



The Hamlet at Kings Meadow Sales and Selection Process

Reservations and Contracts:

- Buyer may reserve a Lot at “The Hamlet at Kings Meadow” by signing a 10-Day Non-Binding Reservation Agreement with a \$500 reservation fee. Buyer may enter into a Purchase Agreement at any time during the ten-day reservation period. If buyer chooses not to enter into a Purchase Agreement, the reservation fee of \$500 is fully refundable.
- Buyer may enter into a Contract without a Reservation Agreement. A minimum of a \$5000 deposit is required with the Sales Contract and a total of 10% is required when the plans & permits are ordered. If buyer has given a \$500 reservation fee before signing a Contract, the \$500 will be applied towards the deposit. If Buyer needs other arrangements for deposit, discuss options with the Team Agents.
A Pre-Approval letter is required when signing a Purchase Agreement if buyer is including a mortgage contingency on the contract. Please Contact us for Special Builder Preferred Lender Financing – Great Rate Lock and Closing Costs Opportunities are available.
- Reservations and Sales Contracts will be prepared by the Sales Team of “the Hamlet at Kings Meadow”. This will apply for In-House and Co-Broke Sales. If a reservation is taken over the weekend by a Sales Team Member, a meeting with the Buyer, Selling Agent and Listing Agent will follow within a few days of taken the reservation. A co-broke selling agent is welcomed and encouraged to be present at all meetings.
- **Deposits**
Reservation Deposit: Payable to Hamlet Homes LLC.

Deposits are required upon signing a Purchase Agreement

1. **Deposits are made payable to: Hamlet Homes LLC.**
2. **The deposit will be based on the total price of the contract.**
Builder prefers 10% down if plausible.

- Payment Procedures for additional options and upgrades requested after signing a Purchase Agreement.

Any additional options and upgrades requested after signing a contract must be in writing on a work order or selection sheet signed by the Buyer. **The additional options and upgrades may be payable upon making selections or an addendum will be made to account for the additional funds needed to complete the upgrades.**

SELECTIONS:

Buyers are asked to finalize the following selections within 30 days from executing a Purchase Agreement with the Sales Team of the Hamlet at King Meadow at the onsite sales office for the following items: A selection sheet will be provided.

- **Exterior Siding**
- **Decking or Patio Color**
- **Cabinetry- (Kitchen & Baths)**
- **Counter Tops (Kitchen & Baths)**
- **Flooring**
- **Plumbing Fixtures - Finishes**
- **Appliances**
- **Lighting fixtures**

All selections shall be in writing. Buyer must sign off on all selections before submitting selections to Builder.

Under Construction Walk Through

For your safety and for liability reasons, we kindly ask that you do not enter your home or any other home that is under construction without being accompanied by one of our Sales Team Members. Such permission will be given when a home is determined to be substantially completed and safe to walk through. Contractors on the site cannot discuss or modify changes or alterations. Please see attached agreement pertaining to visiting the site with contracts.

Utility Transfer:

We ask the Buyers to contact the utility companies (electrical, gas, telephone, etc.) ten days prior to closing to transfer the utilities into their names. A list of utility companies and phone numbers will be provided.

Hamlet Homes LLC and Sales Team at Kings Meadow look forward to making the process of building your home an exciting and pleasant experience.

Buyer

Date

Buyer

Date