

BUILDER ADDENDUM TO OFFER TO PURCHASE

1. Home Inspection - No Inspection will be scheduled without approval from the listing agent and construction office. Once approved the listing agent must be notified at least 48 hours before the inspection is conducted, with the date and time of the inspection. All Inspections must be completed and all reports must be sent to the listing agent prior to the walk through. The builder will not be responsible for any reinspect fee for inspections or appraisals.
2. Punch List Walk Through- Buyer agrees to be present at the walk through and this will be scheduled by the seller 7-10 days at a minimum prior to settlement. Walk Through scheduling will be Monday - Friday between 9:00 am-2:00 pm. This is for the purpose of identifying punch list items and review systems prior to settlement. Buyer will need to allow 1 hour minimum to conduct this walk through. Both buyer and seller must agree to all punch list items. NO punch list item will be accepted prior or after the Punch List Walk Through has been completed.
3. Final Walk Through- It is recommended that a final walk through be done the day of closing. This will be completed by the buyer and agent only.
4. Settlement- The seller requires that closing on the property shall be conducted by the builder's approved attorney, Jason M. Blackburn. Buyer shall have every right to retain their own representation to review any closing documents, however, closing shall occur at the office of Jason M. Blackburn, Attorney at Law, PLLC. Any expenses incurred by Buyer for other retained representation will be in addition to any closing fees charged by Jason M. Blackburn, Attorney at Law, PLLC.
5. Utilities- The builder will have the utilities disconnected from the property 48 hours after settlement.
6. Keys will not be disbursed to the buyer until the loan is funded and wired funds have been received by the closing attorney.
7. Buyer acknowledges receipt and approval of all plans and specifications for the subject property.

Seller:

Buyer:

BY: _____

Date

Date

Date