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#bc6

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#bi

#bio



WJH LLC Purchase Agreement

This Purchase Agreement, made this day **2017-01-25**, between **builderux 6:55 Chauhan**

("PURCHASER") whose current address is:

1301 Burlington and whose telephone numbers are 8165483300 and WJH LLC a Delaware Limited Liability Co. (SELLER) witnesseth:

PURCHASER agrees to purchase and SELLER agrees to sell and convey the Property described below, in accordance with the terms and conditions set forth in this Purchase Agreement ("AGREEMENT")

1.Property: A home designated as plan number:**The Asbury**

2.Handing: Foundation:

Sign Here

On a parcel of land located in the Town/City of County of State of and being known as Address described as , of Community SFH (English)("PROPERTY").

* If applicable, a Color Selection Schedule and/or Addendum(s) is attached hereto and made a part of this AGREEMENT

3.Purchase Price:

Total Purchase Price:	
Base Deposit:	
Balance of Purchase Price due at Closing:	

The deposit money shall be paid to WJH LLC a Delaware Limited Liability Co.and shall be credited to PURCHASER closing. If, for any reason PURCHASER does not close on the PROPERTY, the deposit money shall be disbursed



provided in Section 8. Standard Provisions.

4. Loan Commitment: PURCHASER must be able to obtain, within **14 days** after the date of acceptance of AGREEMENT, a firm loan commitment effective through the date of closing for a loan.

Sign Here

If PURCHASER fails to comply with the provisions of this Section 4 or if PURCHASER fails to use its best efforts to obtain a mortgage loan, or takes any action which negatively affects its financial condition or ability to obtain a mortgage loan (whether intentional or otherwise), SELLER may retain all deposit monies, in its sole discretion. Forfeiture of deposit monies by PURCHASER shall not affect any other remedies available to SELLER for PURCHASER's failure to perform hereunder.

5. Closing Costs and Prepaid Expenses: PURCHASER shall pay for all closing costs (except as specifically set forth herein) and all prepaid expenses, including, but not limited to: closing attorney's fees, VA funding fee(s) (if any), interim loan interest(if any), insurance premiums including, but not limited to, hazard, private mortgage insurance, FHA insurance or flood insurance (as applicable) and all escrow deposits, etc. In the event that the purchase of the PROPERTY brings about PURCHASER's membership in a Homeowner's or Property Owner's Association ("HOA") PURCHASER shall pay any HOA capital contributions, fees, dues or deposits due at the closing. SELLER's closing costs shall be strictly limited to: 1) The cost of deed preparation, 2) grantor's tax stamps and 3) payment of construction lender's release fee (if applicable) and any recording costs for same (if applicable).

Items such as home inspection and radon test fees are not considered closing costs and will not be paid by SELLER in any event.

SELLER DOES NOT AUTHORIZE OR MAKE ANY REPRESENTATION REGARDING PURCHASER'S DECISION TO LOCK-IN ITS MORTGAGE LOAN RATE.

ALL MORTGAGE LOAN RATE LOCKS ARE THE SOLE DECISION AND RESPONSIBILITY OF THE PURCHASER.

SELLER's Initials: _____

PURCHASER's Initials: _____





Sign Here

PURCHASER HAS THE RIGHT TO SELECT ITS OWN MORTGAGE LENDER OR FINANCIAL INSTITUTION. PURCHASER ACKNOWLEDGES THAT IT IS AWARE OF THIS RIGHT AND HAS CHOSEN APPROVED LENDER: {{Lender_Name}} OR NON-APPROVED LENDER: {{Demo2_Text}} AS ITS MORTGAGE LENDER. IN THE EVENT THAT THE PURCHASER CHANGES FROM AN APPROVED LENDER TO A NON-APPROVED LENDER, SELLER WILL NOT MAKE ANY CONTRIBUTION TO THE CLOSING COSTS EXCEPT AS MAY BE PROVIDED HEREIN.

SELLER's contribution to closing costs shall be up to: \$ {{Cash_Total}}

Lender's contribution to closing costs shall be up to: \$

a) Under this AGREEMENT, closing costs are only an estimate provided by your lender and actual closing costs will most likely vary. **Any unused portion of closing costs will not be paid or credited to the PURCHASER, but retained by the SELLER or Lender as applicable.**

b) In the event actual closing costs exceed the amount contributed by SELLER and/or Lender, PURCHASER shall be responsible for payment of the balance of the closing costs.

c) SELLER's approved attorney may represent PURCHASER, SELLER, and Lender in order to facilitate closing.

SELLER's Initials: _____

PURCHASER's Initials: _____

6. Preconditions to Construction: Construction by SELLER shall begin as soon as reasonably possible after receipt by the SELLER of:

(a) Payment of Base Deposit money as set forth herein.

(b) Receipt of a written mortgage commitment as specified in Section 4. hereof, in an amount sufficient to complete payment of the Purchase Price and closing costs at closing, or other evidence, satisfactory to SELLER, of PURCHASER's ability to complete payment at closing.

7. Construction: Closing in accordance with Section 10 shall take place upon substantial completion of construction



which (issuance of a certificate of occupancy), except that:

(a) In the event of delays resulting from any of the following causes which are beyond the SELLER's reasonable control, the time for completion of construction shall be extended for a period of time equal to the length of the delay caused thereby and SELLER shall not be liable for any failure or delay in construction caused by:

- 1) Acts or defaults of PURCHASER
- 2) Acts or defaults of any developer or contractor engaged in construction or installation of streets or utilities
- 3) Adverse weather conditions
- 4) Damage caused by fire, storm, earthquake or other casualty
- 5) Any form of Act of God or unforeseeable event
- 6) Strike, lockout, or other labor trouble of any kind
- 7) Governmental controls or procedures, regulations or moratoria
- 8) Allocation of labor supplies or material by or under the authority of any governmental agency
- 9) Acts of suppliers of labor or material
- 10) Acts of subcontractors or their employees

(b) In the event that on the closing date set forth within this AGREEMENT the PROPERTY shall have been approved for occupancy (issuance of a certificate of occupancy), but items such as landscaping, exterior concrete, driveways, final grading cannot be completed for any reason as set forth above, closing shall be consummated on the date scheduled so long as temporary access to the PROPERTY is provided to PURCHASER by SELLER. SELLER agrees that the uncompleted items shall be completed as soon as weather and/or other condition permits.

(c) SELLER shall construct the PROPERTY in a workmanlike manner in accordance with the Residential Construction Performance Guidelines adopted by the National Association of Homebuilders and substantially in accordance with the plans and specifications of the above referenced model on file at SELLER's office and, where applicable, as approved by VA or FHA guidelines. PURCHASER acknowledges, however, that SELLER's model homes, sales brochures and any other promotional or advertising material are for general descriptive purposes only and are not the basis of this AGREEMENT.

SELLER's Initials: _____

PURCHASER's Initials: _____







(d)The location and ground elevation of the house and driveway on the PROPERTY and the possible practical need to reverse the plan of the house to conform to the lot contours shall be in the sole discretion of SELLER. SELLER reserves the right to 1) change the location of the lot boundary lines as necessary to construct the home or accommodate utility lines, easement(s), or otherwise develop the PROPERTY and 2) determine the grade of the lot and the ground elevation and location of the house on the lot. SELLER may remove such trees from the PROPERTY as it deems necessary to construct the home, and shall not be liable to PURCHASER for trees which may later die for any reason.

(e)SELLER expressly reserves the right to make changes in the plans and to substitute building materials, appliances, equipment, fixtures and other items in order to avoid construction delays or as may be required by building codes, by the availability of materials, brand names, or by material shortages, strikes or similar conditions which in SELLER's judgment require such changes; provided only that such changes shall not materially diminish the size of the home and any such change or substitution shall be of similar quality, as determined by SELLER.

(f)PURCHASER acknowledges and agrees that tile, marble, cabinets, laminates, paint colors, wallpaper, carpet, vinyl patterns, plumbing fixtures, electrical fixtures and other materials and finishes are subject to shading and gradation and may vary from any sample(s). PURCHASER acknowledges and expects that all exposed wood is subject to variation in color, grain, unevenness, and non-structural checking and cracks. PURCHASER understands and accepts that the color of fixtures, carpeting, paint, tile, laminates, etc. can vary from shipment to shipment and Seller is not responsible for any color variation from the samples in the above sections.

8. Other Conditions:

(a)SELLER shall provide PURCHASER a **One-Year Builder Warranty** ("WARRANTY") (one year from the date of closing). SELLER's warranty responsibilities shall be limited to the provisions of the WARRANTY as described in SELLER's Warranty Manual. This is the sole warranty provided by the SELLER, except that SELLER may provide any additional warranty as may be required by a governmentally insured mortgage loan. PURCHASER hereby acknowledges having the opportunity to review the WARRANTY at the time of this AGREEMENT.

(b)PURCHASER hereby waives and disclaims all other warranties, express or implied, to the maximum extent permitted by law. PURCHASER accepts the WARRANTY described above in lieu of all other warranties and understands that such acceptance is part of the consideration for the sale of the PROPERTY by the SELLER.

(c)SELLER shall be responsible for sales commissions due to its sales representatives and the real estate broker, if any, listed below. PURCHASER covenants and represents that it has not dealt with any real estate broker, except the broker listed below, any, whose name and signature appear below. PURCHASER agrees to indemnify and hold SELLER harmless for any and all claims of commission(s) relating to this transaction by any other real estate broker.







(d) Possession of the PROPERTY will be delivered after closing. Closing shall be deemed to have occurred when the deed conveying title to the PROPERTY to PURCHASER is recorded and SELLER has received payment of the balance of the purchase price.. Prior to closing, PURCHASER shall have no right to enter upon or occupy the PROPERTY without the express written permission of SELLER. All Keys to the home will be given to PURCHASER:

For any PURCHASER using one of SELLER's approved lenders only, or paying cash, when the closing attorney has received all PURCHASER's funds and has received from the Lender a funding number or other funding authority (regardless whether or not a closing attorney has received the lenders funds)

For Purchasers using Non- Approved Lenders or closing attorney, when the closing attorney has received all required funds

(Buyers and Lenders) **and** has received from the lender a funding number or other funding authority.

SELLER's Initials: _____

PURCHASER's Initials: _____



9. Standard Provisions:

(a) Deposit Money: In the event this AGREEMENT is not accepted by SELLER or if the SELLER fails or is unable to perform or comply with any of the provisions hereof, then the Deposit Money shall be returned to the PURCHASER, without interest, and thereafter the SELLER and PURCHASER shall be relieved of any further obligation or liability hereunder.

(b) Title: Fee simple title (except in the case of a condominium sale) and marketable title will be delivered at closing by Special Warranty Deed or General Warranty Deed, at SELLER's sole discretion. The conveyance of title shall be free and clear of all encumbrances except for Ad Valorem taxes for the current year, utility easements, rights-of-way and restrictive covenants. The PROPERTY shall have legal access to a public right-of-way.

(c) Termites, etc.: Unless otherwise stated herein, SELLER shall provide, at SELLER's expense, a certificate from a licensed pest control company on a standard form, in accordance with applicable governmental and mortgage lender requirements.

(d) Labor and Material: SELLER shall furnish an affidavit or indemnity agreement acceptable to the title insurance company that all labor and material furnished to the PROPERTY within 120 days prior to the date of closing have been paid or will be paid; and shall take such other action as is necessary to cause the title insurance company to insure PURCHASER against any loss from any claim arising there from.

(e) Assignments: PURCHASER's interest and obligation hereunder shall not be assignable without the written consent of SELLER.

(f) No interference with SELLER's operations: The PURCHASER, nor its family, guests, agents, friends, associates or invitees shall restrict, impede, interrupt, harass or in any manner interfere with SELLER's construction, sales or other operations at any time. This provision shall survive closing. PURCHASER further agrees that any visit to or inspection of the PROPERTY shall be with SELLER's prior written consent.

(g) The parties acknowledge that this contract is conditioned upon Seller acquiring title to the Property that is the subject of this contract. If for reasons beyond Seller's control, the Seller is unable to obtain title to the Property, then in its sole and absolute discretion, the Seller may terminate this contract and refund the Buyer its Earnest Money deposit and this contract shall be of no further force and effect, and all of the parties hereto and included herein shall be discharged from all obligations and liabilities hereunder. In no event, however, shall Buyer be entitled to recover consequential, special, punitive or treble damages or damages for emotional or mental distress arising out of Seller's decision to terminate the contract.

(h) Entire Agreement: This AGREEMENT contains the entire agreement of the parties. There are no representations, inducements, oral agreements or any provisions other than those expressed hereunder in writing. This AGREEMENT is entered into after a full investigation, neither party relying upon any statement or representation not embodied herein, including representations concerning models, options and plans by SELLER or by any of SELLER's sales representatives, persons or agents. All changes, options, additions or deletions hereto must be in writing and signed by all parties.



PURCHASER's Initials: _____

PURCHASER's Agent Initials: _____

10. Closing: Closing shall take place at the office of SELLER'S attorney, or at such other location as SELLER may designate, on the date, as SELLER may designate to PURCHASER. SELLER estimates the closing date to be the date shown ~~page 7~~ ^{page 14} ~~below, however, the date is only an estimate and may be affected by events as set forth in Section 7.~~ Construction (A) above. Closing documents shall be prepared by SELLER's attorney and shall be executed by PURCHASER as necessary to complete closing and transfer of title.



The closing date is: The actual closing date is expected to be scheduled by SELLER prior to the end of the month prior to the month of closing. Regardless, PURCHASER agrees to close on the PROPERTY within seven (7) days of SELLER's receipt of a certificate of occupancy for the PROPERTY and notice to PURCHASER.

TIME IS OF THE ESSENCE with regard to PURCHASER's obligation to close hereunder. Upon notice from SELLER as set forth above, if the PURCHASER refuses to close or does not close for any reason substantially caused by the PURCHASER, its Lender, broker or agent, on the date set by SELLER, SELLER may, at its option, hold the PURCHASER in default and elect to cancel this AGREEMENT, or choose to extend the time for closing. Should SELLER elect to extend the time of closing to the PURCHASER, SELLER may, at its discretion, charge PURCHASER a fee of \$100/calendar day that the closing is extended. This daily fee will not be credited toward the purchase price.

PURCHASER's Initial _____

Other provisions and Conditions: A **\$127.50** cost of termite treatment of the PROPERTY will be paid to the SELLER by PURCHASER at closing. HOA dues are \$ per month will be prorated and charged to PURCHASER at closing. An HOA capitalization fee of \$ and Transfer fee/Certification Fee or other portal fee of \$ will also be paid by PURCHASER at closing.

11. THIS IS A LEGALLY BINDING CONTRACT, READ AND UNDERSTAND ALL PROVISIONS PRIOR TO SIGNING THIS AGREEMENT, IF YOU DO NOT UNDERSTAND, SEEK LEGAL OR OTHER COMPETENT ADVICE.

SELLER's Initials: _____

PURCHASER's Initials: _____



12. The undersigned SELLER, PURCHASER, real estate Broker and any other parties to this transaction hereby certify that information provided herein is true to the best of their knowledge and belief.

13. Acceptance: This AGREEMENT shall not be binding upon the SELLER until and unless it is approved and accepted by authorized officer of WJH LLC a Delaware Limited Liability Co. SELLER's sales representative may sign at various places through this AGREEMENT or attachments hereto, but is doing so only to acknowledge Purchaser's signature.. SELLER's sales representative has no authority to bind the SELLER.

Date of Offer: 2017-01-25

Date of Acceptance: #/seller



Miscellaneous Provisions Addendum

PURCHASER: builderux 6:55 Chauhan

Community: SFH (English)

Lot:



___ ___ **Lot Closing.**

Notwithstanding any provisions of this AGREEMENT to the contrary. SELLER's obligation to sell the Property pursuant to this AGREEMENT is specifically conditioned upon SELLER closing on the purchase of the Property pursuant to the terms of a lot purchase agreement by and between SELLER and the owner of the Property. In the event SELLER is unable to purchase the Property, for any reason, SELLER's obligations hereunder shall terminate, the base deposit refunded to PURCHASER and the SELLER shall have no further obligation or responsibility to PURCHASER

___ ___ **Attic Flooring**

Placement of any flooring in the attic is no representation that the attic is suitable for storage. SELLER does not recommend these areas for storage of any kind. The use of these areas for storage will be at the PURCHASER'S own risk and the PURCHASER will indemnify and hold SELLER harmless for any liabilities arising from the use of these areas for storage.

___ ___ **Blueprint Acknowledgement**

PURCHASER has had the opportunity to review the blueprints for the house to be built on the PROPERTY and agrees to purchase the house upon completion. In accordance with this AGREEMENT

___ ___ **Lawn Maintenance**

PURCHASER acknowledges and understands that SELLER only provides a starter lawn. Watering, cultivation and lawn maintenance is the responsibility of the PURCHASER FROM THE DATE OF CLOSING AND THEREAFTER.

___ ___ **Train and Railroad Tracks**

The PURCHASER acknowledges that there may be active railroad tracks adjacent/near to the community. In reviewing the plat map and/or walking the PROPERTY, it is acknowledged that railroad tracks may be near to the PROPERTY.

___ ___ **Rock**

PURCHASER acknowledges and accepts that the soils in the yard and common areas around the PROPERTY may have rock and gravel content. During the final grading operation, SELLER will do its best to cover any rock and gravel, but PURCHASER may encounter rock or gravel during raking, digging, landscaping or planting.

___ ___ **Association Declaration, Covenants, Restrictions and By-laws**

PURCHASER acknowledges that the PROPERTY is subject to an association with covenants, restrictions and by-laws and has received and understood the applicable documents.



Appraisal and Closing Costs

PURCHASER and/or its Lender have the right to order an appraisal to determine the value of PROPERTY, including closing costs. PURCHASER acknowledges when closing costs are financed the PROPERTY's appraised value may be lower than the purchase price. In that event, the PURCHASER will be required to decrease the amount financed and/or be responsible for the difference at closing.



PURCHASER (Date)

PURCHASER (Date)

SELLER's Sales Representative (Date)



Mold Disclaimer

PURCHASER: builderux 6:55 Chauhan

Community: SFH (English)

Lot:

Mold is a type of fungus which occurs naturally in the environment. Mold is necessary for the natural decomposition of plant and other organic material. Mold spreads by means of microscopic spores borne on the wind and in the air, and is found everywhere life can be supported. Home construction is not, and cannot be, designed to exclude mold spores.

Currently, there are no federal or state standards for acceptable levels of mold in a residential structure, and testing for the presence of mold is not required by law. PURCHASER may, at PURCHASER's expense, have the PROPERTY tested for mold. If PURCHASER elects to do so, PURCHASER must schedule the test with SELLER so as not to interfere with construction on the PROPERTY, and the test must be completed no later than the date a certificate of occupancy is issued for the House or, if the House is complete on the Execution Date, no later than ten (10) business days after the Effective Date of this AGREEMENT. The most common testing method, which is set forth by the American Board of Industrial Hygiene, is to test mold levels by comparing outside levels of mold with levels inside the house. Generally, mold levels inside the house should be roughly the same as or lower than the levels outside the house.

SELLER MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, THAT THE PROPERTY WILL BE OR WILL REMAIN FREE OF MOLD AND PURCHASER AGREES THAT SELLER SHALL NOT BE LIABLE FOR CLAIMS OR DAMAGES, DIRECT OR CONSEQUENTIAL, OF ANY KIND OR DESCRIPTION, RESULTING FROM THE



PRESENCE OF MOLD ON THE PROPERTY OR ON THE HOUSE CONSTRUCTED THEREON.

PURCHASER (Date)

PURCHASER (Date)

SELLER's Sales Representative (Date)



Receipt of Deposit

PURCHASER: builderux 6:55 Chauhan

Community: SFH (English)

Lot:

Current Address:

Base Deposit Check#: <<EM Check Number(s)& Dates>> Amount \$: Date: 2017-01-25

All deposit checks shall be made payable to WJH LLC. PURCHASER acknowledges that SELLER may use these funds prior to closing, and that they will not be held in an escrow or trust account.



Deposit Money will be applied to that balance due.

PURCHASER (Date)

PURCHASER (Date)

The receipt of Deposit is hereby acknowledged by:

Received on (Date)

SELLER's Sales Representative



Purchaser: builderux 6:55 Chauhan

Community: SFH (English)

Lot :

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL HOUSING ADMINISTRATION

FHA FINANCING:

AMENDATORY CLAUSE- It is expressly agreed that, notwithstanding any other provisions of this contract, the PURCHASER shall not be obligated to complete the purchase of the PROPERTY described herein or to incur any penalty for forfeiture of earnest money deposits or otherwise unless the PURCHASER has been given, in accordance with HUD/FHA or DVA requirements, a written statement issued by the Federal Housing Commissioner, the Department of Veterans Affairs or a Direct Endorsement lender, setting forth the appraised value of the PROPERTY of not less than \$ The PURCHASER shall, however, have the privilege and option of proceeding with the consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value nor the condition of the property. The PURCHASER should satisfy himself/herself that the price and condition of the property are acceptable.

VA FINANCING:

VA NOTICE TO PURCHASER- it is expressly agreed that, notwithstanding any other provisions of this contract, the PURCHASER shall not incur any penalty by forfeiture of earnest money deposits or otherwise be obligated to complete the purchase described herein, if the contract purchase price or cost exceeds the reasonable value of the PROPERTY established by the Department of Veterans Affairs. The PURCHASER shall however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of the reasonable value established by the DVA. If PURCHASER elects to complete the purchase at an amount in excess of the reasonable value established by DVA, PURCHASER shall pay such excess amount in cash from a source which PURCHASER agrees to disclose to the DVA and which PURCHASER represents will not be from borrowed funds except as approved by DVA. If DVA reasonable value of the property is less than the sales price, SELLER shall have the option of reducing the sales price to an amount equal to the DVA reasonable value and the parties to the sale may close at such lower sales price with appropriate adjustments to the sales contract. If PURCHASER obtains a VA loan, the DVA may or may not require well/water, septic/sewer, and/or wood destroying insect inspections to be performed. If required to be performed, such inspections may or may not be required to be at Seller's expense. If such inspections are required to be performed and are required to be at Seller's expense, Seller agrees to pay the cost of such inspections.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE PURCHASE AGREEMENT, THIS ADDENDUM SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS® INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.



REAL ESTATE CERTIFICATION- The SELLER, the PURCHASER and the broker hereby certify that the terms of the sales contract are true to the best of their knowledge and belief and it is agreed that any other agreement entered into by any of the parties is fully disclosed and attached to the sales contract. The SELLER, The PURCHASER and the broker fully understand that it is a federal crime punishable by fine or imprisonment or both to knowingly make any false statement concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Sections 1012 and 1014.

I CERTIFY I HAVE READ & UNDERSTAND THE ABOVE STATEMENT:

PURCHASER (Date)

PURCHASER (Date)

Real Estate Broker (Date)

SELLER's Sales Representative (Date)

Builder
WJH LLC a Delaware Limited Liability Co.
Greensboro, NC 27410
Phone: (336) 282-3606 Fax: (336) 282-6364

By:

SELLER's Authorized Representative (Date)



Purchaser Checklist

Congratulations and thank you for your decision to purchase a Wade Journey Home. This could be one of the most important decisions you will ever make. We would like to insure that important details have been thoroughly discussed with you. Please review this checklist and feel free to ask your sales representative any concerns or questions you may have. Our sales representatives are there to assist you through the home purchase and construction processes. It is our desire that your home purchase will be a wonderful experience. Let us know how we can help you!

*****Please initial beside each item**

- ____ 1. Walk the PROPERTY and, note approximate boundaries, special conditions, easements, grading and common areas, etc.

- ____ 2. Wade Journey Homes reserves the right to site the home as determined by surveyors, engineers, plot plan and/or home site considerations.

- ____ 3. Discussion of the exterior of the home: foundation, patio size, vinyl siding, roof, shutters and doors.

- ____ 4. Discussion of "Included Features" of your new home.

- ____ 5. Review of contract options addendum (Exterior/ Interior Color Packages)

- ____ 6. Discussion of base deposit .

- ____ 7. Explain the loan process and your responsibilities.

- ____ 8. Reviewed Purchase Agreement and all Addenda.



____ 9. Discussion of required meetings with Wade Journey Homes personnel: Homeowner's Orientation. (This meeting will be scheduled with your sales representative and builder.)

____ 10. You agree to comply with all applicable safety regulations. For safety and security reasons all Purchaser(s), your associates, friends, family members and agents, are required to be accompanied by a Wade Journey Homes' representative when visiting your future home. PLEASE CONTACT YOUR SALES REPRESENTATIVE TO SCHEDULE AN APPOINTMENT TO VISIT YOUR FUTURE HOME.

____ 11. Please direct any questions or concerns to your sales representative.

____ 12. Review of SELLER's One Year Warranty a copy of which Purchaser shall receive at closing.

____ 13. Discussed warranty service policy and procedure.

____ 14. Purchaser acknowledges receipt of HOA documents by e-mail.

____ 15. Purchaser agrees to have all utilities transferred on the Closing Date.

____ 16. Purchaser will reimburse Seller for termite at closing (if applicable).

Notes:

PURCHASER

(Date)

PURCHASER

(Date)



SELLER's Sales Representative

(Date)



Receipt of Wade Journey Homes Warranty Manual

Date Received: #/sdb_____

PURCHASER

(Date)



PURCHASER (Date)

SELLER's Sales Representative (Date)



GuildQuality Customer Satisfaction Follow-up Survey

Dear builderux 6:55 Chauhan:

Wade Journey Homes relies on GuildQuality's customer satisfaction surveying to help us deliver an exceptional customer experience. You'll soon receive a very brief survey from GuildQuality, and we'd greatly appreciate you taking a few minutes to share your feedback. Your answers will help Wade Journey Homes in our efforts to deliver the best possible service and quality.

A few things to note about the survey you'll receive:

- GuildQuality will first contact you through email. The subject line will appear as: "Wade Journey Homes Customer Satisfaction Survey"
- They will also reach out by phone. Their survey team is friendly and professional, and our surveys are very short.
- In addition, you will receive a postcard in the mail. Please use the unique code on the mailer to complete your survey online or to review your completed survey at a later date.

GuildQuality's survey process is an important part of Wade Journey Homes' commitment to service excellence. Thank you for your participation!

Sincerely,

The Wade Journey Homes Team