

BHS Developers New Construction Addendum

Property Address: _____

Buyer(s): _____

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

Scope and Completion of Construction

Seller/Builder represents that all construction, including all materials, systems, and features identified in the Agreement and related documents, will be completed in a workmanlike manner consistent with the plans and specifications provided. Buyer acknowledges that certain minor changes may occur as a result of construction variables, material availability, or code compliance. Photos on the MLS and websites may be of similar houses.

Builder's Discretion on Materials and Specifications

Buyer acknowledges that all square footage figures, including total and individual room measurements listed in the specifications and plans, are approximate and may vary slightly between homes of the same model. These variations are typical due to construction tolerances and field conditions. Seller/Builder reserves the right to make minor adjustments to property lines as necessary to comply with applicable setback requirements, building separations, or minimum lot size regulations. Such adjustments may be made without prior approval or compensation to Buyer, provided they do not materially affect the use or value of the property. Unless otherwise specified in the Purchase Agreement, Seller/Builder retains the exclusive right to select all vendors and service providers, including but not limited to appliance suppliers and closing attorneys.

Buyer's Consent to Appraisal Disclosure

Buyer hereby authorizes the mortgage lender to release a copy of the appraisal report to the Builder/Seller and/or Listing Agent. This authorization is made without imposing any obligation or responsibility on the lender, appraiser, or any recipient.

Site Access and Visitation Policy

Buyer acknowledges that the property is an active construction site and agrees to schedule any site visits in advance with the Seller or Builder. All visits must be accompanied by a representative of the Builder or Buyers Agent and comply with all safety protocols, including the use of appropriate footwear and protective equipment. Unsupervised visits are prohibited.

Closing and Closing Attorney

Closing shall take place at Builder's approved attorneys office, Mewborn & DeSelms, Attorneys at Law which is located at 829 Gum Branch Rd C. Jacksonville, NC 28540.

Buyer 1: _____ Date: _____

Buyer 2 : _____ Date: _____

Builder: BHS Developers INC,

Signature: _____ Date: _____

Print Name: Brittany Silance, Owner/Managing Member