



BUILDER ADDENDUM TO CONTRACT

1. **BUILDER PROGRAM & SELECTIONS:** Thank you for your interest in this new construction spec home built by Superior Homes of the Sandhills.

As this home is already in progress, any requested changes or remaining selections must be completed within 7–10 business days of going under contract to maintain the construction timeline.

Buyer may work with their agent to request any available remaining selections. All change requests must be submitted in writing, approved by Builder, and paid in full in advance.

Available options may be limited based on the current stage of construction, and once materials have been ordered or installation has begun, all selections and upgrades are considered final and non-refundable.

2. **COMMUNICATION:** To ensure a seamless and well-managed building experience, all communication regarding construction, selections, and any changes will be coordinated through your agent in partnership with the listing agent.

Our team will manage all day-to-day communication with subcontractors and the site superintendent, allowing for clear direction, quality control, and a streamlined process from start to finish.

3. **PLANS & CONSTRUCTION:** Floor plans, renderings, and marketing materials are intended to provide a general representation of the home and may vary based on the specific lot, community, and selections made.

Our team is committed to delivering a high-quality home and will diligently progress through construction; however, certain factors such as personalized selections, material availability, weather, and site conditions may influence timing. Should any of these occur, the construction timeline and closing date may be adjusted accordingly.

4. **JOB SITE ACCESS:** Your safety is our top priority throughout the construction process. For that reason, access to the home during active construction is limited.

Visits during construction hours (**6:00 AM – 7:00 PM, weekdays**) must be scheduled in advance and accompanied by your agent or a Builder representative.

We are happy to coordinate site visits at appropriate times and will ensure you have opportunities to walk your home as it comes together. All visits to the property are at your own risk.

5. **WALK-THROUGH & INSPECTIONS:** An initial walk-through will be scheduled approximately **7–14 days prior to closing**, followed by a final walk-through on the day of closing.

Third-party inspections are permitted and should be completed prior to the initial walk-through, in accordance with Builder timelines, to allow for completion of any agreed-upon items prior to closing.

Buyer Initials _____



6. **APPRAISAL:** Buyer acknowledges that the contract purchase price reflects the home, land, utilities, and standard features applicable to the lot and community.

Superior Homes of the Sandhills is confident in its base pricing relative to market value; however, certain upgrades and personalized selections may not be fully captured by third-party appraisals.

Upgrades are paid for in advance as part of the building process. Should the appraised value be less than the total purchase price, Buyer agrees to pay the difference at closing.

7. **UTILITIES & COMMUNITY COORDINATION:** Following closing, utility services will be transferred into Buyer's name within **48 hours**, including electric, water/sewer, and gas as applicable.

For homes located within a community setting, Buyer will also coordinate any HOA-related items and mailbox access, if applicable. Our team is happy to provide guidance and helpful contacts to ensure a smooth transition.

8. **CLOSING & WARRANTY:** Keys and access devices will be provided once the deed has been recorded, officially welcoming you into your new home.

Your home is backed by a **1-2-10 structural warranty** beginning at closing, offering added confidence and peace of mind.

After closing, any service or warranty-related items should be directed through our Warranty Department.

To ensure timely response and proper tracking, all requests should be submitted via email:
warranty@superiorhomes.com

Our team is here to assist you and is happy to help at any time.

9. **GENERAL ACKNOWLEDGMENTS:** Buyer acknowledges receipt of any applicable HOA covenants, restrictions, and deed restrictions associated with the property and is encouraged to review them for a full understanding of community guidelines.

Buyer further understands that school assignments and district boundaries may change and are not guaranteed.

1. **TITLE INSURANCE:** Buyer agrees to use Lafayette Title Company for the purposes of their title insurance coverage at closing. Lafayette Title Company's insurance rates are consistent with other licensed North Carolina providers pursuant to the rate schedule filed with North Carolina Insurance Commission. It is acknowledged that Builder has an ownership interest in Lafayette Title Company, LLC. The Realtors are not licensed insurance agents and are unaffiliated with Title Insurance.

Please contact Brian Walker at Superior Homes of the Sandhills for information regarding Lafayette Title Company, LLC.

Buyer Initials _____

warranty experience, please provide your preferred contact information below for all new home service communications:

Homeowner Name: _____

Email Address: _____

Phone Number: _____

Thank you! We look forward to taking great care of you and your home.

SIGNATURES:

Buyer: _____ Date: _____

Buyer: _____ Date: _____