



BUILDER'S ADDENDUM TO CONTRACT

THIS ADDENDUM is made on this date _____ by and between _____, (hereinafter referred to as "Buyer") and Solomon Home Builders, LLC, (hereinafter referred to interchangeably either as "Builder" or as "Solomon Home Builders, LLC"). This Addendum amends and supersedes that certain contract dated _____ (hereinafter, the "Contract") between Buyer and Builder for that certain residential home to be constructed by Builder on behalf of Buyer _____ 251 Bluejay Street _____, North Carolina (hereinafter referred to as the "Subject Property"). By and through their signature to this Addendum, Buyer understands and agrees that any and all contradictions and/or ambiguities between the terms of the Contract and the terms of this Addendum shall be fully and finally resolved in favor of the terms of this Addendum. the parties hereto agree to amend the Contract as follows:

Buyer(s) shall initial each line:

1. _____ Closing Attorney to be Joseph T. Hammer contact is email: clayton@mwhlaw.lawyer.com
2. _____ Buyer has received a copy of the restrictive covenants from his/her agent and acknowledges his/her responsibility to read them for compliance.
3. _____ Builder has a preferred title company in West Title, which will be used in securing the title insurance policy on the property. Builder is an owner of West Title.
4. _____ It is the buyer's responsibility to confirm school assignment and any potential redistricting.
5. _____ All selections are made from our pre-chosen samples and vendors. We do not accommodate "vendor shopping". The option choices and color selections for your home are limited to those offered by Solomon Home Builders, LLC. You may not bring your own subcontractors to work on your home prior to closing.
6. _____ All pricing will be done directly through Solomon Home Builders, LLC. Pricing done in the field by a trade partner will not be honored.
7. _____ Builder's Contribution to Closing Costs: As outlined in the Offer to Purchase and Contract, Builder has agreed to pay at settlement up to \$ _____ as a contribution toward Buyer's Closing expenses accrued and payable at closing including any FHA/VA lender and inspection costs that Buyer is not permitted to pay less any portion disapproved by Buyer's lender. Buyer may apply this contribution, up to the total amount, toward the loan origination fee, appraisal fees, attorney fees, pre-paid taxes or insurance or other usual and customary lender fees. No portion of this amount may be applied as a credit to the Buyer or to other expenses/vendors not previously agreed to as part of the Offer to Purchase and Contract. Builder's contribution to Closing Costs to be utilized after all lender credits have been applied. Buyer acknowledges that Builder will not be responsible for any capital contribution or similar fees relating to the homeowners' association or management company, including but not limited to document preparation, move-in/move-out fee, preparation of insurance documents, statement of unpaid assessments, and transfer fees. Additionally, Buyer acknowledges that Builder shall not be responsible for the payment of excise tax and Buyer shall assume responsibility for the payment of the excise tax at Closing.
8. _____ Floor plans vary in regard to square footage, special features and upgrades; therefore, many of the items viewed in other homes may not be standard. Architectural renderings, floor plans and artist renderings are not to be used for the purposes of buying within the projects they depict as they may not be current or could have changed. Do not base any decision to buy real estate from these images, renderings or illustrations. Buyer shall consult with the sales representative to obtain the current building specifications (current neighborhood feature sheet) before submitting the Offer to Purchase and Contract.
9. _____ **OWNERSHIP OF PLANS AND SPECIFICATIONS:** Buyer acknowledges that Buyer has no ownership rights in any of the Plans used in connection with this Agreement, and that Buyer will be liable to Builder or other owner of the Plan in the amount of any lost profits, consequential damages, and other applicable damages for any reuse, sale, or dissemination of such Plans. Architectural/Construction plans will not be provided to the buyer for any reason.
10. _____ Builder will not install or allow to be installed prior to closing any items provided/purchased by the buyer unless otherwise agreed upon in writing.
11. _____ Any pricing (i.e., upgrades, fences, etc.) will be done directly through Solomon Home Builders, LLC sales department. Pricing done in the field by a trade partner and/or Superintendent will not be honored.
12. _____ Buyers may not engage the Superintendent, or tradesmen/sub-contractors to make additions or changes of

_____ Buyer(s) _____ Builder

any kind while under construction and/or prior to closing. Such changes must be coordinated between their agent and/or the builder representative.

13. ___ All upgrades, changes and additions must be submitted on a signed Change Order form. If it is not in writing and paid for by advance cash deposit with Solomon Home Builders, LLC, no upgrades, changes or additions will be made. Upgrades, changes and additions must be paid in cash and by advance deposit with Solomon Home Builders, LLC. Any and all such deposits are non-refundable.

14. ___ Buyer to coordinate all available interior and exterior selections through the Solomon Home Builders, LLC Selections Center or other designated representative. Contact Solomon Home Builders, LLC 910-308-4282 (Stacy) to coordinate selection appointments.. Buyer will have **14 days** from the date of accepted contract for selections to be made and/or make changes, upgrades or additions. A **\$250** change fee plus the cost **per each available change** will apply after **15** days from the date of the accepted contract. The stage of construction at the time of contract will determine which changes the builder will accommodate.

15. ___ Builder shall diligently pursue the construction of the House and shall complete construction as a “turn-key” job on or before the closing. If Builder is delayed at any time in the process of construction by a) any act or neglect of Buyer, b) any changes ordered in the construction, c) material shortages, adverse weather conditions, or delays in transportation which were not reasonably anticipated or d) acts of God, then the time for completion on construction of the House and closing shall be extended automatically by a reasonable time to account for the delay experienced. Construction shall be deemed complete when i) the House has been completed in accordance with the Plans and Specifications and is broom-clean; ii) a certificate of occupancy has been issued by the appropriate governmental authority having jurisdiction over the construction of the house. **Builder is not responsible for any fees or expenses incurred by the buyer i.e., extension of interest rate lock, housing, moving fees etc. resulting in such delays of closing.**

16. ___ **Home Inspections:** Solomon Home Builders, LLC will only recognize home inspections performed by a North Carolina Licensed Home Inspector. Solomon Home Builders, LLC to be notified prior to any home inspections to ensure that the home is ready prior to the home inspection being performed. Solomon Home Builders, LLC will not be held liable for any expenses incurred for home inspections. Inspection must be performed a minimum of 2 weeks prior to closing and any request for repairs submitted to Solomon Home Builders, LLC within 24 hours of receipt. Home Inspections are an expense of the buyer and are not considered a closing cost.

17. ___ In accordance with the requirements imposed by Builder’s insurance company and as is otherwise provided by law: a) Buyers understand and agree that they will not be on the job site between the hours of 6:00 a.m. and 6:00 p.m. during weekdays unless accompanied by their agent. b) Buyers understand that they enter the job site at their own risk, even when accompanied by the builder or agent. c) Buyers enter the job site after hours at their own risk. Buyer shall fully indemnify and hold Builder harmless from any and all liability accrued by Buyer’s presence on the Subject Property, including, but not limited to, from any and all injuries which Buyer might suffer or cause others to suffer while on the Subject Property.

18. ___ If Buyer is obtaining a loan in order to close their purchase of the Subject Property, then, and in that event, Buyer must submit their loan application to their lender within seven (7) days of their execution of the Contract to purchase the Subject Property.

19. ___ Builder may unilaterally terminate the Contract if, in its reasonable discretion, Builder believes its construction costs to have substantially increased over and above prior quotes, Buyer unreasonably interferes in Builder’s construction of the home, Buyer submits altered building plans which increase the square footage of the home (unless Buyer deposits the additional cash cost of the increase with Builder upon plan submission) or for any other reason in the Builder’s reasonable discretion.

20. ___ Landscaping is not covered by any warranty.

21. ___ **Hardwood and Laminate Flooring Acknowledgement:** Many characteristics of pre-finished wood flooring and finished in-place hardwood flooring, as well as engineered flooring and laminate flooring, are similar. Ask your builder representative for more information. **Natural Variation Between Boards:** Your flooring will have variations from board to board including the grain pattern, dark gray or black marks or shading, finish texture and knots of various sizes. **Samples from Showroom:** Samples will not exhibit all possible color and grain variations you will see in your floor. **No two floors are alike;** your new floor may appear slightly different. **High Edges:** Factory finished boards are not sanded to the exact same level after installation. Therefore, some boards may sit slightly higher than others. **Wood Ages with Light and Time:** All wood changes in color with exposure to light (both natural and artificial). The darker the stain color, the less apparent this aging will be. This color change will be more noticeable in lighter colors, which will darken. Sections of the floor which are covered by area rugs or furniture may age

_____ Buyer(s) _____ Builder

differently. These changes are not covered by manufacturers' warranties. Floor noise: Not all hardwood, wood laminate and engineered wood sound alike when being walked on. Minor squeaks and pops are to be expected as a result of expanding and contracting wood flooring. They may come and go as the pressure between individual boards changes. Cleaning and Maintenance: Sweep with a soft bristle broom, and/or vacuum with a soft floor attachment. Clean only with a professional product approved for pre-finished wood or laminate (see the manufacturer's instructions for approved products). Do not wet mop a pre-finished wood or laminate floor. Moisture: Moisture can damage the floor. Wipe up spills immediately; exposure to moisture or the use of improper cleaning products or methods will allow water to get into the cracks between the boards and cause swelling or cupping. Damages from the above exposures to moisture are not covered under warranty. Scratches and Dents: Put soft plastic slides under the legs of furniture to help prevent scuffing and scratching. Fabric or felt laced glides are not recommended because they trap particles which may scratch the floor. When moving furniture or other objects, do not slide or even roll on wood flooring (wheels may dent the floor). It is best to pick up the object completely. Impacts (such as from a dropped object or high-heeled shoes) may leave dents. Scratches and dents are not covered under warranty. Gaps and Separation Between Boards: Wood flooring expands and contracts with changes in your home's relative humidity. Potential purchasers should be cautioned that cracks will emerge, and we will not make any attempts to repair or replace boards with small horizontal cracks (unless part of another problem). Installation: Large areas of floating flooring sometimes have to be broken into segments. This is done by installing a transition strip. They are usually placed at a doorway or at the entrance to another room or hallway. Not doing so will void manufacturer warranties and may cause buckling or separation of the flooring. Putty and Filler: Putty and/or filler are used on every hardwood floor. Since factory finished floors must be installed with the finish in place, colored putty is used to conceal the face. How to Inspect a Wood Floor: Because these products are intended as flooring, the accepted point of view from which to inspect a wood floor is from a standing position under normal lighting.

22. Cabinet Acknowledgement: Natural Variation Between Components: Your cabinets will have variations from part to part including the wood grain pattern, finish texture, shading, and stain or paint color. Samples from Showroom: Samples will not exhibit all possible variations you will see in your cabinets. No two cabinets are alike; your new cabinets may appear slightly different. Offset Edges: Factory finished cabinets are not sanded to the exact same level after installation. Therefore, some face frames, doors, trim or fillers may sit slightly offset compared to others. Wood Ages with Light and Time: All wood changes in color with exposure to light (both natural and artificial). The darker the stain color, the less apparent this aging will be. This color change will be more noticeable in lighter colors, which will darken. These changes are not covered by manufacturers' warranties. Cleaning and Maintenance: Clean only with a professional product approved for pre-finished cabinets (see the manufacturer's instructions for approved products). Moisture: Moisture can damage the cabinets. Exposure to moisture or the use of improper cleaning products or methods can cause swelling or cupping. Damages from the above exposures to moisture are not covered under warranty. Scratches and Dents: Scratches and dents (or other cosmetic concerns not noted at time of install) are not covered under warranty. Gaps and Separation Between Cabinet Parts: Wood expands and contracts with changes in your home's relative humidity. Purchasers should be cautioned that cracks will emerge, and we will not make any attempts to repair or replace cabinet parts with small cracks (unless part of another problem). Maintain proper humidity in the home to minimize door warpage. Putty and Filler: Putty and/or filler are used on every cabinet. Since factory finished cabinets must be installed with the finish in place, colored putty is used to conceal cosmetic concerns. All cabinets require touch-up after installation. How to Inspect a Wood Cabinet: The accepted point of view from which to inspect a cabinet is from 5 feet away or from the center of the room, under normal lighting.

23. The buyer is responsible for having the utilities (i.e., electric, water/sewer, gas) turned on in their name within **48 hours** after closing. After 48 hours the builder will disconnect all utilities.

WHEREFORE the parties hereto have voluntarily set their respective hands and seals, the day, month and year first above written.

_____ Solomon Home Builders, LLC

1) _____ 2) _____ Buyer(s)

_____ Buyer(s) _____ Builder

NON-DISPARAGEMENT ADDENDUM

OFFER TO PURCHASE AND CONTRACT REGARDING:
251 Bluejay Street

(Property)

BETWEEN

BUYER: _____

and

Solomon Home Builders, LLC

NOT WITHSTANDING ANY OTHER PROVISIONS CONTAINED IN THE OFFER TO PURCHASE AND CONTRACT DESCRIBED ABOVE OR ANY SUBSEQUENT ADDENDUMS THE PARTIES FURTHER AGREE AS FOLLOWS:

Mutual Non-Disparagement. Each of the Parties covenant and agree that neither they nor any of their respective agents, subsidiaries, affiliates, successors, assigns, officers or directors, shall in any way, directly or indirectly, alone or in concert with others, cause, express or cause to be expressed in a public manner, orally or in writing, any remarks, statements, comments or criticisms that disparage, call into disrepute, defame, slander or which can reasonably be construed to be defamatory or slanderous to the other Parties or such other Parties' subsidiaries, affiliates, successors, assigns, officers (including any current officer of a party or a parties' subsidiaries who no longer serves in such capacity following the execution of this Agreement), directors (including any current director of a party or a parties' subsidiaries who no longer serves in such capacity following the execution of this Agreement), employees, stockholders, agents, attorneys or representatives, or any of their products or services.

The intent of this addendum is to acknowledge that the parties intend to work together in a professional and respectful manner to reach a common goal.

All other provisions of the contract remain unchanged and in full force and effect. Dated this ____ day of _____, 20____

BUYER:

_____(SEAL)

_____(SEAL)

Solomon Home Builders, LLC :

_____(SEAL)

_____(SEAL)

NORTH CAROLINA

ADDENDUM TO OFFER TO PURCHASE AND CONTRACT

Johnston COUNTY

This Addendum, made and entered into this ____ day of _____, 20____, by and between Solomon Home Builders, LLC and _____ (hereinafter "Seller"), and _____ and _____, (hereinafter "Buyer"), for the sale and purchase of that certain property more particularly described as 251 Bluejay Street (hereinafter "Property").

1. The Buyer understands and acknowledges that the contract price agreed upon by the parties may be in excess of the appraised value of the Property.
2. The Buyer represents that the Buyer has sufficient funds to fund the difference out of pocket, if the Property does not appraise for the contract price.
3. The Buyer understands and acknowledges that the Seller has no expectation of reducing the contract price to the appraised value in the event the Property does not appraise for the contract price.

In witness whereof, the parties have executed this document in their respective capacities as Seller and Buyer, as of the day and year first above-written.

Seller (SEAL)

Seller (SEAL)

Buyer (SEAL)

Buyer (SEAL)

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

NOTE: For when Residential Property and Owner's Association Disclosure Statement is not required (For example: New Construction, Vacant Lot/Land) or by agreement of the parties.

Property: 251 Bluejay Street

Buyer: _____

Seller: Solomon Home Builders, LLC

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Buyer and Seller for the Property.

For the purposes of this Addendum, "Development" means any planned community or condominium project, as defined by North Carolina law, which is subject to regulation and assessment by an owners' association.

Any representations made by Seller in this Addendum are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies relating to the Development, to the best of Seller's knowledge. Except with regard to Confirmed Special Assessments, Seller does not warrant the accuracy, completeness, or present applicability of any representation or documents provided by Seller, and Buyer is advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

1. Seller represents to Buyer that the Property is subject to the following owners' association(s) [insert N/A into any blank that does not apply]:

(specify name): Ashcroft HOA whose regular assessments ("dues") are \$ 78.95 per month. The name, address and telephone number of the president of the owners' association or the association manager are: IRJ Property Management 919-322-4680 info@irjpm.com

Owners' association website address, if any: _____

(specify name): _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address and telephone number of the president of the owners' association or the association manager are: _____

Owners' association website address, if any: _____

2. Seller represents to Buyer that the following services and amenities are paid for by the above owners' association(s) from the regular assessments ("dues"): (Check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Master Insurance Policy | <input type="checkbox"/> Street Lights |
| <input type="checkbox"/> Real Property Taxes on the Common Areas | <input type="checkbox"/> Water |
| <input type="checkbox"/> Casualty/Liability Insurance on Common Areas | <input type="checkbox"/> Sewer |
| <input checked="" type="checkbox"/> Management Fees | <input type="checkbox"/> Private Road Maintenance |
| <input type="checkbox"/> Exterior Building Maintenance | <input type="checkbox"/> Parking Area Maintenance |
| <input type="checkbox"/> Exterior Yard/Landscaping Maintenance | <input checked="" type="checkbox"/> Common Areas Maintenance |
| <input type="checkbox"/> Trash Removal | <input type="checkbox"/> Cable |
| <input type="checkbox"/> Pest Treatment/Extermination | <input type="checkbox"/> Internet service |
| <input type="checkbox"/> Legal/Accounting | <input type="checkbox"/> Storm Water Management/Drainage/Ponds |
| <input checked="" type="checkbox"/> Recreational Amenities (specify): <u>Bronze Level Membership to the Fred Smith Company Sports Club</u> | <input type="checkbox"/> Gate and/or Security |

Other (specify) _____
 Other (specify) _____

This form jointly approved by:
North Carolina Bar Association
North Carolina Association of REALTORS® Inc.
Buyer initials _____ Seller initials RS



STANDARD FORM 2A12-T
Revised 7/2021
© 7/2021

3. As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed, payable by the Development's property owners, except: _____

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development and/or the owners' association, except: _____

5. The fees charged by the owners' association or management company in connection with the transfer of Property to a new owner (including but not limited to document preparation, move in/move out fees, preparation of insurance documents, statement of unpaid assessments, and transfer fees) are as follows: \$625 Certification Fee and \$100 Working Capital Fee

6. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the following items affecting the Property, including any amendments:

- Seller's statement of account
- master insurance policy showing the coverage provided and the deductible amount
- Declaration and Restrictive Covenants
- Rules and Regulations
- Articles of Incorporation
- Bylaws of the owners' association
- current financial statement and budget of the owners' association
- parking restrictions and information
- architectural guidelines

The parties have read, understand and accept the terms of this Addendum as a part of the Contract.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Date: _____

Date: _____

Buyer: _____

Seller: DocuSigned by:
Robert Stanley

Date: _____

Date: _____

Buyer: _____

Seller: _____

Entity Buyer: _____

Entity Seller: _____

(Name of LLC/Corporation/Partnership/Trust/etc.)

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: _____

By: _____

Name: _____

Name: _____

Print Name

Print Name

Title: _____

Title: _____

Date: _____

Date: _____



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

Instructions to Property Owners

- 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.
- 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.
- 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
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Seller has severed the mineral rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Seller has severed the oil and gas rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.			

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: 251 Bluejay Street

Owner's Name(s): Solomon Home Builders, 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 _____
DocuSigned by: CE711CB4E22C481...

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 _____



DISCLOSURE TO BUYER FROM SELLER
AND BUYER ACKNOWLEDGMENT

The following, if initialed, are applicable to the transaction as contemplated in the Offer to Purchase and Contract by and between Solomon Home Builders, LLC (“Seller”) and _____ (“Buyer”):

Covenant and Zoning Disclosure Agreement. Buyer acknowledges that Seller has not performed a full title examination of the property, in order to determine the existence of restrictive covenants and other conditions of title to the property in question, including zoning requirements, the existence of a homeowners association, or easements. If available and requested, such restrictions and conditions have been or will be supplied to Buyer, and, if applicable, Buyer acknowledges receipt of same. Buyer is advised to seek legal counsel should there be a question regarding the legal implications of such restrictions and conditions, if any, including, if applicable, whether the common area has been conveyed to the homeowners association.

Public versus Private Road Acknowledgment. Buyer acknowledges that the access to the Property to be purchased is via a _____ public private (check one) road. If private, the road is currently maintained by the developer _____ the homeowners association _____ the owners fronting the road right of way (check one). If private and maintained by the developer, the road will _____ will not (check one) be turned over to the North Carolina Department of Transportation (NCDOT) for future maintenance. Buyer is advised to verify whether the road, if public, has been accepted into the NCDOT road system for future maintenance. The website for this verification is <https://apps.dot.state.nc.us/srlookup/>. Buyer is advised to seek legal counsel should there be a question regarding the legal implications of road maintenance if the road is private and/or has not been accepted into the NCDOT road system.

Disclosure and Release Regarding Mold. Mold and/or other microscopic organisms may exist in or around the Property, which can cause physical injuries, including, but not limited to, allergic and/or respiratory reactions, particularly in persons with immune systems problems, young children or the elderly. Buyer acknowledges this and accepts full responsibility and risk for any and all injuries which may arise out of the exposure by client to mold and/or other microscopic organisms. Buyer is advised to conduct his/her/their own due diligence using appropriate and qualified experts.

Buyer Initials _____

Buyer Initials _____

Seller Initials _____

Seller Initials _____

Square Footage and Property Size/Dimensions. The measurements and square footage of the Property are as disclosed in the MLS listing, and reviewed for accuracy using the tax card filed with the county. The Property _____ has _____ does not have (check one) additional unpermitted square footage per the disclosure statement, meaning some improvements creating finished area, formerly unfinished area, may have been completed without permitting the process with the appropriate zoning authorities. **The unpermitted square footage may be uninsurable or even be required to be removed in the future, and therefore, Buyer is advised to consult with the local building inspector, Buyer's insurance agent, and closing attorney, should Buyer wish to verify the accuracy of the Property dimensions, whether the finished rooms were properly permitted, and the consequences if there is unpermitted square footage.** This information is deemed reliable but is not guaranteed.

Proposed Highway Expansion. The Property is included in the area designated by the North Carolina Department of Transportation as an area either within or close to a parcel being considered for the following highway extension or expansion (circle one): NC 55 ---- US 540 Southern Extension ---- US 540 Eastern Extension ---- Highway 42 East/West Connector --- Other: _____. Buyer is advised to contact the North Carolina Department of Transportation for further information.

Aircraft Noise Notification. The Property is located in an area adjacent to or near an airport, which may expose the Property to regular and concurrent aircraft noise levels exceeding the typical ground-based noise. Exposure to aircraft noise may affect the usability of the Property.

As-Built Survey. Buyer is advised that the Property may not have been surveyed by the Seller, or there is not a survey available showing the location of the improvements and impervious surfaces on the Property. Buyer is further advised that impervious surface rules may prevent future improvements to the home or lot, including, but not limited to, any additions, paving and outbuildings, and Buyer should seek legal or survey counsel to verify.

Flood Insurance. If checked, Buyer has been notified that some or all of the Property is in in a Zone _____ flood zone, and flood insurance may be required by Buyer's lender. If the property has water intrusion from some outside body of water, Buyer's homeowner's policy may not cover the damage. Buyer should obtain information from Buyer's insurance company, to determine what water-related issues are covered, and whether Buyer should obtain flood insurance in addition to homeowners insurance.

Off-Site Septic Field. Buyer is advised that the Property contains either a Repair Field or Drain Field that is not a part of the lot and may not even be a contiguous parcel to the Property. The additional lot may either be an additional fee parcel, or a parcel owned by someone else but subject to an easement for Buyer's septic use. Buyer is advised that said additional lot may require additional maintenance and/or County inspections.

Buyer Initials _____

Buyer Initials _____

Seller Initials _____

Seller Initials _____

Radon. Radon is a colorless, odorless gas which comes from the natural breakdown of uranium in the soil. It is found in homes nationwide including North Carolina. It typically moves up from the ground through cracks or holes in the foundation and may become trapped in the home or well water, creating higher than Federally acceptable amounts in the air and water supply (4.0 picocuries per liter is the minimum acceptable amount). Radon can be remediated and Buyer is advised to have the home and well tested to determine whether remediation may be required.

Fencing and Accessory Structures. Buyer is advised that construction of a fence or accessory structure, including a pool, garage or storage building, may require a building or zoning permit, as well as an architectural approval application if the property is located in a subdivision with restrictive covenants. In addition, the construction of same may result in a violation of impervious surface rules for the lot. If these additions are important, Buyer is advised to contact the appropriate authorities in order to obtain approval.

Animals. Buyer is advised that municipal or county regulations, or restrictive covenants, may limit the number and types of pets permitted. Underground fencing may also require a permit or notice to the public of its existence on the Property.

Underground Storage Tank. If checked, Buyer is advised that the Property contains an underground storage tank that _____ is _____ is not (check one) currently being used for the following purpose: _____. If applicable, the tank _____ has _____ has not (check one) been appropriately abandoned as required by local, state and Federal applicable laws. Buyer is advised to seek legal counsel to determine the impact of such disclosed information.

Homes Constructed Prior to 2000. Older homes may contain hazardous or defective materials, including, but not limited to, asbestos, lead based paint, synthetic stucco or composition siding, and polybutylene or cast iron piping. If Buyer is specifically concerned about any of these building materials being in the home, and the home was constructed prior to 2000, then Buyer is advised to procure specific inspections to address whether there exist any potential hazards in the home and the possible effects as a result of the existence of these materials in the home.

School Assignments. Assignments to a particular school or schools for the Property are not guaranteed. Current assignments are subject to change due to redistricting, capped schools or construction of new schools. If important to the Buyer, Buyer should consult with the local school system prior to presenting an offer.

Buyer Initials _____

Buyer Initials _____

Seller Initials _____

Seller Initials _____

Well Contaminants. If the home's water supply is a well, then Buyer is advised to have the water supply tested for not only for potential bacterial contaminants, such as, e-coli and coliform, but also for radon, uranium and radium. For more information, Buyer may contact wakegov.com/wells, or 919-893-WELL (9355), or johnstoncountync.com/envhealth/ or at 919-989-5180.

Nearby Farm Use. If checked, the Property is within one mile from undeveloped acreage in excess of 10 acres, which may be actively farmed. Buyer is advised to seek legal counsel or contact appropriate governmental agencies, in order to determine the extent of such farm use, if any.

Nuisance Notice. If checked, the Property is located 500 yards or less from an electric transmission line (other than a service line to the Property or the Property's neighborhood), sewer or water treatment facility, waste removal facility, or other related nuisance, specifically a _____. Buyer is advised to contact the county or municipality, or, as applicable, the private contractor responsible for construction and maintenance of the facility, for further information.

Buyer executes this document acknowledging receipt thereof.
This the _____ day of _____, 20_____.

Buyer

Buyer

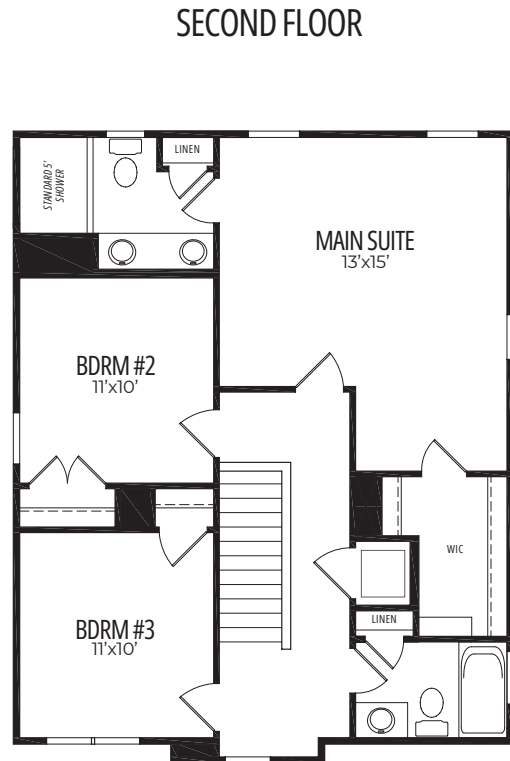
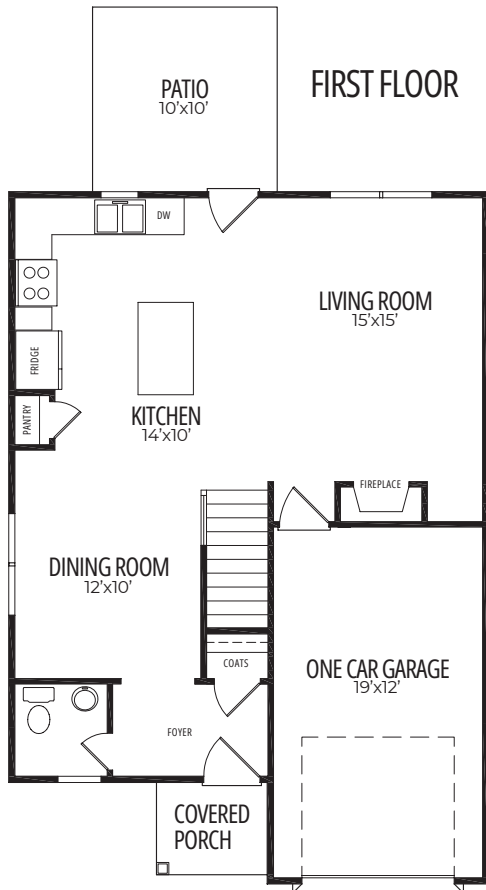
Seller

Seller



REDWOOD

3 Bedroom, 2.5 Bath, 1,510 Sq.Ft.

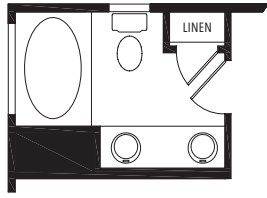


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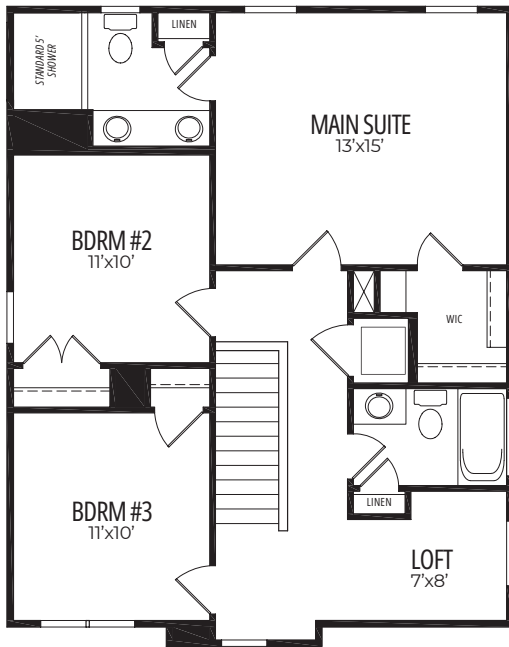
All homes are subject to prior sale. Prices, plans, dimensions, features, specifications and type of materials in homes are subject to change without prior notice or obligation. Square footage is approximate. Floorplan is for marketing purposes only. Do not base your buying decision on handouts and or renderings of homes. See your New Home Sales Specialist for complete details.



Floorplan Options



OPTIONAL MAIN SUITE
GARDEN TUB/SHOWER COMBO



OPTIONAL SECOND FLOOR LOFT



Elevation A



Elevation B



Elevation C

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OPTIONAL SECOND FLOOR

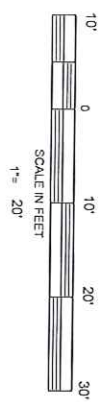
CERTIFICATE OF FLOODWAY INFORMATION
 THE SUBJECT PROPERTY IS LOCATED IN A ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 372916000X DATED 02/2018 FLOOD HAZARD UNITS SHOWN HEREON ARE FROM FIRM NC GOV.
 DEED REFERENCE: DEED BOOK 5318 PG.94.
 MAP REFERENCE: PLAT BOOK 100, PAGES 328-330.

NOTE:
 ALL INFORMATION SHOWN HAS BEEN TAKEN FROM RECORDED MAPS AND DEEDS AND OTHER PUBLIC INFORMATION NO FIELD SURVEY WAS PERFORMED IN PREPARING THE PROPOSED PLAT PLAN. REFER TO RECORDED PLAT FOR DETAIL INFORMATION.

NORTH CAROLINA, HAYWORTH COUNTY
 Mickey R. Bennett P.L.S.
 L. 1514



MICKY R. BENNETT P.L.S.
 L. 1514



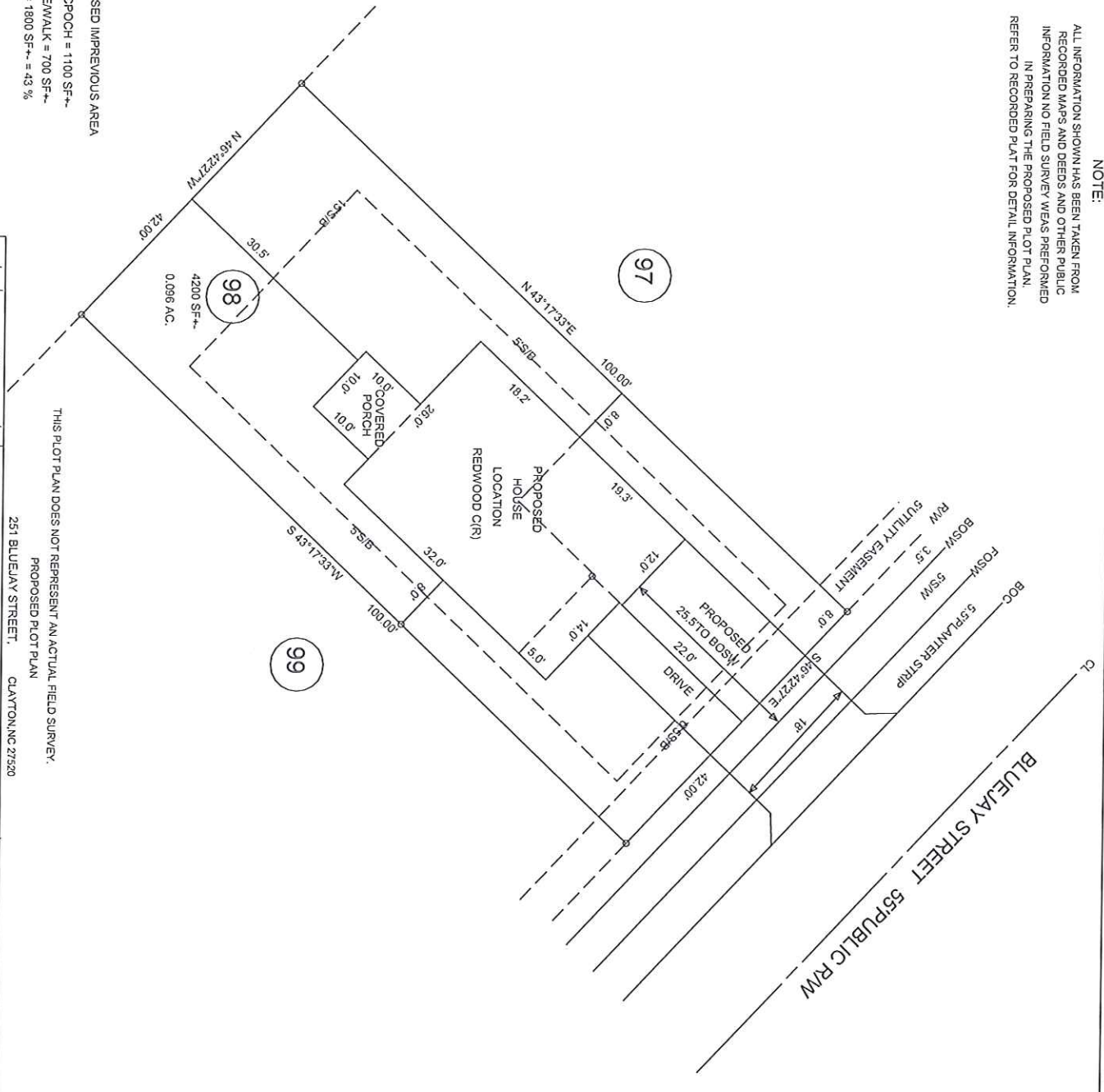
SECTION 2 PHASE 1B
 BUILDING SETBACKS
 FRONT STREET (FROM SIDEWALK) = 10'
 SIDE STREET (FROM SIDEWALK) = 10'
 GARAGE (FROM SIDEWALK) = 25'
 SIDE = 5'
 REAR = 15'
 DRIVEWAY (FROM SIDE LOT LINE) = 4.5'

MAXIMUM BUILDING HEIGHT = 35'
 MAX. IMPREVIOUS AREA = 60 %
 MAX. BUILDING COVERAGE = 50 %

PROPOSED IMPREVIOUS AREA
 HOUSE/GPOCH = 1100 SF+-
 DRIVEWALK = 700 SF+-
 TOTAL = 1800 SF+- = 43 %

ELECTRICITY PROVIDED BY TOWN OF CLAYTON
 WATER AND SEWER BY TOWN OF CLAYTON

OWNERS:
 ASHCROFT PARTNERS, LLC
 114 W. MAIN STREET, STE 102
 CLAYTON, NC 27520-2897



THIS PLOT PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.
 PROPOSED PLOT PLAN

251 BLUEJAY STREET, CLAYTON, NC 27520



TOWNSHIP		CLAYTON		COUNTY		JOHNSTON		SCALE: 1" =		20'		DRAWN BY:		MR. BARB		DATE COLLECTOR	
TOWNSHIP		CLAYTON		COUNTY		JOHNSTON		SCALE: 1" =		20'		DRAWN BY:		MR. BARB		DATE COLLECTOR	
ZONING		PLUMU		NCPN		166900-76-5926		SECTION 2 PHASE 1B		LOT - 98		ASHCROFT PARTNERS, LLC		114 W. MAIN STREET, STE 102		CLAYTON, NC 27520-2897	
BENNETT SURVEYS		F-1304		1602 CLARK RD. LILLINGTON N.C. 27546		(919) 993-5252		DRAWING NO		24445							



DECOR SCHEDULE

Date: 12/17/2024
Job Name: ASH098
Lot/Subdivision: 98 Ashcroft
Address: 251 Bluejay St
Plan Name/Elevation: Redwood C
Buyer Name(s):
Buyer Email:
Buyer Phone:

ITEM	LOCATION	MFG/SUB	MODEL/STYLE/TYPE/FINISH	COLOR
Foundation	Mono-Slab		Parged	Standard
Stone	Per Plan/As Noted		Weather Ledge	Elkwood
Shingles	Per Plan	GAF	Timberline	Charcoal
Gutters	One Level only			White
Front Door	Model / Paint	Parks	½ Lite Clear Glass over 2 Panel	SW7068 Grizzle Grey
	Hardware	Parks		SN
Garage Door	Model	Clopay/Marvin Allan Doors	9x7-Solid-Non-insulated	White
	Accessories		Decorative Hardware	Black
Exterior Siding	Walls	Alside/CHE	Vinyl-Dutchlap	Cape Cod Grey
	Shake	Alside/CHE	N/A	N/A
	Board & Batten & Gables	Alside/CHE	Vinyl	Natural Linen
	Trim	Alside/CHE	Vinyl	Glacier White
	Shutters	Alside/CHE	Vinyl-B&B	Black
Interior Paint	Interior walls	SW/Arnolds Painting		SW7646 First Star
	Interior trim	SW/Arnolds Painting		SW7006 Extra White
	Dining	SW/Arnolds Painting		SW7646 First Star
Interior Finishes	Doors	NSM/Parks	2 Panel Squaretop	SW7006 Extra White
	Hardware	Parks		SN
	Master Bedroom (accent wall)	Parks	Shiplap Ceiling to Floor	SW7006 Extra White
	Master Bath (above vanity)	Parks	Shiplap	SW7006 Extra White
	Foyer/Family Room	Parks	N/A	N/A
	Fireplace Profile(no hearth)	SHB	Electric	
	Fireplace Trim	Parks	Shiplap Ceiling to Floor w/Cedar Mantel	SW7006 Extra White
Plumbing	Kitchen Sink	Worldstone	Single Bowl Undermount	Stainless Steel

	Kitchen Faucet	Delta/Titans Plumbing	Essa Collection	Artic Stainless
	Master Shower	Delta/Titans Plumbing	Woodhurst Collection	Brilliance Stainless
	Master Shower Faucet	Delta/Titans Plumbing	Woodhurst Collection	Brilliance Stainless
	Shower/Tub Combo	Delta/Titans Plumbing	Woodhurst Collection	Brilliance Stainless
	Shower/Tub Combo Faucet	Delta/Titans Plumbing	Woodhurst Collection	Brilliance Stainless
	Drains	Delta/Titans Plumbing	Woodhurst Collection	Brilliance Stainless
	Lavatory Faucets	Delta/Titans Plumbing	Woodhurst Collection	Brilliance Stainless
Cabinets	Kitchen	DMC/First Choice	Magnolia	Storm
	Kitchen Island	DMC/First Choice	Magnolia	Storm
	Kitchen Tops	Worldstone	Granite	Ashen White
	Master Bath	DMC/First Choice	Magnolia	Storm
	Master Bath Top	Worldstone	Quartz	Blanco Matrix
	Secondary Baths	DMC/First Choice	Magnolia	Storm
	Secondary Bath top	Worldstone	Quartz	Blanco Matrix
	Knobs	DMC/First Choice	449-96	SN
Flooring	Kitchen Backsplash	Southern Carpet	Tile Set Brickwork 3x6	FL90 White/ Grout 09 Frosty
	Foyer/HalfBath/Dining/Kitchen /Family Room	Southern Carpet	LVP-Arbor Terrace	Hartley 235
	All Baths & Laundry	Southern Carpet	LVP-Arbor Terrace	Hartley 235
	All Bedrooms & Closets	Southern Carpet	Carpet-Marvel Plus	Clam Shell 182
	Stairs & 2nd Floor Hall	Southern Carpet	Carpet-Marvel Plus	Clam Shell 182
Light Fixture	Lighting Package	AMC		SN
Bath Accessories	Towel Bar, Towel Ring, TP Holder	Tricity		SN
	Mirrors	Tricity		
	Master Shower Door	Tricity		SN
Appliances	Standard Package	GE/Parks	Range, MW Hood Combo, DW	Stainless Steel

Buyer Signature:

Date:

Next Steps Contact Form

Lot Number: Ashcroft lot 98

Next Steps Project Coordinator: - Rachel

Personal Information:

Name: _____

Home Phone: _____

Cell Phone: _____

E-Mail: _____

Address (Current): _____
