



**HULTQUIST HOMES, INC. STANDARD ADDENDUM / COUNTER OFFER TO
EARNEST MONEY RECEIPT AND AGREEMENT TO PURCHASE FOR PRESALE
OR HOME UNDER CONSTRUCTION**

◆ **OUR GOAL**

It is our goal to provide the very best value in newly constructed homes in Anchorage. Your assistance, understanding, and cooperation are vital in helping us build your dream home. A superior product is produced when all of us work together. Please help us build a superior home for you! It is critical to point out that Hultquist Homes is not a custom homebuilder. Our reputation for producing quality houses that are priced to provide maximum value is accomplished by leveraging the volume of houses we build and the strategic coordination of subcontractor and supplier scheduling to maximize efficiency. This efficiency is compromised when changes and modifications are made to existing floor plans. Most of our homes are constructed indoors, in sections, in our panel plant. In most instances, if a foundation is present, the walls have already been built for the entire house, but have not been shipped to the job site. If a foundation exists it means the house is already under construction. **Only bare lots are not under construction.** All proposed changes and options will be subject to builder approval and some may not be available. Houses that are purchased while under construction cannot structurally be changed. Depending on the stage of construction, only certain option selections can be made without incurring additional charges. If any change, option or upgrade, allowed by the builder when the home is under construction, the price of that change, option or upgrade may include a daily delay fee.

The following is to increase your knowledge of the construction process and help us build your home as expediently as possible. Once again, thanks for purchasing a Hultquist Home!

This Document becomes attached to and made a part of the Earnest Money Receipt and Agreement to Purchase between

_____,
the Buyer(s), and **Hultquist Homes, Inc.**, the Seller, dated _____ covering the real property
known as: _____.

Any reference, in this agreement, to Purchaser, Homeowner, or Buyer shall be one in the same and refer to the Buyer as listed above.

With the Earnest Money Receipt and Agreement to Purchase, several items must be attached including but not limited to: HHI Warranty documents, Exterior Paint Worksheet or Vinyl Siding Worksheet, E.M. Release form, Option Catalog, Option Sheet, Buyers Appointment Contact Sheet and this document. Upon signing, delivery, and receipt by seller of all documents, our listing licensee will schedule a Construction/Builder's Meeting. There is more flexibility in choosing options if this is a bare lot, however, we will make every attempt to help you personalize your new home.

This contract is designed to make the home buying process for your new home a simple and enjoyable experience. Included, are some procedures to help keep the process organized and maintain good communication.

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The undersigned Buyer(s) and Seller hereby agree to the following:

Buyer(s) personal items will not be delivered to, placed in, on or around the property until after the sale records.

(Buyer's in violation of this are subject to a \$500 fee and must remove items within 12 hours)

Buyer(s)'s Initials _____ Seller's Initials _____

Buyer(s)'s LICENSEE Initials _____ Seller's LICENSEE Initials _____

Sales Price to be: \$ _____

Buyer(s)'s Initials _____ Seller's Initials _____

Location and Model

A Subdivision _____ Lot/Bldg _____ Block/Unit _____

Buyer(s)'s Initials _____ Seller's Initials _____

B. House Plan to be: _____ Elevation _____

Buyer(s)'s Initials _____ Seller's Initials _____

90% Letter:

Buyer(s) will provide Seller with a copy of 90% pre-qualification letter issued by their lender within ten (10) days of receipt of the Earnest Money Agreement. The lender is familiar with what this is. THE SELLER RESERVES THE RIGHT TO REFUSE BUYER'S LENDER. We need this **before** the construction process can begin or **before** any selections with vendors or selected options will be added to the house (if the house is already under construction. **If the Buyer(s) has not provided Seller with the 90% pre-qualification letter from their lender within the ten-day period or acknowledge receipt of the Public Offering Statement or a preliminary version of the public offering statement that reasonably reflects the contents and substance of the actual public offering statement (only applies to specific subdivisions), this agreement may be terminated without notice, at the Seller's option.**

Buyer(s)'s Initials _____ Seller's Initials _____

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Earnest Money Deposit Release – Public Offering Statements:

The Public Offering Statement is not required on all Subdivisions but when it is and within five (5) days of Seller’s receipt of the 90% pre-qualification letter and within 15 days of receipt of the public offering statement or a preliminary version of the public offering statement that reasonably reflects the contents and substance of the actual public offering statement for this lot and subdivision, or when the Public Offering statement is not required, within five (5) days of the seller’s receipt of the 90% pre-qualification letter, the Earnest Money deposit shall become **non-refundable** and be **released directly to the Seller**. The Real Estate Broker holding the Earnest Money deposit is hereby instructed to release the same directly to **Hultquist Homes Inc.** **If the Earnest Money deposit has not been released as above, this sales contract shall become null and void and the Seller may solicit new offers.**

Buyer(s)’s Initials _____ Seller’s Initials _____

Estimated Date of Completion:

Buyer(s) understand that the estimated date of completion can be determined only after the Seller receives all Buyer(s) selections, options and upgrade decisions, and any other decisions that will effect the completion date of the house. Furthermore, due to current market conditions, estimates for completion will not be quoted until AFTER the sheetrock has been hung, taped, and textured. The estimated date of completion is only an estimate! While we endeavor to maintain our production schedule, delays may occur. When these delays occur, Hultquist Homes, Inc. will do their best to communicate through the licensees. HHI will not be responsible when buyers sell their existing homes or terminate a lease or rental agreement and need to obtain temporary housing due to construction delays. All licensees are updated weekly on the progress of the new home you are purchasing. Please feel free to contact your licensee directly with any questions or concerns you may have and we will be available to assist and respond to them.

Buyer(s)’s Initials _____ Seller’s Initials _____

Financing and “locking” in interest rates:

Due to extensive variables encountered in the early stages of construction, estimates for completion of a house that is under construction can only be given after the sheetrock has been hung, taped and textured. Even then, any date given is strictly an estimate! Buyer(s) are cautioned not to “lock” interest rates based on estimates for completion; make sure that if you do lock your rate, the length of the lock is **MORE THAN ADEQUATE** to cover delays typically encountered in new construction – particularly in Alaska! The Seller does not accept any responsibility or liability for a Buyer(s) locking in an interest rate at any time during the transaction.

Buyer(s)’s Initials _____ Seller’s Initials _____

Safety:

Our insurance company requires that we inform Buyer(s) that construction sites and unfinished homes can be **dangerous!** Because of the many dangers, hard hats, safety glasses, hearing protection and protective clothing must be worn when visiting these sites. We strongly encourage Buyer(s) to wait until their home is completely framed and all handrails are installed before visiting. At this time it is important to mention that Buyer(s) are not allowed on the job site between the hours of 8 AM and 5 PM, or if subcontractors, suppliers, or municipal inspectors are on site. This will help us keep our subcontractors and suppliers focused on the production of your house. Buyer(s), their licensees, or entity hired by the aforementioned, are not permitted to do any type of

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work on the home without express written permission from HHI. HHI reserves the right to charge a fee for the removal of such work.

Buyer(s)'s Initials _____ Seller's Initials _____

Plans and Specifications:

Seller shall construct subject house according to Seller's basic plans and specifications. With the exception of the Buyer(s)'s changes, selections and upgrades, Seller reserves the right to modify the basic plan and material specifications, or change subcontractors.

Buyer(s)'s Initials _____ Seller's Initials _____

Buyer(s)'s Plan and Specification Changes:

In many cases, our plans are already pre-approved by the Municipality of Anchorage and cannot be changed without extensive engineering & architectural review. Consequently, if we agree to make the requested changes, the price we quote you may include cost for redesign and engineering as well as any costs that may be associated with delaying closing as result of the change. From time to time, minor sensible and practical changes may be required to a home or floor plan. These changes would be in the best interest of the home because of design necessity. Due to the nature of construction and the scheduling of sub-contractors and suppliers, there is not always time to notify the Buyer(s) prior to these changes being made. The Seller will do his best to notify the Buyer of any minor changes or modifications that have to be made in a timely manner.

Buyer(s)'s Initials _____ Seller's Initials _____

Positioning of the house on the lot:

All houses will be set-back from the front lot line to a minimum of 20' (the minimum front setbacks in most neighborhoods is 20'). In most cases when possible, the builder will site the home a minimum of 21 feet unless Municipal Zoning Requirements stipulate otherwise. If the Buyer(s) requests that a house be set-back more than 21 feet, the Buyer(s) will be charged the additional costs for paving, excavation and utilities; a total price will be provided at the Buyer(s)'s request. Please note that on lots that have not been completely cleared by a developer, HHI will only clear natural vegetation and trees within the "Building Envelope" (a small area immediately bordering the outline of the floor plan on the lot.) In most instances, a utility company may require the removal of some trees to install utility lines, every effort will be made to keep as much native vegetation on a lot as possible. Occasionally we will build on developed lots that have restrictions imposed by the Corps of Engineers, the Department of Environmental Conservation, or some other government agency affecting the clearing of lots and detailing what we can and cannot do to a particular lot. Every effort will be made to inform Buyer(s) of these restrictions, quite often we will not learn of these types of restrictions until the construction permit has been granted. Should the Buyer(s) elect to make any changes from basic plans and specifications, said changes will be made at Seller's sole discretion. In all cases the Buyer(s) licensee shall request any proposed change on a Hultquist Homes Option Quote. The Seller, in most cases, will quote a fixed price including all mark up for profit and overhead.

Buyer(s)'s Initials _____ Seller's Initials _____

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Construction Meeting:

It is important that the Option Catalog be reviewed prior to this meeting. Within 10 days of agreed offer the Buyer(s) and Seller's representative will meet. At this time the Earnest Money deposit to be increased to equal, 2, 3, or % of the sales price*. At the Construction Meeting, of which there is only one such meeting, the Seller's Licensee will provide the Buyer(s) with a plot plan showing how the house will be positioned on the lot. This must be approved by signature of the Buyer(s) before construction begins on a bare lot. If construction has already started, the Buyer(s) may need to sign an as-built acknowledging the placement of the foundation on the lot, depending on the stage of construction. The results of the Construction Meeting will be reviewed by HHI to ensure that all issues and questions were covered at that meeting. If needed quotes or explanations of information and option sheets will be returned for Buyer(s) approval. Depending on how complex the questions, this formal response could take a few business days. If the Buyer(s) have any questions or there is a need for further clarification on the responses to the Construction Meeting, PLEASE CALL YOUR LICENSEE! Do not call the Hultquist Office. This ensures that the licensee(s) are kept informed on every aspect of this transaction. All final selections must be written on a final Option Sheet and signed by the Buyer(s). HHI will review the request and determine feasibility and price if different from Option Sheet Catalog. Another important document that you will receive at the Builder's Meeting is The Buyers Appointment Contact Sheet. This sheet includes a list of vendors for light fixtures, carpet, vinyl, cabinets and appliances. Time is of the essence in making these selections!

*Earnest Money to be increased to equal % and be non-refundable, after buyer has reviewed the Public Offering Statement, or a preliminary version of the public offering statement that reasonably reflects the contents and substance of the actual public offering statement for this lot and subdivision in accordance to Alaska Statutes.

Buyer(s)'s Initials _____ Seller's Initials _____

Buyer(s)'s Selections and Upgrades:

If not already ordered or installed, Buyer(s) shall have ten (10) days from date of final acceptance of subject Earnest Money Receipt and Agreement to Purchase, to make selections of fireplace tile, cabinets, countertops, floor coverings, lighting fixtures, and appliances if available from Seller's vendors standard stock of materials. If Buyer(s) elects to upgrade said selections, the cost of selected upgrades shall be paid in full at that time. All upgrade money shall be nonrefundable. Should Buyer(s)'s selections cause delay of construction, Buyer(s) shall, either reselect so as to cause no construction delay or incur a penalty fee. Selections from Buyers with contingent offers are subject to Seller's approval. Please note that subcontractors, vendors and suppliers are chosen by the Seller.

Buyer(s)'s Initials _____ Seller's Initials _____

Guidelines for Changes, Options, & Upgrades:

If a home is purchased while it is under construction, depending on the stage of construction, certain selections may have already been made that cannot be changed without additional expense!

OPTIONS AND CHANGES

Some of the options will not be available for houses currently under construction. The options catalog is only a guide. Options in the catalog may not be available in all homes or subdivisions. Option choices are subject to Seller's approval. If materials that are currently installed in a house need to be removed, changed, and/or replaced due to the selections and/or upgrades selected by the Buyer(s), the additional cost will be quoted and passed on to the Buyer(s). All prices are subject to change without notice. Please note that any change(s) or option(s) can and may delay

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either the start of your home or the completion of your home. Buyer(s) acknowledges the Seller's right to make a reasonable profit on changes and options.

Options MUST be written on an HHI option sheet, and approved by Seller. If options are selected, Buyer(s) need to pay for those options in advance to HHI. If options are to be added to the final sales price, advance payment is still required and the total amount will be credited to the Buyer(s) at closing. Options will only be issued once the buyer and seller have signed and agreed to the cost and feasibility and when the options have been paid in full. If full payment is not attached, the change will not be generated. If the change affects the appraisal or requires a new appraisal, the Buyer(s) will pay any related costs. If a change order results in or causes a delay in construction, Buyer(s) may be assessed a daily penalty for each day construction is delayed. HHI retains the right to refuse any requests for Change Orders.

NOTE: Option requests will not be processed by the Seller unless the option is received by the Seller at least 2 working days in advance of the walk-through.

Deletions of any kind may or may not generate a credit.

Any questions or concerns regarding options, current construction, or pricing must be directed to the Selling Licensee. If the Selling Licensee is not available, please contact the Listing Licensee. In the rare event that you see something that does not look right or is different than what you ordered, please call your licensee immediately. Your licensee will contact our licensee who will in turn contact us; this ensures good documentation of your call and enables us to confirm if there is a problem. Buyer(s) and their licensees have no authority to stop work in the field; if this happens, the Buyer(s) will be charged a penalty for delays.

Buyer(s)'s Initials _____ Seller's Initials _____

UPGRADES

It is the Buyer(s) responsibility to call the phone numbers on the Buyer(s) Appointment Contact Sheet. The Buyer(s) will have 10 days to schedule appointments and make their selections. If the buyer(s) makes no selections or fails to pay for upgraded materials by order deadline, the Seller reserves the right to make any selections as needed to facilitate construction and maintain our strict schedule for completion. Any delay caused by the Buyer or Buyer's selections may result in a penalty fee.

Buyer(s)'s Initials _____ Seller's Initials _____

Construction Delays:

Buyer acknowledges that with the construction of a new home, many different things can delay the schedule and that completion dates are only an estimate. Seller is not responsible for interest rate lock expiration or compensation for renewing a buyer's interest rate lock due to any construction delay.

Buyer(s)'s Initials _____ Seller's Initials _____

Appraisals:

In the event the appraisal comes in lower than the agreed price, the Seller has the option of lowering the agreed price to meet the appraised value or canceling the Earnest Money Receipt and Agreement to Purchase and refunding the Buyer(s) deposit. The Buyer(s) shall have the right to pay the Seller the difference in cash. If the Buyer(s) changes loan programs or lenders during the transaction, requiring a new appraisal, the Buyer(s) is responsible for paying for the new appraisal or the costs for an updated appraisal, and a daily rate of \$75.00 for each day that a closing is delayed.

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resulting from the change in lenders or loan programs! If the final sales price does not meet the appraisal value due to the addition of closing costs and/or options added to the price of the house, the Buyer(s) agrees to pay cash for any difference or shortage. Seller does not warrant that appraisals will meet sales prices, which include changes, upgrades, options and/or closing costs. Please note that in most cases, appraisers will NOT give equal "dollar for dollar" values for options & upgrades. If HHI has already applied for or obtained a pre-construction appraisal verifying value at or above the listed sales price, and if the Buyer(s) decides to add options and/or upgrades to the price for financing purposes, then ANY update or even a new appraisal, shall be a COST to the BUYER(S). The cost shall vary depending upon that charged by the appropriate appraisal company. HHI will only pay for ONE appraisal.

Buyer(s)'s Initials _____ Seller's Initials _____

Contingencies:

Buyer(s) represents that Buyer(s) has available sufficient funds to close this sale in accordance with this agreement, and is not relying upon any contingent source of funds unless otherwise expressly set forth herein.

Buyer(s)'s Initials _____ Seller's Initials _____

Policy for Contingent Offers:

1. Seller reserves the right to accept back-up offers until any or all contingencies are removed. If seller receives a back up offer during the contingency period, the buyer has _____ days from the date of written notice to remove the contingency.
2. Contingency must be removed by one of the following circumstances: **A)** within 10 days of completion of the new home, as evidenced by receipt of the *Certificate of Occupancy (C.O.)* or *Conditional Certificate of Occupancy (C.C.O.)* OR **B)** Contingency to be removed by the following date: _____. If date is filled in **B** supersedes **A**.
3. If the Buyer does not remove contingency as stated in 2 above, the Seller retains the right to cancel this contract and sell this house to a qualified buyer OR at Seller's option, grant the buyer an extension of the contingency by executing an Amendment. If extension amendment is not executed by the deadline as stated in 2 above, this contract is null and void.
4. Buyer to release 2% of the Sales Price (or \$ _____) earnest money to Seller. Earnest Money shall be increased to a total of 2% and shall become non-refundable upon removal of contingency or as otherwise agreed herein or amendment.
5. Seller reserves the right to delay the start of construction on contingent pre-sales. Buyer acknowledges Seller's priority on non-contingent sales.

Buyer(s)'s Initials _____ Seller's Initials _____

Walk-Thru and Early Occupancy

1. Upon completion of the house, HHI will schedule a New Home Orientation and final walk-through with the Buyer(s). This will be scheduled between the hours of 9:00am and 3:00pm, Monday through Friday. At this time, the Buyer(s) will sign a Buyer(s) Possession Agreement accepting the house as being built as agreed. Walk-thru or punch list items not completed **are not** cause for delay of closing.

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- 2. Buyer(s) may request early occupancy. It is at Seller(s) sole discretion whether or not to grant this request. In most cases early occupancy will not be granted until all items on the punch list have been completed and never granted until a C.C.O or C.O has been received. If granted, the Buyer(s) will sign an Early Occupancy Agreement; provide insurance certificate to Seller and in most cases may have to meet with the Seller to gain a clear understanding of Early Occupancy, responsibilities of the Buyer and the rights of the Seller.

Buyer(s)'s Initials _____ Seller's Initials _____

INTERIOR ITEMS:

A. Paint:

All interior walls are painted the same color; there are no choices for interior paint unless it is offered as a standard option of the subdivision.

Buyer(s)'s Initials _____ Seller's Initials _____

B. Cabinets:

Even though a "color" of cabinet may be chosen for an entire kitchen or bath layout, it is highly likely that all the cabinet doors and drawers will not match! Cabinets are manufactured from sheets of special plywood, in a plant where thousands of cabinets are being manufactured at the same time. Since the cabinet manufacturers are working from a *natural* product (wood) it is virtually impossible to match colors on cabinets. We will not replace or reorder cabinets, doors, drawers or any related cabinet parts like face skins or back splashes that do not match color or grain.

Buyer(s)'s Initials _____ Seller's Initials _____

C. Sheetrock:

Sheetrock Cracks are always a source of frustration for Buyer(s) of a newly constructed home. It takes a while before your new home with its huge weight and hundreds of dissimilar parts joined by thousands of mechanical fasteners have completely settled with the earth underneath it. Combine this with a continual drying out of the lumber that was used to frame this structure, and it's easy to understand why a fixed, rigid board such as sheetrock can so easily crack along its seams and joints! Then, place this unique structure in an environment like Alaska's where we experience such a remarkable swing in temperatures and humidity, translated to expansion and contraction. Understanding the causes of cracking and understanding that most homes will continue to crack in some areas for a lifetime is important for your peace of mind as a homeowner. Filling these minor cracks is a part of your regular home maintenance; aside from the unpleasant look of these cracks, there is nothing wrong with the structural integrity of your house. We will fix or repair these sheetrock cracks and nail pops to a minimum standard as set forth by the National Home Builders Association manual on acceptable construction standards.

Buyer(s)'s Initials _____ Seller's Initials _____

D. Floor Squeaks:

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Hultquist Homes Inc. takes pride in the fact that we screw down ALL sub-floor and underlayment. We wish we could guarantee that you'll never hear a *Floor Squeak or Pop* when you climb the stairs or cross the floor, but we cannot. We make every effort to produce the most stable floors possible, but the very nature of wood makes a squeak-free floor virtually impossible! Different sizes, types and dimensions of lumber, all connected with metal fasteners and braces contribute to the wood flexing and rubbing when pressure is applied with weight. This "flexing" and "rubbing" results in what we commonly refer to as a floor squeak. We will fix or repair these squeaks or pops to a minimum standard as set forth by the National Home Builders Association manual on acceptable construction standards.

Buyer(s)'s Initials

Seller's Initials

E. Crawlspace:

The primary purpose of a *crawlspace* is to provide a means of separating the living area of a house from contact with the ground. In addition, this area under your new home is to be used for placement of heating ducts, plumbing pipes, and electrical wiring. Grade, contour of land and drainage all affect whether or not a house is built on a crawlspace. In new construction, it is common for crawlspaces to acquire water from melting snow or heavy rainfall during construction or occasionally from a high water table in the area. In the spring, some run-off always manages to find it's way to the crawlspace until the finished grade of the lot is completed. It's not uncommon for the soil in the bottom of crawlspaces to remain damp year-round! It is important here to mention that crawlspaces are *not* to be used as areas for storage. In fact, the MOA requires that this space is to be free of any other items and left accessible for maintenance. This area is NOT defined as habitable space or storage space. We strongly recommend that you do not use your crawl space for storage! Hultquist Homes, Inc. is not liable for any damages resulting from homeowners using their crawl space for storage. Water that does end up in the crawl space will eventually evaporate as well as drain into the ground. Water in the crawl space, or a damp crawlspace is not a construction defect. Hultquist Homes makes no claim that your crawlspace will be completely dry nor that it will not be susceptible to water entering the crawlspace. In the event where there is an occurrence of water in the crawl space, either during construction or within one year of occupancy or sale, Hultquist Homes, Inc. maintains a practice of installing a permanent sump pump(s) and a GFI outlet adequate to remove standing water. The sump pump will be installed and water will be directed away from the foundation per municipal code. Sump pumps, like all mechanized equipment have a useful life and must be maintained and eventually replaced. Hultquist Homes Inc. will replace sump pumps only during the one year warranty period. Replacing a worn-out, broken or malfunctioning sump pump after the one year warranty period is a homeowner responsibility. After closing, it is recommended that the buyer have rain gutters installed to re-direct water away from the foundation. Landscaping, which must be done after the Seller receives the full certificate of occupancy, will greatly enhance drainage and assist in directing water away from the foundation and the crawlspace.

Buyer(s)'s Initials

Seller's Initials

F. Fireplaces:

Floor plans that show fireplaces on them will have a *gas* direct vent fireplace. This is not a wood-burning fireplace! We do not install wood burning fireplaces; they require a chimney chase and flue that is not approved by the Municipality of Anchorage on the plans that we have submitted for permit.

Buyer(s)'s Initials

Seller's Initials

EXTERIOR ITEMS:

A. Driveways:

This is probably the most frustrating part of new construction for Buyer(s). A very limited window of time from the first part of June until October 1st, dictates a high demand upon a business with limited capacity. This means that in spite of our ability to contract with our paving subcontractors early in the year, we are

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still vulnerable to their scheduling as well as the additional demands placed on that business by the rest of the marketplace. Here's what this means to you: Once the ground thaws and road restrictions are removed (this varies from area to area) we schedule the excavator to bring the driveway to proper sub grade, compact the sub grade, and prepare it for the pavers. Please be aware that rainy weather can cause paving delays. For efficiency, we pave one subdivision at a time. It is not uncommon for the ground to still be frozen at the end of June! ***Please be patient!!!*** It is our intent and desire to pave all driveways for houses that were built during the winter, as quickly as possible, however ... the municipality will not allow us to escrow funds for paving for houses completed during the summer. ***This means that even though your house was completed first, you may see other houses in your subdivision getting paved before yours!*** Every effort is made to prevent this, but it is very common with a limited number of paving companies and a backlog of houses all needing to be paved. During the breakup period of spring (where the ground thaws from the top down, driveways typically become very soft and may become completely unusable for several weeks! We do not import additional gravel for the driveway at this time unless the sub grade is substantially low. Please be patient as the driveway thaws and dries out. **HULTQUIST HOMES DOES NOT WARRANTY DRIVEWAYS DUE TO THE EXTREME VARIATION IN SOILS AND WEATHER CONDITIONS IN ALASKA.** Just drive down any of our State or Federally funded and maintained streets or highways in Alaska and you begin to understand why we cannot warranty driveways in Alaska! They are continually expanding and contracting in response to the weather and Alaska's seismic activity. Your brand new driveway will react the same way! It will heave and settle, sometimes in the first few months after paving! It is the Buyer's responsibility to seal and maintain their driveway after installation. The driveway is also subject to Municipality of Anchorage approval. Buyer(s) **will not** alter their driveway or add to their paved areas until a Full Certificate of Occupancy is received. A new code recently enacted by the Municipality of Anchorage, limits driveway width to not more than 40% of the total front (bordering the street) lot width where it meets the Municipal Right-Of-Way. This means, for example, that if your lot has a width of 40 feet where it meets the street, the maximum driveway width ***where it meets the Municipal Right-Of-Way***, will be 16 feet! In this example, it means that a driveway that may be 20 feet wide at the garage must be narrowed to 16 feet at that point where it meets the Right-Of-Way.

Buyer(s)'s Initials _____ Seller's Initials _____

B. Final Grade & Landscaping and Miscellanies:

The "***Final Grade***" provided by Hultquist Homes Inc. is a ***construction*** final grade. This means that the lot will be graded in such a way that the land slopes away from the house a total of 6-inches within the first 10-feet (or to the lot line, whichever is shorter). This is done per FHA/VA and UBC/CABO (governing Municipality Of Anchorage) code requirements. On larger lots the only portions of the lot that will be graded are those affected by construction. Trees and other vegetation not required to be removed will be left for the owners to landscape around. Please note after a heavy rain your lot may accumulate an amount of standing water. Our goal is to make sure water drains away from the building only. We will also try to create drainage that does not direct water to other lots unless the natural drainage in the area drains in that way. In some subdivisions a very specific site plan, approved by the Municipality **MUST** be followed. The construction final grade should not be confused with a "landscape grade" in which the land is prepared for planting a lawn. Hultquist Homes Inc. will not remove rocks, smooth out the lot, or bring in topsoil. We will be happy to provide the names of some reputable landscapers at the Buyer(s)'s request.

Buyer(s)'s Initials _____ Seller's Initials _____

C. Landscaping:

No matter what time of the year this transaction closes, it is ***absolutely critical*** that you refrain from doing any exterior work (fencing, lawns, sheds, planters, deck additions, importing topsoil, etc.) until the final grade has been done ***and the Municipality of Anchorage has inspected and passed the final inspections on your house!!!*** The Municipality of Anchorage as well as mortgage lenders use the term "Landscaping" to refer to work performed on the lot according to Municipal code after construction, for visual

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enhancement. The Municipal requirements for what they call "Landscaping" or "Visual Enhancement" varies from subdivision to subdivision, but follows a strict code established by the Municipality. The requirements of these codes often confuse many Buyer(s) and their licensees because of their perception of what "Landscaping" should be. The code requirements may stipulate that we are to plant a predetermined number and variety of trees and shrubs, in specific locations on the lot. Another code may require us to spread some topsoil and hand-seed after final grading. In some cases, the requirement is for us to spread some topsoil and then hydroseed. When topsoil is required, it is not compacted, but merely spread evenly on the ground. This is an effort by the Municipality to get grass started as soon as possible to prevent erosion and to "visually enhance" the remainder of the lot after the house construction is complete. Once the final inspection is complete and a full Certificate of Occupancy has been issued, homeowners are free to compact topsoil or in those areas where hand-seed has been spread on top of the final grade, to bring in topsoil and either re-seed or hydroseed to create a lawn.

Buyer(s)'s Initials _____ Seller's Initials _____

D. Temporary above ground lines:

Like paving, final grading is done in the spring when the ground thaws. Utility companies such as Chugach, Enstar, GCI, and telephone have temporary lines that lie directly on the ground that are from winter construction. Each company must bury these before any final grade work can be done. The ground must obviously be thawed before this can happen. In addition to following strict rules from utility companies, we are also subject to Municipality of Anchorage codes and neighborhood covenants.

Buyer(s)'s Initials _____ Seller's Initials _____

E. Vegetation of lot (natural or otherwise):

These regulations mandate the following: If a Buyer(s) is occupying a home under a *CONDITIONAL* Certificate of Occupancy, Buyer(s) **will not** remove any vegetation, until a full **CERTIFICATE OF OCCUPANCY** is obtained. This vegetation would include any natural vegetation left on the lot after construction or any vegetation placed on the lot by HHI or an authorized sub-contractor prior to final inspection. Should the Buyer(s) or persons hired or authorized by the Buyer(s) remove any of this vegetation, Buyer(s) may be liable for any cost incurred to replace this vegetation. This is not a permission clause to allow Buyer(s) to remove vegetation once a C.O. has been obtained. The Buyer(s) should check with the respective entities concerning their property including, but not limited to, M.O.A., homeowners association, neighborhood covenants, Corps of Engineers, etc.

Buyer(s)'s Initials _____ Seller's Initials _____

F. Subdivision/Zoning Rules and Restrictions:

Each subdivision will vary with respect to what you can and can not disturb. It is the Buyer's responsibility to seek out this information and imperative that the rules and restrictions be followed.

Buyer(s)'s Initials _____ Seller's Initials _____

Until a Full Certificate of Occupancy is issued a Buyer(s) may NOT alter the exterior properties, yards (including existing vegetation), or the exterior of the house in ANY way. Below is a list of just some of the items that would be classified as altering the exterior of the house or yard:

- ◆ Landscape the yard (including, but not limited to):
 - Add topsoil or new vegetation or remove any existing vegetation on lot
 - Plant trees, shrubs, grass or hand-seed grass
- ◆ Touch any temporary utilities that border, cross over or are adjacent to the lot
- ◆ Fencing of yard or installation of planters or retaining walls
- ◆ Pave or add driveway(s) or gravel or rocks to their property

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- ◆ Alter the grade of their yard or lot
- ◆ Add to the existing deck(s) or add a new deck or landing, OR remove any portion of a deck or landing
- ◆ Reinforce an existing deck or add a garage man-door
- ◆ Add ANY framing or construction to the exterior of the house
- ◆ Complete any unfinished work
- ◆ Paint any portion of the exterior of the house
- ◆ Place a shed or any other temporary structure on property
- ◆ Park any trailer or RV in a portion of the yard requiring final grade

It is further understood that Buyer(s) must provide unrestricted access to the exterior of the property until the **Full Certificate of Occupancy** is granted from the Municipality of Anchorage. If Hultquist Homes, Inc. (HHI) incurs any additional costs as a result of Buyer(s) violating the terms of this agreement; these costs will be passed on to the buyer. HHI will notify all Buyers, via postcard, upon receipt of the Full Certificate of Occupancy.

** Buyer(s) who have “jumped the gun” out of impatience, have had to have fences, brand new lawns, and landscaping removed. The homeowner will incur all costs related to correcting grade or landscaping if this is done prior to receipt of the Full Certificate of Occupancy! Please be patient; grading for this final inspection is **critical to the drainage** of your lot! Once the Buyer(s) has received notification that a Full Certificate of Occupancy has been granted please refer to the proper authority(s) that affect your property. Here is a list of some organizations that may apply to your property: CC&R’s for the subdivision, homeowners association, Corps of Engineers, Department of Environmental Conservation, Municipality of Anchorage, or any other government agency or association administering rules & regulations regarding your lot.

Buyer(s)'s Initials _____ Seller's Initials _____

“Sinkholes” & Settling:

If your house was built during the winter, your lot may appear to have “sinkholes” resulting from the ground settling. When excavation occurs during the winter months, the ground is frozen. This results in large chunks of frozen dirt and material coming out of the excavation hole. When your lot is final graded, the Municipality of Anchorage sends out an inspector who is trained to inspect houses that were built in the winter. He is keenly aware of the traditional settling that invariably occurs and makes sure that our final grade job includes grading close to the house where this anticipated settling occurs. As a result of this factor, it is recommended that you delay final installation of lawn & fences as long as possible.

Buyer(s)'s Initials _____ Seller's Initials _____

Painting:

Houses that do not have vinyl siding are painted. Like paving, exterior painting is done during the spring, summer & fall and is totally dependent upon wind and weather. Our painting subcontractors are carefully selected for their skill, and more importantly, their judgment. Their decisions on whether painting can or cannot be done are based upon our desire to provide the very best paint job possible. The Lending institutions will not allow us to escrow funds for painting on houses completed in the summer; this means that you may see houses that were completed after yours, get painted first! ***Please be patient!*** Every effort will be made to have your exterior painting done as quickly as possible. Unfortunately, you cannot put in a lawn until your house has been painted – painters require access to all parts of the house for their ladders. A newly hydro seeded lawn will be trampled and ruined unintentionally by our painters as they move their ladders around the house. Hultquist Homes will not be responsible for lawns that are planted before exterior paint has been completed and accepted by the Municipality of Anchorage. Please wait for the house to be painted and inspected before doing any landscaping! **Please note:** Refer to your Paint Worksheet or your Vinyl Worksheet for details about how your Hultquist Home will be painted or sided.

Buyer(s)'s Initials _____ Seller's Initials _____

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Exterior Decks:

Seller will have decks and exterior railings of weather resistant wood that will not be stained. This type of wood is explained below. In our effort to allow more flexibility to enable the Buyer(s) to match the decks with the exterior colors of their home, we have begun using an outdoor wood product for the decks, railings, and steps. One brand name of this product is Sunwood. This is not "pressure treated" wood, but rather a wood that is coated in a product that will protect the wood from some elements. The homeowner should plan on maintaining the deck and stairs, which can be painted or stained or sealed in the color they choose. The decks, railings, and steps will not be stained or painted by HHI. This will be the sole responsibility of the homeowner after closing.

Buyer(s)'s Initials _____ Seller's Initials _____

Landings:

A Hultquist Home that comes with a landing that has pier blocks as a base was intentionally designed that way! The Alaskan climate is hard on the soils outside your house; the ground is continually contracting and expanding. The pier block system we use is adjustable so that homeowners have the ability to adjust the height of the piers as the ground conditions change; it is the homeowner's responsibility to make these adjustments as needed.

Buyer(s)'s Initials _____ Seller's Initials _____

Mailboxes:

The Builder does not provide a mailbox! In most cases "cluster units" are provided by Post Office and installed by the developer. To find out about where you get your mail, please call the Post Office.

Buyer(s)'s Initials _____ Seller's Initials _____

Closing:

Closing will take place within five (5) days of completion of the home or the agreed upon date. Completion is defined as the date that the Municipality of Anchorage issues the Certificate of Occupancy (C.O.) or the Conditional Certificate of Occupancy (C.C.O.). In the event that closing is delayed by Buyer(s) or their lenders actions or lack of action, the Buyer(s) will be charged **\$75.00 per day** starting on the sixth (6th) day from the date of completion as defined above. Remember: Walk-through items or punch list items are NOT a valid cause for delay of closing by the Buyer. This agreement will be considered written notice to the Buyer(s) that a penalty fee will be charged for any delays and subsequent penalties that may occur. All penalties incurred will be paid at closing or possession whichever comes first. **Seller reserves the right to use home as a model until Buyer(s) closes.** If, at the time of the execution of this agreement, the subject property is complete or projected to be completed, as defined above (having a C.C.O. or C.O.), within 60 days, the closing shall occur on or before _____.

If this transaction fails to close by the above written date, this agreement may be terminated without notice. An extension amendment to the closing date may be executed by Buyer and Seller at the Seller's option and as mentioned in the previous paragraph, a delay penalty of **\$75.00 per day** may begin on the following day from the date shown above or as per the extension amendment.

Buyer(s)'s Initials _____ Seller's Initials _____

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Covenants and Possession Documents:

Buyer(s)'s have reviewed, understand and accept the following attachments:

- A. Hultquist Homes Inc., Builder's Limited Warranty Initial _____
- B. Subdivision Covenants (if any) Initial _____
- C. New Home Orientation Documents (if house is completed) Initial _____

Buyer(s)'s Initials _____ Seller's Initials _____

Homeowner Associations:

If the home being purchased is located in a subdivision that is part of an active Homeowners Association, Seller will provide Buyer(s) with a Public Offering Statement, in accordance with Alaska Statutes. Please refer to the Public Offering Statement for rules and restrictions as set forth by the Homeowners Association. Should the transaction fail to close and record, Buyer(s) agrees to return the Public Offering Statement to the Seller.

Buyer(s)'s Initials _____ Seller's Initials _____

Title:

Title to be through **First American Title Company, Alyeska Title, Stewart Title**, or Title Company selected at Seller's sole discretion.

Buyer(s)'s Initials _____ Seller's Initials _____

Inspections:

The Buyer(s) understands that all Hultquist Homes Inc. homes meet or exceed all local building codes and FHA/VA standards that are in effect at the time of construction on the subject home. The Buyer(s) may choose to have an independent inspector perform an inspection at the Buyer(s) expense. However, Buyer(s) understands and agrees that the Seller will make only those changes or repairs as required by the Municipality of Anchorage, Building Safety Department or FHA/VA Inspectors. Buyer(s) agrees that any addendums executed and made part of this agreement will be modified if needed to conform to this agreement. Further, if any attachments do not conform to this agreement for any reason, this agreement will supersede all others regarding inspections.

Buyer(s)'s Initials _____ Seller's Initials _____

Representations:

Buyer(s) has not relied on representations by Real Estate Licensees, the Seller, their representative or any person whomsoever, either verbal or written, as to the placement of other buildings, model, or color selections in the selection and purchase of their lot and model. Seller retains the right to change model and building location on other lots without notice. On excavation of the lot or adjacent lots, for installation of foundation and lot drainage, the existing grade elevations may be changed. Buyer(s) has not relied on existing grades or slopes or any representations by Real Estate Licensees, the Seller, their representative or any person whomsoever, either verbal or written, relating to the finished grade and slope of their lot or any adjacent lot.

Buyer(s)'s Initials _____ Seller's Initials _____

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Escrow:

In the event that funds need to be escrowed for the completion of work that cannot be performed or completed due to weather (i.e. paving, exterior paint, decking, landings, supports, etc.) or any other cause of delay or condition requiring postponement of work on the house, such funds will be held by the title company where the transaction is to be closed. It is explicitly understood that the lender will NOT hold escrowed funds; all funds will be placed into an escrow account established by the title company at closing. Release of such funds will be based strictly on the completion of such items as specified in an Escrow Indemnity Agreement or Agreement to Complete Escrowed Items, signed by the Seller at closing, and evidenced by the receipt of the Certificate of Occupancy. This Certificate of Occupancy will be delivered to the title company with a formal request for release of all funds escrowed for completion.

Buyer(s)'s Initials _____ Seller's Initials _____

Building Permits & Lot Acquisition:

All offers to purchase are contingent upon Seller acquiring the lot (purchasing from a developer or another owner) and obtaining a Building Permit from the Municipality of Anchorage to build the plan agreed to in the Offer to Purchase, on the lot specified in the Offer to Purchase. Receipt of a Building Permit is subject to engineering, structural and zoning approval by the Municipality of Anchorage and may be affected by the Architectural Control Committee in the neighborhood selected.

Buyer(s)'s Initials _____ Seller's Initials _____

Acceptance:

This counter offer shall remain open until 5:00 P.M. (Anchorage time), _____ . If Buyer(s) or their licensee has not delivered a copy to Hultquist Homes Inc. listing licensee _____ by such time, the counter offer shall terminate. Faxes are acceptable. Fax # _____

Buyer(s)'s Initials _____ Seller's Initials _____

Maintaining Your New Home:

Once you move into your new home, it's important to realize and understand that ALL homes, new homes included, require maintenance. It is your responsibility to care for your new driveway, the exterior decks, appliances, plumbing fixtures, furnace filters, crawl space vents and a host of other components that comprise the entire house. New homes require immediate and regular maintenance! Don't make the mistake of neglecting maintenance! Maintenance of your new home is an important responsibility of new home ownership – you can significantly impact the appearance and longevity (and value!) of your new home with proper maintenance. Exterior Hose Bibs are an excellent example of a key part of your new home that will require thoughtful maintenance. Every Spring, our plumbing subcontractor responds to calls from homeowners to repair exterior hose bibs that the homeowner failed to remove the hoses from in the previous late Summer or early Fall. Hoses should be removed from bibs and stored for the winter to prevent freezing; even the smallest amount of water left in the hose bib will freeze and expand causing the pipe to burst and potentially causing a serious leak! These bibs are designed to drain as soon as the hose is removed and the water spigot is turned off. The repair for a frozen hose bib is NOT a warranty item and the homeowner will be charged for this repair! Crawl Space Vents are another item that requires regular maintenance! These vents are installed to provide airflow through a crawl space in the Spring, Summer and Fall; these vents should be closed in the Winter to protect the crawl space from extreme cold. It is however, imperative that these vents be opened in the spring to provide necessary ventilation of the crawl space. These are just two examples of simple, regular maintenance that a homeowner becomes responsible for when purchasing a new home. Unfortunately, we have neither the time nor space, nor can we anticipate every potential maintenance item that will be required in

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your new home. We strongly suggest that you seek the professional advice that is provided freely in seminars and handouts from the leading home repair and maintenance stores in town. These sources provide excellent information for the care and maintenance of your new home!

Buyer(s)'s Initials

Seller's Initials

Snow, Ice Damming and Icicles on your roof:

Something that you must keep in mind during the winter time is the proper maintenance of your roof. Weather conditions in this part of Alaska tend to be extreme during the winter season and involve snow, rain and wind. Our homes are constructed in accordance with code requirements using industry accepted best practices and techniques and vented to allow the attics proper airflow. However, when snow builds up and causes the vents to not operate properly it causes warming of the attic space due to normal heat loss from your home into the attic. Plumbing vents and heating exhaust vents on your roof will be a likely place for the warm air to escape causing the snow that is on the roof to melt. Typically, the melted snow travels to the eave and freezes. This will cause an ice dam to build on the roof. Roofs may also develop ice dams at the eaves as a result of thawing and freezing of snow accumulations when temperature fluctuations occur above and below freezing. All such ice dams may create leaks when water from melting snow wicks its way under shingles and eventually into the attic. From there the water usually travels down the truss to the exterior wall where it finds its way into your home. This will cause damage to your home. This is not a structural defect and may be cured by physical removal of the snow and ice dams. It is your responsibility as a home owner to determine whether the property management company for the association or you as a homeowner is responsible for the removal of snow and ice dams, and to insure that the snows build up and ice dams are removed. To lessen risk of water leakage and the resulting damage to your home or unit, snow and ice should be removed from your roof routinely and periodic inspections of the roof should be performed to insure that the roof is in good repair and that the vents are operating properly.

Removal of snow from the roofs, removal of ice dams and any damage to your home or your unit as result of ice dams are not the responsibility of the Declarant or Hultquist Homes Inc.

Snow and ice removal are the homeowners responsibility. You as a homeowner are responsible to keep all roof vents functioning as they are designed in order to minimize ice damming and remove any ice damming accumulation. You, as Homeowner, hereby agree to defend, hold harmless, and indemnify Hultquist Homes Inc. from any loss or damages, of any kind whatsoever due to ice damming.

Buyer(s) acknowledges, HHI will not be responsible for damage due to Ice Dams.

Buyer(s)'s Initials

Seller's Initials

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Mold Disclaimer and Waiver:

Whether or not you as the homeowner experience mold growth depends largely on how you manage and maintain your home. Our responsibility as the homebuilder must be limited to things that we can control. As explained by our written warranty, provided by separate instrument, we will repair or replace defects in our construction (defects defined as failure to comply with reasonable standards of residential construction) for a period of one year. We, the builder, will not be responsible for any damages caused by mold, or mildew agents, that may be present as a result of the occupant's standard of living, occupant's negligence in correctly maintaining the home or caused by the occupant's negligence in timely reporting or repairing failed fixtures or equipment to include but not limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other conditions. Any implied warranties, including an implied warranty of workmanlike construction, an implied warranty of habitability, or implied warranty of fitness for a particular use, are hereby waived and disclaimed.

This notice, disclosure and disclaimer agreement is hereby appended to and made a part of the contract sale, as well as all references to mold in the Hultquist Homes Inc. warranty agreement. The consideration for this agreement shall be the same consideration as stated in the contract sale. Should a court of competent jurisdiction rule any term or provision of this agreement invalid or unenforceable, the remainder of this agreement shall nonetheless stand in full force and effect.

Buyer(s)'s Initials Seller's Initials

Party Walls:

The Seller will build all party walls (common walls between units of duplexes and/or condominiums) to meet Municipal Code requirements for Multi-family housing. Buyer(s) are advised that some sound transfer between units cannot be eliminated. The Builder/Seller is not responsible for, nor can Builder/Seller guarantee absence of sound and noise transmission, from one unit to another or the volume of sound emitted by a neighbor. Buyer's signatures below acknowledge this understanding and acceptance.

Buyer(s)'s Initials Seller's Initials

Radio / Television / Telephone Interference/Noise:

Every home we build is built with the same high quality wiring. Depending on where your home is located, there may be frequency transmission towers that interact with your homes' electronics. Hultquist Homes Inc. cannot be held responsible for any noise transmission.

Buyer(s)'s Initials Seller's Initials

HHI Warranties:

Your new Hultquist Home comes with a standard one-year limited warranty as well as a 10 year structural warranty. **THE HULTQUIST HOMES INC. LIMITED WARRANTY AGREEMENT CONTAINS THE PROVISIONS OF OUR WARRANTY AND IS HEREBY ATTACHED AND MADE PART OF THIS AGREEMENT. FAILURE TO ACCEPT AND SIGN THE PROVISIONS OF THE WARRANTY AGREEMENT WILL ALLOW HULTQUIST HOMES INC. TO CANCEL, INVALIDATE, AND/OR VOID THIS AND ANY OTHER AGREEMENT FOR THE SALE OF SPECIFIED HOME TO BUYER.** Any and all warranties contained herein are specifically void if the home is used as rental property for ANY

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length of time, or if anyone other than the purchaser, resides, without the purchaser, in the home for more than 30 days.

Buyer(s)'s Initials _____ Seller's Initials _____

Specific Performance:

In the event that Seller should fail to consummate this Agreement for any reason except for title defects, permitted termination by seller, or Purchaser's default, Purchaser may as Purchaser's sole remedy, terminate this Agreement and receive a full refund of all money previously deposited with Seller, including funds designated as "non-refundable". In no event shall Purchaser be entitled to institute or maintain any action for specific performance, and Buyer hereby waives any right to specific performance. In the event that a dispute arises between Seller and Purchaser before closing relating in any way to construction or alleged defects in the construction, Seller may terminate this Agreement upon five (5) days notice and will return all deposits paid by Purchaser, including funds designated as "non-refundable", plus payment of an additional (\$100.00) one hundred dollars. Notwithstanding the foregoing, if Seller elects to terminate this Agreement, it is agreed that Purchaser shall not be entitled to any refund of money paid pursuant to change orders or options. Further, should Purchaser dispute Seller's termination of the Agreement, Purchaser is NOT entitled to seek specific performance and is not entitled to cloud the title to or file a lis pendens against the Property, and the parties agree that Seller is entitled to injunctive relief to remove such a cloud, regardless of any allegation that Seller breached this Agreement.

Buyer(s)'s Initials _____ Seller's Initials _____

Dispute Resolution:

Should the Homeowner and the Builder be unable to agree to Builder's responsibility under this Agreement, for any alleged defect or deficiency, or disagree as to the meaning, interpretation, and/or enforcement of this Agreement, the parties may, by mutual agreement, submit the dispute to mediation before an agreed person or group. If the Homeowner and Builder cannot agree to such informal resolution of any warranty claim dispute, then the same shall be decided in a court of law. In any event, both parties in a dispute agree to pay their own legal fees and costs and that such fees and costs may not be awarded to the opposing party.

Hultquist Homes Inc. has the right, at its option and in its sole discretion, in order to settle any dispute with Buyer(s), the right to purchase the home back from the Buyer(s) for the original sales price. In the event that Hultquist Homes Inc. makes a written offer for such a purchase, and if the Buyer(s) rejects such an offer, either by failing to accept the offer, by rejecting the offer, or by placing restrictions or conditions on the offer, then Hultquist Homes Inc. shall have no liability of any type or kind to the Buyer(s) thereafter, and Hultquist Homes Inc.'s obligations concerning dispute shall conclusively be presumed to be satisfied in full.

Buyer(s)'s Initials _____ Seller's Initials _____

_____:

Buyer(s)'s Initials _____ Seller's Initials _____

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THIS DOCUMENT SUPERSEDES ALL PRIOR AGREEMENTS OR NEGOTIATIONS AND PREVAILS OVER ANY CONTRARY PROVISIONS CONTAINED IN ANY ATTACHED DOCUMENTS, INCLUDING THE EARNEST MONEY RECEIPT AND AGREEMENT TO PURCHASE.

This agreement, upon its execution by both parties, is made an integral part of the Earnest Money Receipt and Agreement to Purchase. All Buyer(s) are required to sign and approve the terms, conditions stated in this document and acknowledge their understanding with their signatures on the following page.

I/We have reviewed and agree to the terms and conditions stated in the this document

DATED _____

SELLER – HULTQUIST HOMES INC., AUTHORIZED SIGNATURE

DATED _____

BUYER(S) SSN# BUYER(S) SSN#

CURRENT ADDRESS

PHONE NUMBER – Day

PHONE NUMBER - Evening

