

UPGRADE ADDENDUM TO PURCHASE AND SALE AGREEMENT

THE FOLLOWING IS PART OF THE PURCHASE AND SALE AGREEMENT DATED _____
 BETWEEN _____ ("SELLER")
 AND _____ ("BUYER")
 CONCERNING _____ ("THE PROPERTY"). AGENT _____
 NEIGHBORHOOD _____ LOT _____ PLAN _____ ELEVATION _____

Purchasers will have fourteen (14) days from the date above Purchase and Sale Agreement is written to complete the Builder's Addendum. The Builder will continue to proceed with construction during this 14-day period. Builder's Addendum must accompany Purchase & Sale Agreement. Each addendum presented beyond the fourteen (14) day period shall be accompanied with a **\$250 administrative fee.**

All selected upgrades must be paid to seller in full by end of fourteen (14) day period. Any upgrades selected with any buyer bonus (if applicable) shall be accompanied by a deposit equal to amount of upgrades. Said deposit shall be refunded at closing yet non-refundable in any event of sale fail.

Any color selections not presented within aforementioned fourteen (14) day period shall be selected by the builder. Builder retains the right to change exterior colors as needed to maintain neighborhood continuity.

All colors and floor covering selections shall be selected within builder's budget and "standard" selections. Deposits may be required if selections are not a "standard" package.

* Builder reserves the right to substitute similar models. **INITIALED BY BUYER(S)** _____

EXTERIOR OPTIONS	PRICE	
1. EXTERIOR PAINT: (BODY)		
: (TRIM)		
: (ACCENT)		
: SIMILAR TO (ADDRESS)		
2. PORCH POSTS : STONE <input type="checkbox"/>		
: BRICK <input type="checkbox"/>		
(Standard) : WOOD <input type="checkbox"/>		
3. GARAGE PANELS: STONE <input type="checkbox"/>		
: BRICK <input type="checkbox"/>		
4. WINDOW GRID (Pre-sell only): PERIMETER <input type="checkbox"/> TOP <input type="checkbox"/> FULL <input type="checkbox"/>		
5. ADDITIONAL CONCRETE @ _____ PER SQ. FT. (_____ SQ. FT. X _____) = LOCATIONS(S) ON SCHEMATIC #		
6. ELEVATION OPTION: A <input type="checkbox"/> B <input type="checkbox"/>		
7. SKYLIGHTS: ADDITIONAL (2"4") <input type="checkbox"/> LOCATION (S) ON SCHEMATIC #		
8. STORM DOOR: FRONT ENTRY <input type="checkbox"/> REAR ENTRY <input type="checkbox"/>		
9. OTHER		
10. OTHER		
11. OTHER		
12. OTHER		
13. OTHER		
14. OTHER		
(1) PAGE SUB-TOTAL		

BUYER: _____ DATE _____
 BUYER: _____ DATE _____

SELLER: _____ DATE _____
 SELLER: _____ DATE _____

MECHANICAL OPTIONS		PRICE
PLUMBING		
15. UTILITY SINK IN GARAGE	<input type="checkbox"/>	
16. UTILITY SINK (ROUGH-IN ONLY)	<input type="checkbox"/>	
17. *MASTER BATH: JETTED TUB (SOAKING TUB)	<input type="checkbox"/> MODEL# 4260 TWILIGHT JETTED	
18. 50 GALLON HOT WATER TANK	<input type="checkbox"/>	
19. 65 GALLON HOT WATER TANK	<input type="checkbox"/>	
20. *INSTANT HOT WATER	<input type="checkbox"/> <input type="checkbox"/> MODEL# ISE HOT/HOT	
21. EXTRA EXTERIOR HOSE BIB	<input type="checkbox"/> LOCATION ON SCHEMATIC #	
22. OTHER	<input type="checkbox"/>	
23. OTHER	<input type="checkbox"/>	
* Builder reserves right to substitute similar models.		
HVAC		
24. AIR CONDITIONING	<input type="checkbox"/>	
25. HEAT PUMP	<input type="checkbox"/>	
26. ELECTRONIC AIR CLEANER	<input type="checkbox"/>	
ELECTRICAL & GAS		
27. GAS PIPING TO REAR PATIO (BBQ)	<input type="checkbox"/> SCHEMATIC #	
28. GAS PIPING TO RANGE	<input type="checkbox"/>	
29. GAS PIPING TO DRYER	<input type="checkbox"/>	
30. FRONT EXTERIOR GARAGE LIGHTS (ADDITIONAL)	<input type="checkbox"/>	
31. CAN LIGHTS (____ @ ____ EA.)	LOCATION(S) SCHEMATIC #	
32. UNDER CABINET LIGHTING (4)	<input type="checkbox"/>	
33. ADDITIONAL UNDER CABINET LIGHTING	____ EA.	
34. CEILING FAN (ROUGH IN ONLY)	<input type="checkbox"/> LOCATION(S) SCHEMATIC #	
35. CEILING FAN (COMPLETE)	<input type="checkbox"/> LOCATION(S) SCHEMATIC #	
36. 240 V. ELECTRICAL OUTLET	<input type="checkbox"/> LOCATION(S) SCHEMATIC #	
37. FREEZER OUTLET	<input type="checkbox"/> LOCATION(S) SCHEMATIC #	
38. EXT. HOT TUB OUTLET	<input type="checkbox"/> LOCATION(S) SCHEMATIC #	
39. SECURITY SYSTEM	<input type="checkbox"/>	
40. ADDITIONAL KEYPAD	<input type="checkbox"/>	
41. EXTRA GARAGE REMOTE	<input type="checkbox"/>	
42. ADDITIONAL ELECTRICAL OUTLET	<input type="checkbox"/> LOCATION(S) SCHEMATIC	
43. ADDITIONAL CABLE OUTLET	<input type="checkbox"/> LOCATION(S) SCHEMATIC #	
44. BUILT IN SPEAKERS (PAIR)	<input type="checkbox"/> SCHEMATIC #	
45. VOLUME CONTROLS (EA)	<input type="checkbox"/> SCHEMATIC #	
46. ADDITIONAL TELEPHONE OUTLETS	<input type="checkbox"/> LOCATION(S) SCHEMATIC #	
47. SURROUND SOUND PRE-WIRE	<input type="checkbox"/> LOCATION(S) SCHEMATIC #	
(2) PAGE SUB-TOTAL		

BUYER: _____ DATE _____
 BUYER: _____ DATE _____

SELLER: _____ DATE _____
 SELLER: _____ DATE _____

CABINETS & MILLWORK		PRICE	
47. PRE-FINISH BIRCH	<input type="checkbox"/>		
48. EXTERIOR 6 FT. FRENCH DOORS (PAIR)	<input type="checkbox"/>		
49. INTERIOR 6 FT. FRENCH DOORS (PAIR)	<input type="checkbox"/>		
50. DECORATIVE WOOD MANTLE (WHITE OR PRE-FINISH)	<input type="checkbox"/>		
51. CABINET PULL OUTS (PAIR)	<input type="checkbox"/>		
52. OGEE SLAB EDGE DETAIL	<input type="checkbox"/>		
53. ADDITIONAL FULL WRAP WINDOW TRIM (EA)	<input type="checkbox"/>		
54. OIL RUBBED BRONZE HARDWARE PACKAGE PLUMBING/DOOR/LIGHTING	<input type="checkbox"/>		
55. CHERRY CABINET PACKAGE	<input type="checkbox"/>		
56. 8 FT. DOORS MAIN FLOOR W/5" BASE	<input type="checkbox"/>		
APPLIANCE OPTIONS			
57. GAS RANGE	<input type="checkbox"/>	MODEL 3 SF379LEKO	
58. DOUBLE OVEN	<input type="checkbox"/>	MODEL #	
59. SEPARATE BUILT IN MICROWAVE	<input type="checkbox"/>	SCHEMATIC #	
60. REFRIGERATOR	<input type="checkbox"/>	MODEL #	
61. WASHER	<input type="checkbox"/>	MODEL #	
62. DRYER	<input type="checkbox"/>	MODEL #	
63. WINE COOLER	<input type="checkbox"/>	SCHEMATIC #	
64. OTHER			
MISCELLANEOUS OPTIONS			
65. DOUBLE COAT TEXTURE & PAINT GARAGE	<input type="checkbox"/>		
66. BATH GLASS SHOWER DOOR	<input type="checkbox"/> OBSCURED	<input type="checkbox"/> CLEAR	
67. SERVICE DOOR OFF GARAGE	<input type="checkbox"/>	LOCATION ON SCHEMATIC #	
68. ADDITIONAL WALK GATE	<input type="checkbox"/>	LOCATION ON SCHEMATIC #	
69. FRONT & REAR YARD IRRIGATION	<input type="checkbox"/>		
70. OTHER			
71. OTHER			
72. OTHER			
73. OTHER			
74. OTHER			
75. OTHER			
76. OTHER			
78. OTHER			
79. OTHER			
80. OTHER			
(3)		<i>PAGE SUB-TOTAL</i>	

BUYER: _____ DATE _____
 BUYER: _____ DATE _____

SELLER: _____ DATE _____
 SELLER: _____ DATE _____

81. OTHER		
82. OTHER		
83. OTHER		
84. OTHER		
85. OTHER		
86. OTHER		
87. OTHER		
88. OTHER		
89. OTHER		
90. OTHER		
91. OTHER		
92. OTHER		
ATTACHED SCHEMATICS		PAYMENT OPTIONS:
1		CASH: TOTAL AMOUNT DUE LESS
2		10% DISCOUNT
3		FINANCED: TOTAL AMOUNT DUE
4		EQUAL TO 35% OF UPGRADES.
5		INCLUDE ADDENDUM RAISING
6		PURCHASE PRICE.
7		
8		PAGE 1 SUBTOTAL
9		PAGE 2 SUBTOTAL
10		PAGE 3 SUBTOTAL
11		PAGE 4 SUBTOTAL
12		ADDENDUM SUB-TOTAL
13		(ONLY IF CASH PAYMENT) - 10%
14		SUB TOTAL
15		ADDENDUM TOTAL
DATE PAID:		CHECK NUMBER:
		PAYMENT _____ OR
		DEPOSIT _____

(4)

The herein AGREEMENT, upon its execution by both parties, is herewith made an integral part of the aforementioned PURCHASE & SALE AGREEMENT.

BUYER: _____ DATE: _____
 BUYER: _____ DATE: _____

SELLER: _____ DATE: _____
 SELLER: _____ DATE: _____