



Peninsula Retail Lot Disclosure – Beau Coast Realty LLC

Buyer(s): _____ Lot Number: _____

Address: _____

- ___ ___ 1. Receipt of Property Report prior to signing of the contract.
- ___ ___ 2. It is your option to cancel this contract without penalty within 7 days of an executed contract. (Page 1)
- ___ ___ 3. A 1% Marketing Fee is required to be paid to the seller no more than 30 days from issuance of Certificate of Occupancy. (Article II)
- ___ ___ 4. Receipt of Lot Survey with all necessary measurements, BUA, and flood elevations noted.
- ___ ___ 5. Buyer is responsible for installing a sidewalk at the time of home construction.
- ___ ___ 6. Water and Sewer Vouchers totaling \$6,000.00 will be assessed at closing. The vouchers will be provided at closing and it is the buyer’s sole responsibility to keep them until they are needed at time of building permit to turn back in the town.
- ___ ___ 7. Receipt of Brownfield Disclosure
- ___ ___ 8. Buyer is responsible to collect information during the due diligence period regarding additional pre-construction costs such as grading, fill dirt, lot clearing, retaining walls, etc.
- ___ ___ 9. Buyer understands there is no mandatory timetable to begin construction and all plans to build must be approved by the Architectural Review Committee.
- ___ ___ 10. Buyer Acknowledges the Beau Coast Restrictive Covenants prohibit the lease/rental of any homes north of Freedom Park Road.

Buyer Signature: _____ Date: _____

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