

GUIDELINES ADDENDUM - TRAILHEAD

UNIT #:

ADDRESS:

THIS GUIDELINES ADDENDUM IS HEREBY MADE PART OF THE CONTRACT.

FLOOR PLANS/ELEVATIONS TO BE USED FOR GENERAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

THERE WILL BE TILE IN ALL OF THE "WET" AREAS TO INCLUDE BATHROOMS, AND LAUNDRY ROOMS. WOOD WILL BE IN THE REMAINING AREAS OR "DRY" AREAS INSIDE THE HOME. ALL BEDROOMS WILL CONSIST OF HARDWOOD FLOORS.

PAINT COLORS: INSIDE WALLS AND TRIM: WHITE DOVE.

IF APPLICABLE TO THE FLOOR PLAN, STANDARD POWDER ROOM (1/2 BATH) COMES WITH A PEDESTAL SINK.

INTERNET AVAILABILITY: MAXXSOUTH.

EARNEST MONEY TO BE \$20,000 NON-REFUNDABLE UNLESS THE FAULT OF THE SELLER.

THE SELLER WILL WORK IN GOOD FAITH TO COMPLETE THE HOME BY THE CLOSING DATE. IT IS VERY POSSIBLE THAT THERE COULD BE A DELAY. CLOSING DATES ARE MERELY ESTIMATES. BUYER DOES AGREE TO CLOSE WITHIN 30 DAYS OF A CERTIFICATE OF OCCUPANCY BEING ISSUED BY THE CITY OF OXFORD.

THE YARD LANDSCAPING MAINTENANCE, EXTERIOR MAINTENANCE, AND COMMON GROUND MAINTENANCE ARE INCLUDED AS PART OF THE MONTHLY HOA DUES.

EARNEST MONEY TO BE DELIVERED TO CANNON CLEARLY MCGRAW WITHIN 5 BUSINESS DAYS OF THE EFFECTIVE DATE OF THE CONTRACT OR SELLER HAS THE OPTION TO DECLARE THE CONTRACT NULL AND VOID. IF EARNEST MONEY IS BEING DEPOSITED WITH BUYERS BROKERAGE, PROOF OF DEPOSIT TO BE DELIVERED TO LISTING BROKERAGE WITHIN 5 BUSINESS DAYS OF EFFECTIVE DATE OF CONTRACT OR SELLER HAS THE OPTION TO DECLARE THE CONTRACT NULL AND VOID.

BUYER HAS 10 DAYS AFTER EXECUTED CONTRACT TO COMPLETE SELECTIONS SHEET.

**THERE IS A \$250 ONE-TIME MAIL KIOSK FEE TO BE PAID BY BUYERS AT CLOSING
BUYER TO PAY A \$1,500 ONE TIME HOA STARTUP FEE AT THE TIME OF CLOSING**

BUYER ACKNOWLEDGES THE CURRENT HOA FEE IS \$300 PER MONTH.

BUYER ACKNOWLEDGES THAT THERE WILL BE NO CHANGES MADE BY THE BUYER TO THE FLOOR PLAN AND THE SELECTIONS SHEET.

SELLER SIGNATURE:

BUYER SIGNATURE:

BUYER SIGNATURE: