

ADDENDUM TO SALES CONTRACT ALLOWANCES – DTB CONSTRUCTION

All changes, except cosmetic and those selections listed in this addendum, must be in writing and signed by both parties upon sales contract acceptance. **NO EXCEPTIONS.**

BUYER'S SELECTIONS

The builder has established associations with area vendors to provide you a variety of selections for the construction of your new home. Buyers must contact each vendor to make their selections. The vendors are familiar with the floorplans and the allowance amount for their particular commodity for each plan. The "allowance amount" is the dollar amount for each commodity the Builder has included in the quoted price of the home. Any selection amount exceeding the allowance amount is the responsibility of the buyer and must be paid to the vendor or added to the sales price prior to installation. Buyers may make any of the listed selections only if sales contract is finalized prior to builder having made selections. If buyers fail to make selections in a timely fashion as required by the builder, builder will have the right to finish dwelling to builder's satisfaction.

SELECTION OVERRAGES ADDED TO SALES PRICE

If the buyer exceeds the allowance amount on an item and wishes to have the overage added to the sales contract, the buyer and vendor must complete an Additional Work Authorization at time of selection. It is the buyer's responsibility to confirm the overage amount with their mortgage company and deliver the work authorization to their real estate agent for builder's approval and signature. Upon approval, the builder's agent will change the purchase price on the Purchase and Sales Agreement. Both buyer and builder will initial and date said changes. It will then be the buyer's responsibility to forward a copy of the revised sales agreement to their lender in a timely fashion to facilitate approval by the projected closing date. The buyer's mortgage company must approve any additional costs added to sales price prior to builder ordering or installing the materials.

BUYER'S SELECTION OPTIONS ALL SELECTIONS ARE PER BUILDER'S ALLOWANCES

FLOORING: Hardwood is standard in entry and dining room. Ceramic tile is standard in kitchen, laundry and baths. Carpet is standard throughout balance of house. Buyers must select from builder's samples at Smiths Flooring -- contact Julie or Derrick at 668-8288.

KITCHEN CABINETS: Buyer must select from builder's samples at Smiths Flooring. Buyer must call for appointment. Contact Julie or Derrick at Smiths Flooring -- 668-8288.

KITCHEN COUNTER TOPS: Counter tops are Silestone in kitchen and solid surface in bathrooms. Contact Julie or Derrick at Smiths Flooring.

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PAINT (TWO COATS) TRIM TO BE WHITE: Buyer may select two wall colors. Buyer must call for appointment. Contact Julie or Derrick at Smiths Flooring – 668-8288.

APPLIANCES: Includes freestanding range with self-cleaning oven, dishwasher and microwave. Contact Jerry Cloud at Coffman's Furniture – 664-0900. Color selections are white, black or stainless steel.

LIGHT FIXTURES: Allowance is \$1800.00. Buyer may choose from Lowe's in Milan – Ask for Deborah in the Lighting Department at 686-0028. Lights should not be selected until the home is wired for electricity. Or buyer may call Karla Bunney at 394-6624.

BRICK & MORTAR: Buyer must choose from builders samples at General Shale Brick Co. Buyer must call for appointment. Contact Jonathan at 394-2292.

SHINGLES: Architectural. Colors are grey, weathered wood (light brown) or darker brown. Contact Steve Andrews at Jenkins Lumber 512-4686 or 46 7-1133 (cell) with selection choice.

INCLUDED STANDARD

KITCHEN SINK: Builder installs a stainless steel sink with stainless steel faucet.

CABLE TV & PHONE JACKS: Builder installs one cable and one phone jack in each family room, bonus room and all bedrooms.

MISC: Builder supplies icemaker connection, shower door in master bath and decorative mirrors on wall over each vanity.

CONSTRUCTION SPECIFICATIONS

EXTERIOR FASCIA & SOFFIT: Covered with vinyl and aluminum.

GUTTERS: Builder installs gutters and downspouts.

GARAGE DOOR: Two car garage door with electric opener and two remotes.

DRIVES, WALKS & PATIO: Washed concrete. **CRACKS IN CONCRETE ARE NOT WARRANTED.**

LANDSCAPING: Builder will sod whole yard. Front landscaping includes mulch and shrubs. **BUILDER DOES NOT WARRANT LANDSCAPING. BUILDER IS NOT RESPONSIBLE FOR EROSION AFTER CLOSING DATE.**

MAILBOX: Builder furnishes mailbox which is uniform for the subdivision.

ADDENDUM (PAGE THREE)

TERMITE TREATMENT: Southeastern Termite pre-treats the soil for termites. Builder to provide Termite Letter at closing

HVAC & H2O: Two central units installed in 2 and 1 ½ story and one unit in 1-story homes. Gas heat. Electric air conditioning. 40 Gallon gas water heater.

INSULATION: R-11 in walls and R-19 overhead.

INTERIOR WALLS: ½" Gypsum Board

DOORS: Interior doors are paneled and Masonite, exterior doors are insulated metal.

WINDOWS: Single hung, double panes, vinyl construction, white or almond in color. Bottom windows tilt in for ease of cleaning.

FIREPLACE: 36" ventless gas log fireplace with white painted mantle above.

FAUCETS: All faucets will be bronze finish unless requested.

BATH FIXTURES: Solid surface vanity tops, fiberglass tub/shower unit in guest bath, separate shower and whirlpool tub in Master Bath. **BUILDER DOES NOT PROVIDE TOWEL BARS AND PAPER HOLDERS.**

FENCES: Fences are the sole responsibility of the home buyer. If buyer desires to add the price of a fence into the sales price also included will be a charge for a surveyor of builder's choice to stake off the corners for a fence – cost will be whatever the surveyor charges. The builder will not be responsible for appraisal purposes as the result of any extras that are added to sales price. Builder will not be held responsible if the fence has not been installed by the closing date.

BOUNDARIES: If buyer desires to have a survey of their lot, buyer must tell their mortgage company to execute and add the cost to buyer's closing costs or the buyer may contact the developer's surveyor, Kyle Carmack at 901-604-2083 and have the lot surveyed at buyer's expense.

Any selections, changes, additions, or deletions, including associated costs, will be agreed upon in writing between builder and buyers upon sales contract acceptance on a selection or change order form prior to said selections, changes, additions or deletions being made buy builder. A copy of said forms will be given to buyer, builder and builder's agent.

Builder will furnish buyers with a one-year warranty against defects in materials and workmanship from the date of closing. Builder specifically does not warrant landscaping nor cracks in concrete. Adverse weather or other unforeseen circumstances may extend the closing date.

ADDENDUM (PAGE FOUR)

All Realtor signs will be removed from the yard within 24 hours of closing.

Property Address: _____

Purchaser: _____ **Date:** _____

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Builder: _____ **Date:** _____