

Offer Instructions for Jenna Morton Listings

Please send offers to BOTH emails below:

jennamorton@seacoastrealty.com; officeofjennamorton@seacoastrealty.com

Closing Attorney to be Gaylor Edwards & Vatcher

Please send Offers as PDF to above emails, NOT in dotloop

Sellers: Horizons East LLC

Address: 136 Dallas Dr Beulaville NC 28518

Lot #: 72 **Subdivision:** The Bryant Place **Plat book & Page:** 60/173 **Pin #:** 441200047619

Legal Description: L72 P4 The Bryant Place **Deed Book & Page:** 6244/3

Due Diligence: \$1,000 **Delivered to:** Horizons East- 503 New Bridge Street Jacksonville NC 28546

Settlement Date: 7 Days from CO

Escrow Agent: Gaylor Edwards & Vatcher

Items Leased/Owned: none

Other items that do not convey: none

Personal Property: Stove Dishwasher microwave

Seller Representations: Has owned property Less than 1 year

Lead-based Paint: n/a **Assessments:** n/a **HOA/Dues:** n/a **Home Warranty:** 1 year builder warranty

Listing Agent Firm Name: Coldwell Banker Sea Coast Advantage **Firm License:** C-9314

Mailing Address: 1350 NC HWY 210 Sneads Ferry NC 28460

Individual Listing Agent: Jenna Morton

Listing Agent License #: 237091

Listing Agent Phone #: 910-389-8937

Listing Agent Fax #: 888-807-5984

Listing Agent Email: jennamortonseacoastrealty.com





STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<input type="text"/> <input type="text"/> Buyer Initials	1. Mineral rights were severed from the property by a previous owner. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>		
<input type="text"/> <input type="text"/> Buyer Initials	2. Seller has severed the mineral rights from the property. <input type="checkbox"/> <input checked="" type="checkbox"/>		
<input type="text"/> <input type="text"/> Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer. <input type="checkbox"/> <input checked="" type="checkbox"/>		
<input type="text"/> <input type="text"/> Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>		
<input type="text"/> <input type="text"/> Buyer Initials	5. Seller has severed the oil and gas rights from the property. <input type="checkbox"/> <input checked="" type="checkbox"/>		
<input type="text"/> <input type="text"/> Buyer Initials	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer. <input type="checkbox"/> <input checked="" type="checkbox"/>		

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 136 Dallas Dr Beulaville NC 28518

Owner's Name(s): Horizons East, LLC

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Date 5/5/2025

Owner Signature: Date _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: Date _____

Purchaser Signature: Date _____

GAYLOR EDWARDS & VATCHER, P.A.

TELEPHONE:
(910) 455-9494

JIMMY F. GAYLOR
J. DEWEY EDWARDS, JR.
WALTER W. VATCHER (1952 - 2012)

ATTORNEYS AT LAW
POST OFFICE BOX 1057
219 New Bridge Street
JACKSONVILLE, NORTH CAROLINA
28541-1057

FAX:
(910) 455-0117

E-MAIL
realestate@gevlaw.com

Re: Lot [REDACTED], [REDACTED] Subdivision

Dear Buyer:

I would like to take this opportunity to tell you what you can expect in this closing process and from me. As your closing attorney, I will update the title to the referenced property, complete loan documents prepared by your lender, if any, and review them with you at closing. My fee for these services will be between \$1,150 and \$1,300, for loans up to \$500,000.00. If execution of loan documents is by an attorney-in-fact or mailaway, there will be an additional \$250 fee. Other closing expenses, if applicable, for the survey, termite report, title insurance premium, hazard insurance, preparation of other documents, and recording fees are NOT included in my closing legal fee. Most closings do not require any work beyond the title search, loan document preparation and execution of the loan documents by the buyer/borrower; however, in the event you require representation prior to closing or additional work becomes necessary such as drafting a power(s) of attorney, property settlement agreement, escrow agreement, encroachment agreement or other additional documentation, a separate fee will be charged in accordance with the nature and complexity of the work involved.

If funds will be payable by you at closing in excess of \$500, our firm requires the funds due from you be either a certified or bank check, or wired to our Real Estate Trust Account. Certified and bank checks must be made payable to: GAYLOR EDWARDS & VATCHER, P.A., IN TRUST. If funds are to be wired, the only bank account we will be using for this transaction will be our Real Estate Trust Account, described and partially redacted below:

Receiving Bank:	FIRST BANK
Receiving Bank Address:	205 SE BROAD STREET SOUTHERN PINES, NC 28387
Bank Routing/ABA#:	053104568
Beneficiary:	Gaylor, Edwards & Vatcher, P.A.
Partial Beneficiary Account #	xxxxxx7753

Before sending any wire, call our office at (910) 455-9494 to verify the instructions. We will not change wiring instructions. If you receive wiring instructions for a different bank, branch location, account Beneficiary name or account number, they should be presumed fraudulent. Do not send any funds and contact our office immediately. If you cannot obtain a final funds amount from our office in time to obtain same from your bank, please wire funds for the estimated amount due and we will accept a personal check for any balance under \$500.00.

For several closings, I have either personally performed a title search for a period of at least thirty (30) years for the developer or builder at the time of purchase of the tract subsequently subdivided, or obtained title insurance for the developer by "tacking" to a prior owner's title insurance policy. The closing fee set forth above includes a title update search. A title update search begins with the date and time of issuance of a prior title insurance policy. For closings in which I did not previously represent the developer or seller, you or your agent should contact me to discuss whether a full title search (i.e. a public records search for at least a thirty (30) year period is advisable). I will not search the public records pertaining to the referenced property prior to receipt of the existing title insurance policy, unless requested, or previously performed. Unless I have previously certified title for issuance of the developer's or seller's title insurance policy, or performed a full search for your closing, I do not certify the status of the title prior to the date of the prior title insurance policy, so I will not be able to detect any title defects, clouds on title, encumbrances and the like which may later give rise to a claim against your title. Nonetheless, your title insurance company should cover you against all claims that are not excepted from coverage in the policy, even if such claims arise out of defects or encumbrances, which occurred prior to the search period. If you would prefer a full search, please so advise me two weeks prior to your closing so that I may have sufficient time to perform this service for you. Please understand that if we are not notified to perform a full title search for you until a few days before your scheduled closing, we may be required to reschedule your closing. There will be an additional fee of approximately \$400.00 for a full title search.

PLEASE ALSO BE AWARE THAT MATTERS OF SURVEY, ZONING, WETLANDS AND ENVIRONMENTAL HAZARDS ARE NOT INCLUDED IN A STANDARD TITLE SEARCH; HENCE, IF YOU REQUIRE ADDITIONAL INFORMATION FROM ME CONCERNING THESE ISSUES, PLEASE SO ADVISE AT LEAST TWO WEEKS PRIOR TO CLOSING. Surveys reveal the existence of any encroachments from or onto adjoining property and violations of building setback requirements. The title insurance policy to be issued to you for this closing will except from coverage matters which would be revealed by an accurate survey, unless you have a new survey. Zoning laws affect setback and use requirements, together with other use restrictions, for your property. Lands designated as "wetlands" as a general rule may not be disturbed without approval of the US Army Corps of Engineers. Your property may contain "wetlands". You should review the recorded plat to determine the existence and location of any "wetlands" on your property prior to closing. Environmental hazards include, but are not limited to, the existence of radon gas, lead-based paint, underground storage tanks and asbestos.

I have previously represented the developer and seller of the referenced property, and may have prepared seller's documents for this closing. In North Carolina multiple representation in residential real estate transactions is permitted, so long as the parties consent. Your attendance at the closing, execution of the closing documents, individually or by your attorney in fact, will be deemed your consent for the dual representation, unless otherwise notified by you. Should a dispute arise between you and the seller or lender, with regard to any aspect of your closing, including, but not limited to, the condition of the property or problems with the title to the property, I will be prohibited by the ethical rules of the North Carolina State Bar from representing any of the parties to the transaction in such dispute. [97FEC8 102397]

I look forward to assisting you in having as smooth and rewarding a transaction as possible.

Sincerely,

Gaylor Edwards & Vatcher, P.A.
J. Dewey Edwards, Jr., for the firm



New Construction Addendum

Property Address: _____

Buyer(s): _____

Buyer 1: Email Address: _____ Phone Number: _____

Buyer 2: Email Address: _____ Phone Number: _____

The Buyer(s) acknowledge and agree to the following:

1. **Delayed Start:**

Is this job a Delayed Start? Yes No

Buyer(s) acknowledge they are entering into a contract with Horizons East, LLC, the "Builder/Seller" for the purchase of a new home where construction has not yet begun. Based on the desired closing date, construction will not begin for a longer period of time, as referenced on the Finalized Options Addendum. Buyer should not expect contact from Seller until close to Pre-construction beginning.

2. **Representation of Complete Construction:**

All photos on the website and MLS listings are of similar model houses. Drawings and floor plans are artist renderings only and are not to be considered 100% representative of the home to be constructed. The actual floorplans, any colors, and the completed structure may vary from the photographs and drawings shown. The buyers should investigate and determine the specific dimension, materials, and finishes to be used in the construction. Certain features and layouts may no longer be available.

3. **Representations of Specific Features:**

Due to Buyers' requested options, specifications and changes, and the use of multiple vendors, items viewed in similar model homes may not be standard items in the Buyer's home. If the Buyers want specific features, that request should be communicated to the Builder/Seller via the Selling and Listing Agents in writing. Further, the Builder/Seller reserves the right to make changes in architectural details to conform to their standards and standard specifications. The Buyers should investigate which features and details will be included.

4. **Features and Specifications Lists:**

Features and specification lists are for homes under construction only and are not applicable to completed homes.

5. **Builder/Seller Reservations:**

Builder/Seller reserves the right to substitute, without notice to Buyers, materials or equipment of comparable quality and may make structural changes which are in accordance with the applicable building codes and may make such modifications in construction of the subject dwelling as elevation and location on the lot may warrant. Builder/Seller reserves the right to make such changes in the home as are made necessary or desirable in Builder/Seller's opinion by job site conditions, availability of materials and/or of suitable energy sources for heating/cooling.

Buyers acknowledge that the total square footage and individual room square footage on the specifications and plans are approximations only and may vary from house to house. Seller/Builder also reserves the right to make minor adjustments to property lines to meet setbacks, building separation and lot size requirements without compensation or approval from Buyers. Builder/Seller reserves the right to choose all vendors to include appliance vendors and closing attorneys unless otherwise specified in the Contract.

Buyer 1: _____ Date: _____ Buyer 2: _____ Date: _____ Seller: _____ Date: _____

6. Lenders Pre-Approval Letter and Due Diligence Date:

Buyers shall provide to Builder/Seller, within 10 days of contract acceptance, a satisfactory lender’s pre-approval letter including matter of credit. If a pre-approval letter, satisfactory to the Builder/Seller is not provided within the 10-day period then Builder/ Seller may, in Builder/Seller discretion, terminate this contract. If pre-approval letter doesn’t cover the full purchase price, Buyers shall provide Proof of Funds documents.

If lender or buyer delays extend the home closing by more than 15 business days past the contract date, additional due diligence funds will be required in the amount of \$1,500. If the closing is delayed by more than 30 business days, an additional \$2,000 will be required, as well as for each subsequent 30-day period, which will not be applied towards the Contract Price.

7. Buyers Authorization to Release Appraisal Information:

Buyers authorize the mortgage company to release a copy of the appraisal to the Builder/Seller and/or the Listing Agent without recourse.

8. Communications with the Builder/Seller:

All Buyer communications (request, concerns, etc.) will be directed through the Selling Agent who will then contact the Listing Agent. Buyer acknowledges that any answers received from workers on the job site are not authorized by the Builder/Seller and will not be acknowledged by the Builder/Seller. If Buyers make a request of the Builder/Seller while on the job site, it is not considered accepted until the request is received in writing and is confirmed and agreed to by the Builder/Seller in writing via the Listing Agent. Any and all costs incurred by the Builder as a result of Buyers’ breach of this provision are immediately due to Builder/Seller upon request.

9. Change Orders and Options:

For Spec Homes under construction (defined as Pre-construction (Pre-con) phase has started), any requested change orders (additions, deletions, selections, or options) must be submitted to the Builder/Seller in writing and approved by the Builder/Seller. Builder/Seller makes no guarantee of the availability of selections or options due to the ordering of materials prior to contract. Buyer should request options still available for selection or upgrade and make all selections within ten (10) days of contract execution.

For Presale Homes (HEBC plans on an HEBC Lot), any requested change orders (additions, deletions, selections, or options) must be submitted to the Builder/Seller in writing, approved by the Builder/Seller, and final selections made by the Buyer during Pre-con Prep. Any delay in the selection process will consequently postpone the start of Pre-con (and therefore the start of construction). Once Pre-con has started, interior and exterior selections are final and cannot be changed without incurring a Change Order Fee. At no time will Pre-con start on a Presale without final selections in place and paid per contract or addendum. Electrical changes and additions will be made during the Selections Meeting and additional pricing will be included with any charges made for selection upgrades.

Pre-Sale Change Order Fees*: A fee of \$250 per change order is applicable to price any requested items beyond Pre-con start. This fee must be paid in advance and is in addition to any previously provided pricing. Selection Change Fees*: Changes made to zero-dollar selections when materials have not yet been ordered will incur a fee of \$150 per item. (*These fees are not credited towards the Change Order or Contract Price.) If a request is not executed by both parties IN WRITING the requested changes will not be made. Any money paid for options shall be non-refundable. Changes may be requested but cannot be guaranteed.

For Custom Homes (custom plans or HEBC plans on the Buyer’s lot), any requested change orders (additions, deletions, selections, or options) must be submitted for consideration to the Builder/Seller in writing, approved by the Builder/Seller, and final selections made by the Buyer prior to the start of Pre-con. Any delay in the selection process will consequently postpone the start of Pre-con (and therefore the start of construction). Once Pre-con has started, interior and exterior selections, and all change orders are final and cannot be changed without incurring a Change Order Fee.

Custom Change Order Fees*: A fee of \$350 per change order is applicable to price any requested items beyond Pre-con Prep start. This fee must be paid in advance and is in addition to any previously provided pricing. Selection Change Fees*: Changes made to zero-dollar selections when materials have not yet been ordered will incur a fee of \$250 per item. (*These fees are not credited towards the Change Order or Contract Price.) If a request is not executed by both parties IN WRITING the requested changes will not be made. Any money paid for Change Orders shall be non-refundable.

Buyer 1: _____ Date: _____ Buyer 2: _____ Date: _____ Seller: _____ Date: _____

If the Buyer wishes to have items priced that are not included on our standard options or selections sheets, the Buyer will be charged a Non-standard Change Order Fee of \$500. This fee must be paid in advance and is in addition to any previously provided pricing. This fee is not credited towards the Change Order or Contract Price.

10. Electrical Plan:

For Presale Homes, in order to have input on the locations of electrical outlets or lighting, Buyer must submit their Electrical Rendering Package prior to or during the Selections Meeting. If Buyer requests upgrades to the standard Electrical Package, they must return the signed Electrical Package for pricing. This pricing will then be included with any other selection upgrade payment. The seller reserves the right to reject any electrical modification request and reserves the right to modify, add, or remove outlets, lights, connections and/or other electrical features shown on the Electrical Rendering at any given time to comply with Code standards.

For Custom Homes, the Buyer has the option to attend an Electrical Walk with the superintendent to lay out any requests, additions or alterations. The Buyer will then review the Electrical Package for accuracy and return the signed Electrical Package for pricing. This pricing will then be included with any other selection upgrade payment. The seller reserves the right to reject any electrical modification request and reserves the right to modify, add, or remove outlets, lights, connections and/or other electrical features shown on the Electrical Rendering at any given time to comply with Code standards.

11. Job Site Visitation:

To assure the flow of work and to comply with the Builder/Seller's insurance policies the Buyer agrees that:

- 1.They will not visit the job site between 6:00 am and 6:00 pm on weekdays UNLESS accompanied the entire duration in a scheduled walk through by the Selling Agent, Listing Agent, Builder/Seller's representative, or the Builder/Seller.
- 2.Any jobsite visits during or after hours, by Buyers' or their requested future subcontractors (fence company, home inspector, cable company, etc.) must be scheduled through the Builder/Seller's Agent and approved by the Builder/Seller for safety and liability purposes.
- 3.No subcontractors other than the ones specifically hired by Horizons East shall be permitted on site during construction hours.
- 4.Buyers understand that they, and anyone who may accompany them, enter the job site at their own risk.
- 5.Buyers may not engage tradesmen to make any changes (additions, deletions, or upgrades) to the house at any time.
- 6.Buyers may not make any alterations to or do any work on the house or lot while the home is under construction.
- 7.Agents are not authorized to divulge lock-box codes to any unauthorized site visitors.

12. Landscaping:

Seller is responsible for grading and seeding of yards to Building Code Standards as applicable and approved by the appropriate inspectors, using HUD or VA Guidelines. Upon sale, the Buyer will be responsible for continuing to nurture the growth of the lawn including, but not limited to, reseeding, watering, fertilizing, repairing washouts, mowing and other maintenance required for healthy vegetative growth. The Buyer agrees that upon closing the Buyer will take responsibility for erosion control and drainage of the property. Any landscaping not noted on punch list at final walkthrough is deemed acceptable. Buyers agree to comply with the rules and regulations of the Division of Land Quality and acknowledges that failure to do so can result in fines being levied upon the seller. Buyer agrees that as requested by the Developer the Buyer will, at Buyer's cost, comply with any requirement of the Division of Land Quality and pay any fine assessed against the Seller. Buyer further agrees not to fill or add vegetation site in such a manner as to impede the flow of water along any drainage easement located upon the property. Buyer acknowledges BUA (Built-upon Area) may impact future additions.

13. Septic System:

Builder reserves, in their sole discretion, and without notification to buyers, the right to install a pump on the septic system when Builder deems lot is not conducive to a gravity fed system. Septic tank location may vary. Lines will be adjusted based on contours. If there are specific needs for areas of a yard, Buyer must disclose this to the Builder prior to pre-construction in order for location to be determined. (eg. future swimming pool, extended deck, etc.)

14. Closing Date is Target Date for Completion:

The closing date specified in the Offer to Purchase and Contract is a target date only. The actual closing date may be delayed for any number of reasons, including but not limited to, weather conditions, acts of God, material availability, labor availability, changes requested by the Buyer, and requirements of governmental agencies having jurisdiction over the property and construction.

Buyer 1: _____ Date: _____ Buyer 2: _____ Date: _____ Seller: _____ Date: _____

Builder/Seller will use their best efforts to complete the construction and obtain a Certificate of Occupancy by the closing date. In the event of a delay in completion of the construction, the Buyer agrees neither the Builder/Seller nor any real estate agent shall be liable for any additional cost incurred by the Buyer for loans, temporary lodging expenses, storage expenses, or any other loss the Buyer may occur because of the delay in completion on construction. Buyer agrees to provide all documentation as needed to appropriate parties to ensure an on-time closing. Seller will not be able to provide a firm closing date range until later in the build, no sooner than cabinet installation and no later than when scheduling the Pre-Closing Home Demonstration.

15. Third Party Inspections and Due Diligence Requests:

Third party inspections cannot occur until Buyer is notified the home is CO ready. If Buyer wishes to get a third-party home inspection, the Pre-Closing Home Demonstration will not be scheduled until the seller receives and reviews the home inspection report. In addition, seller will not be able to accommodate a closing any fewer than seven (7) business days from the date of the home demonstration, regardless of whether a home inspection was completed or not. Seller commits to have homes ready for closing on the 7th day. Seller will not execute any Due Diligence Requests as all requested items should be discussed during the Pre-Closing Home Demonstration and included in one place on the punch list.

16. Closing and Closing Attorney:

Closing shall take place and be conducted by the Builder/Seller's approved attorney's office or other convenient location selected by the Builder/Seller.

17. Payments and Deposits:

Payments can be made to Horizons East Building Co. using a check, money order, or wire transfer. Please note that Horizons East is not responsible for any fees associated with these payment methods.

18. Substantial Completion:

Buyer and Builder/Seller agree that the construction will be deemed substantially completed upon the issuance of a Certificate of Occupancy.

19. Punch List and Warranty Items:

Buyer and Builder/Seller acknowledge that when the structure is substantially completed there may remain items that need to be corrected or repaired. Builder/Seller will endeavor to correct any list of deficiencies within 90 business days of the closing, provided access is granted to the house during normal business hours and with reasonable notice so that subcontractors can be scheduled. Standard industry practice shall govern. ONE WALK THROUGH (the Pre-Closing Home Demonstration) will be conducted prior to closing with the Buyers' and/or their representative*, at which time any and all omissions or deficiencies should be identified. In the event Buyer or their representative no-show to the walkthrough, Builder/Seller will conduct a thorough final walkthrough, and the punch list will be generated from that walkthrough. In the event of a no-show at the scheduled walkthrough, Buyer may schedule a home orientation walkthrough post-closing, which will be for informational purposes only and will not include the generation of a second punch list. Buyer hereby agrees that the punch list created at Pre-Closing Home Demonstration is the list from which Builder/Seller will operate. Additional items identified after closing that fall within the scope of warranty will be addressed upon one-year warranty completion. All punch items will be completed as per the Builder Warranty booklet or standard practices, should the warranty booklet not cover the item.

*Please note, only the Buyer(s), buyer's agent and one additional person may attend the Pre-Closing Home Demonstration. If the Buyer is needing to bring any additional peoples, the agent must contact Horizons East for approval. There will be no non-service animals permitted at the Pre-Closing Home Demonstration.

20. Investment Properties:

Is this an investment property or rental property? Yes No

If you have selected yes, please select the point of contact through the 1-year warranty process. For Buyers purchasing investment properties, there will be one point of contact throughout the warranty process. This can either be the owner of the property or the property management company, but not both. This includes any items from walkthrough list after closing, any communication with our warranty coordinator, and 1-year warranty walks. Horizons East will not be responsible for coordinating with tenants and it will be the point of contact's responsibility to communicate with them if there is any reason a trade contractor/Horizons' East Representative should need to come onto the property to complete an item from walkthrough list, or an emergent item, should it come up.

Our 1-year walk-through will be conducted with the designated point of contact prior to the 1-year anniversary of the home

Buyer 1: _____ Date: _____ Buyer 2: _____ Date: _____ Seller: _____ Date: _____

closing. To ensure a thorough inspection, we require that tenants vacate the premises for the duration of the walk-through and make the home accessible. This includes putting up any pets that are in the house etc. If for whatever reason, a tenant leaves the property during the 1- year warranty period, and a new tenant takes their place, we will not accept any new punch lists or walkthrough lists from the new tenant.

Please select below who the point of contact will be for this rental property:

N/A - This is not a rental property.

HOMEOWNER

PROPERTY MANAGEMENT:

COMPANY NAME: _____

CONTACT NAME: _____

EMAIL: _____ PHONE: _____

21. Contract Terms:

Builder represents that executed contract pricing is firm and non-negotiable for any reason. By execution of this addendum, Buyer agrees to pay full purchase price as indicated in the purchase price line on executed contract. Buyer understands that under no circumstances will Builder re-negotiate the price if Buyer’s appraisal comes in under the contracted purchase price. The Buyer has the option to terminate the contract and forfeit their due diligence, as provided in contract terms.

22. Parties:

This addendum shall be binding upon and shall insure to the benefit of the parties. As used herein words in the singular include the plural and masculine includes the feminine and neuter genders, as appropriate.

23. Severability:

If any term, covenants, condition, or provision of this addendum of the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the terms, covenants, conditions, or provisions of this Addendum, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

24. Disputes:

Should any dispute arise relative to the performance of this Contract that the parties cannot resolve, the dispute shall be referred to a single arbitrator acceptable to the Contractor and the Owner with the American Arbitration Association. Owner hereby agrees to BINDING ARBITRATION to resolve any and all disputes arising out of this Contract, including any warranty issues, punch list issues, contract issues, or issues related to the lot. All attorney fees that shall be incurred in the resolution of disputes shall be the responsibility of the party not prevailing in the dispute.

25. Survival:

If any provision herein contained which by its nature and effect is required to be observed, kept, or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties here to until fully observed, kept, or performed.

26. Agreement:

This addendum contains the entire agreement of the parties and there are no representations, inducement, or other provisions other than those expressed herein. All changed, additions, or deletions hereto must be in writing and signed by all parties.

27. Applicable Law:

This agreement shall be governed by the laws of the State of North Carolina.

28. Offer to Purchase and Conflicts:

Except as amended herein, all other terms of the original Offer to Purchase shall remain the same. In the event of a conflict between the terms and provisions set forth in the Offer to Purchase and this Addendum, the terms and provisions of this Addendum shall control.

29. HOA Fees:

Any fees charged by HOA management company in connection with, or to obtain information for this closing will be paid by buyer at settlement. This includes fees such as working capital, COA/statement, service/delivery, closing demand, document preparation, prorated dues, etc.

Buyer 1: _____ Date: _____ Buyer 2: _____ Date: _____ Seller: _____ Date: _____

***NOTICE:**

Any changes to floor plans, buyer incentives, features or specifications, or any other special conditions pertaining to this contract have been submitted with this Offer to Purchase. The Seller accepts no responsibility for communications during the negotiation process, or items listed on the MLS unless stated in the Offer to Purchase.

IN WITNESS WHEREOF, the parties have here unto set their hands and seals, the day and year first above written.

Buyer(s):

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

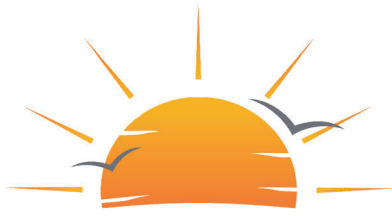
Print Name: _____

Builder/Seller: Horizons East Building Co., LLC, a North Carolina Limited Liability Company

NCLBGC #70819

Signature: _____ Date: _____

Print Name: **Jennifer Morton** _____



Start/Selections Sheet

Subdivision : Bryant Place		Lot : BY72	Address : 136 Dallas Dr, Richlands, NC 28574	
House Plan Name : Austin		Elevation: A	HSF: 1452	URSF: 2,104
Buyer Name: Spec Options #3				
Buyer Phone & Email:				
			Lien Agent Information: 2354951	
Internal Construction Start Date: 05/05/2025			Anticipated Closing Date: 10/15/2025	

Garage	Cars: Two (2)		Orientation: Left		Entry Type: Front	
	Garage Door Style: Carriage				Size: 7 ft	
	Hardware: Yes		Glass: Yes		Notes:	
Exterior Doors	Front Door: 1/2 Lite, 1 Panel		Rear Door: 1/2 Lite, 1 Panel		Other Exterior Doors:	
	Garage Entry: 6-Panel (Fire Rated)		Garage Man: N/A			
	Foyer Wall: 2 x 4		Hinge Color: Brushed Nickel			
Windows	Brand: Plygem		Color: White		Grill: 4/4	Hang Style: Single Hung
Trusses	Ordered From: UFP			Requested Delivery Date: 05/26/2025		
	Truss Notes:					
Framing & Siding	Fascia Size: 2 x 6			Stair Covering: N/A		
	Note: 2x6 walls for plumbing are notated in plan or highlighted.					
	Siding Trim Color: White			Wrapped Windows or Shutters: Wrapped-Front Only		
	Style: Horizontal Vinyl Lap		Style: Horizontal Vinyl Lap		Style: N/A	Style: N/A
	Color: Flagstone		Color: Midnight Surf (UL)		Color:	Color: N/A
	Location: Entire home except gable		Location: Gable only		Location:	Location:
	Additional Items:					
Notes:						
Foundation	Foundation Type: 3-Piece		Notes:			
Waste Management	Waste Management System: Septic				Pump or No Pump: Pump	
	Notes:					
Plumbing	Low Flow Fixtures Needed: No, not needed			Notes:		
	Hot Water Heater: 50 Gallon, Electric			Raised Height Toilets: All toilets		
	Location: Primary Bath			Location: Secondary Baths		
	Shower Type: 5' Fiberglass shower insert, no seat			Shower Type: 5' Fiberglass shower/tub insert		
	Tile shower pan: No			Tile shower pan: No		
	Primary Bath Shower Head: Standard shower head			Fixture Color: Brushed Nickle		
Notes:						

Start/Selections Sheet

Subdivision : Bryant Place

Lot : BY72

Address : 136 Dallas Dr, Richlands, NC 28574

Roofing	Type: Shingles		Brand: IKO	Color: Black
	Style: Architectural		Flashing Color: Black	
Countertops	Location: Kitchen		Location: Bathrooms	Location: N/A
	Material: Laminate		Material: Quartz	Material: N/A
	Color: White Ice Granite-9476		Color: Miami White	Color:
	Edge: N/A		Edge: N/A	Edge: N/A
	Faucet Drill: Single		Faucet Drill: Triple	Faucet Drill: N/A
	Sink: Stainless 50/50		Sink: Integral	Sink: N/A
	Splash/Riser: 4" Splash/Riser needed		Splash/Riser: 4" Splash/Riser needed	Splash/Riser: N/A
	Island: No, not needed		Notes:	
Overhang: 12" Overhang on peninsula				
Cabinets	Kitchen:		Bathrooms:	
	Door Style: Avery		Door Style: Avery	
	Color: Cloud		Color: Cloud	
	Hardware: Standard Pulls/Brushed Nickel		Hardware: Standard Pulls/Brushed Nickel	
	Cabinet Alignment: 84"		Drawer Construction: Wood drawers, full extension	
	Staggered : Yes, staggered		Soft Close: Drawers and Cabinets	
Drawer Construction: Wood drawers, full extension		Upgrades:		
Soft Close: Drawers and Cabinets		Notes:		
Upgrades:		Powder Room:		
Notes:		Sink Style: Pedestal-Oval		
Additional Cabinets:				
Lighting and Electrical	Standard Package & Level: Classic		Rendering has additional upgrades: No	
	Finish: Brushed Nickel		Additional Notes:	
Interior Doors	Style: 6-Panel		Hinge Color: Brushed Nickel	Construction: Hollow Core
Trim Details	Base Size: 5.25"		Case Size: 2.25"	Crown Location:
	Profile:		Profile:	
	Stairs:		Size: N/A	Profile:
	Tread Covering: N/A		Rise Covering: Carpet	
	Stair Rail-First Floor: N/A		Stair Rail-Second Floor: N/A	
	Notes:			
	Trim Options:			
	Type: N/A	Location: N/A		Notes:
	Type: N/A	Location: N/A		Notes:
	Type: N/A	Location: N/A		Notes:
Type: N/A	Location: N/A		Notes:	
Type: N/A	Location: N/A		Notes:	
Attic Access: Push Up- Drywall piece with 2.25" trim				
Drywall	Corners: Bullnose			

Start/Selections Sheet

Subdivision : Bryant Place

Lot : BY72

Address : 136 Dallas Dr, Richlands, NC 28574

Paint	Wall Color: Egret White-SW:7570		Ceiling Color: White
	Paint Finish: Flat		Paint Finish: Flat
	Accent Wall Color:		Trim Color: White
	Location: N/A		Paint Finish: Semi-Gloss
	Notes:		Front Door Color: Grays Harbor-SW:6236
Flooring	Type:Vinyl Brand-Style-Color: Vinyl-Congoleum-Armor Core Pro-Wooded Vista-AP115		
	Location: All locations except bedrooms, laundry and bathrooms		
	Notes:		
	Type:Vinyl Brand-Style-Color: Vinyl-Armstrong-FlexStep-Venitian Marble-Alabaster-G2594		
	Location: Bathrooms and laundry		
	Notes:		
	Type:Carpet Brand-Style-Color: Carpet-EF Dreamweaver-Captivating-August Grove-2871		
	Location: Bedrooms		
	Notes:		
Additional Tile	Type:N/A Brand-Style-Color:		
	Location:N/A		Brand-Style-Color:
	Notes:		
	Location:Fireplace Surround		Brand-Style-Color: Tile-Grandeur-3x6 White-100
	Notes:		
Fireplace	Gas or Electric: Electric		Mantel Style: Standard Craftsman Mantle
	Blowers & Logs: N/A		Surround Material: Tile-Grandeur-3x6 White-100
	Vented:		Hearth:
	Notes:		
Shelving	Bedrooms & Coat Closets	Pantry, Linen, Storage	Notes:
	Style:Ventilated Shelving	Style:Ventilated Shelving	
	Runs:Single Run	Runs:4-Runs	
Hardware and Accessories	Mailbox: Individual		Bath Accessories: Brushed Nickel
	Shower Door: N/A		Shower Door: N/A
	Door Hardware: Brushed Nickel, Round Knobs		Mirrors: Standard plate glass, sized to vanity and sinks
	Notes:		
Driveway, Additional Concrete & Landscape	Driveway Width: 18 ft		Sidewalk Width: 4 ft
	Rear Patio/Porch Information: 10 x 10, Uncovered Patio		
	Additional Items or Notes:		

Start/Selections Sheet

Subdivision : Bryant Place

Lot : BY72

Address : 136 Dallas Dr, Richlands, NC 28574

Appliances	Provided By: Bells Appliance	Gas or Electric: Electric
	Which Appliances: Range, Over the Range Microwave, Dishwasher	
Utilities Provided By:	Power: Jones-Onslow	Gas: N/A
	Water: ONWASA	

Builder reserves the right to substitute, without notice to buyer, materials or equipment of comparable quality.

BUYER'S SIGNATURE

DATE

BUYER'S SIGNATURE

DATE

Jennifer Morton

BUILDER SIGNATURE

04.22.25

DATE

VENDORS

Building Material Vendor :	Garris Evans	HVAC Subcontractor :	Davis H&AC
Truss Vendor :	UFP	Electric Subcontractor :	T & T Electric
Framing Subcontractor :	Lopez Bros. Construction	Plumbing Subcontractor :	Carolina Utilities
Roofing Vendor :	Beacon	Concrete Subcontractor :	Jireh Concrete, Inc
Roofing Subcontractor :	Faith & Mercy	Septic Subcontractor :	Faires Construction
Insulation Subcontractor :	DAVCO	Cabinet Vendor/Subcontractor :	1st Choice Cabinets
Drywall Vendor :	Colonial Materials	Counter Top Vendor :	1st Choice Cabinets
Drywall Subcontractor :	Soto's Contractors	Accessory Vendor :	Carolina Glass Shak
Painting Subcontractor :	Soto's Contractors	Shelving/Hardware Subcontractor :	Carolina Glass Shak
Trim Subcontractor :	J & A Construction	Lighting Supplier :	Kitchen & Lighting
Garage Door Vendor :	Overhead Door Co.	Flooring Subcontractor :	Elite Flooring
Siding Vendor :	Carolina Custom Exteriors	Fireplace Subcontractor :	DAVCO
Siding Subcontractor :	Carolina Custom Exteriors	Energy Testing :	Stephens's Building Product
Masonry Vendor :	Adams Products	Appliance Vendor :	Bells Appliance
Masonry Subcontractor :	Reds Masonry	Cleaning Subcontractor :	Rockstar Cleaners
Stone Vendor :		Pest Control :	Modern Exterminating
Stone Subcontractor :		Landscaping :	M & W Land Improvement
Specialty Vendor :		Pressure Washing :	Harbor Home Solutions
Specialty Subcontractor :			

503 New Bridge St., Jacksonville, NC 28540

www.horizonseastbuildingco.com

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The Austin



APPROXIMATELY 1,452 SQFT | 3 BEDROOM | 2 BATHS | 2 CAR GARAGE



Subject to change without recourse. Although all illustrations are believed correct at time of publication, renderings and floorplans are artist's conception; room dimensions and square footage are approximate and based upon architectural design; area may vary according to construction; landscaping shown is not standard. The right is reserved to make changes, without notice or obligation. Windows, doors, and ceilings may vary on the options and elevations selected. Not all homes can be placed on all homesites. Optional items are available at additional cost. The brochure is for illustrative purposes only and not part of a legal contract. Please see sales consultant for further details.



Horizons East[™]
Building Co.



Contact Information Sheet

Property: _____

Listing Agent Contact

Firm: **Coldwell Banker Sea Coast Advantage** _____

Agent: **Jenna Morton** _____

Phone Number: **910-389-8937** _____

Email: **jennamorton@seacoastrealty.com** _____

Transaction Manager: **Jessica Hernandez** _____

Phone Number: **910-554-3740** _____

Email: **officeofjennamorton@seacoastrealty.com** _____

Selling Agent Contact

Firm: _____

Agent: _____

Phone Number: _____

Email: _____

Buyers Information

Name: _____

Current Address: _____

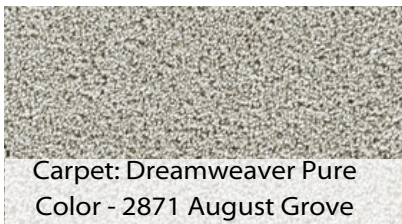
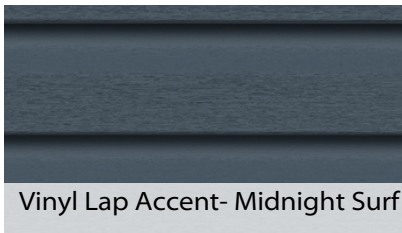
Phone Number: _____

Email: _____



BY72 Mood Board

136 Dallas Dr, Richlands, NC 28574



Brushed Nickel Cabinet Pulls



*All items are subject to change without notice and at our discretion.

Cleanout Location based on Design info.

Dwelling will be in Flood Zone "X" per FIRM CPN 370340 4412 K (Onslow County) Effective 6-19-20

Max BUA: 5,218 S.F.
Proposed BUA: 3,114± S.F. (including drive in R/W)

BUA obtained from AutoCAD Drawing Linework

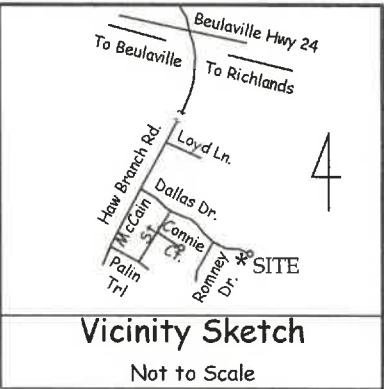
This Site is Served by an Off Site Septic System. See septic permit for additional information and for installation.

House Dimensions shown are per foundation plan provided by owner.

Roof overhangs, exterior HVAC units, uncovered porches and stoops may encroach 18 inches into a required setback area. See Section 8.6.C. of the Zoning Ordinance.

Legend:

- Ac. - Acres
- BUA - Built Upon Area
- Ch - Chord
- CO - Clean Out
- EOP - Edge of Pavement
- L - Arc Length
- M.B. - Map Book
- MBL - Minimum Building Line
- Pg. - Page
- p.t. - Pump Tank
- R - Radius
- R/W - Right-of-way
- S.F. - Square Feet
- s.t. - Septic Tank
- w.s. - Water Service
- (R) - Record MBL
- (Z) - Zoning MBL

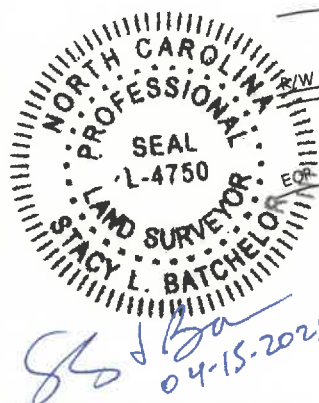
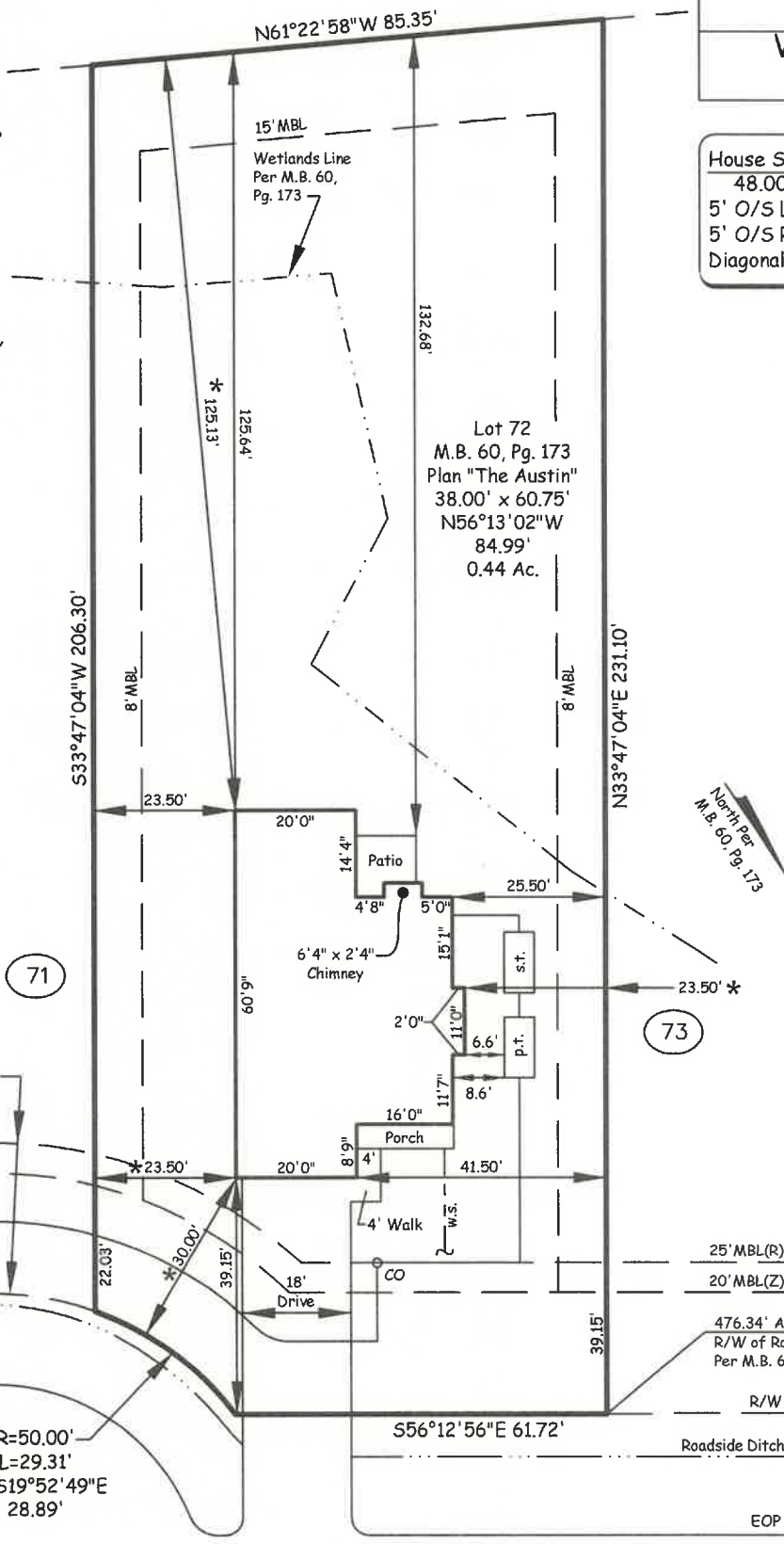


House Staking Data
48.00' x 60.75'
5' O/S Left- 18.50'
5' O/S Right- 18.50'
Diagonal- 77.42'

Required Setbacks (Zone R-15)
Front: 20'
Rear: 15'
Side Yard: 8'

Required Setbacks (M.B. 60, Pg. 173)
Front: 25'
Rear: 15'
Side Yard: 8'

Actual Setbacks
*Front: 30.00'
*Side Left: 23.50'
*Side Right: 23.50'
*Rear: 125.13'



NO RECORD SEARCH DONE BY OR FURNISHED TO SURVEYOR IN REGARD TO ZONING, SETBACKS, EASEMENTS OR RESTRICTIONS.

THIS MAP NOT FOR RECORDING PURPOSES.

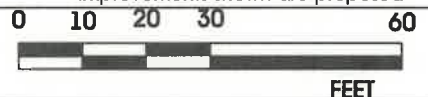
PRELIMINARY PLOT PLAN

AREA CALCULATED BY COORDINATES

LOT 72 BLK. - SUBD. THE BRYANT PLACE PHASE FOUR
RICHLANDS TOWNSHIP ONSLOW COUNTY, N.C.

This plan does not represent a Survey. Improvements shown are proposed

PREPARED FOR: HORIZONS EAST, LLC



DATE: 2-6-25 SCALE: 1"=30'
P.P.P. ELB CK. _____
DISK: ACAD#2203 FILENAME: PRL72BPV
REV. 4/15/2025 SWB - Add Dimensions - Remove Headwall

TIDEWATER ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 306 New Bridge Street - 28540
Phone (910) 455-2414 - www.TidewaterENC.com
Firm License Number: F-0108

