Addendum BH to Residential Offer to Purchase

Offer to Purchase dated: _____
Purchaser Name(s): _____
Property Address: 2164 River Glen Way. Burlington, WI 53105

This Addendum BH to the Residential Offer to Purchase (this "Addendum") is attached to and incorporated by reference into the Residential Offer to Purchase (collectively referred to as this or the "Offer"). Any term not specifically defined in this Addendum will have the definition given to it in the Offer to Purchase. If any provision in this Addendum conflicts with or contradicts any provision in the Offer to Purchase, then the provisions of this Addendum shall control. In consideration of the promises and the covenants contained in this Offer, Buyer and Seller do hereby covenant and agree to as follows:

DISCLOSURE:
Disclosure is made that members of Bear Homes, LLC are Wisconsin real estate licensees. Buyer acknowledges that Bear Homes, LLC is not the developer of the subdivision but is a subsequent owner of individual lots purchased for resale purposes. Bear Homes, LLC was and is not responsible for the development and construction of the subdivision or the drafting of any subdivision documents and makes no warranties or representations regarding any of the information contained therein.

EARNEST MONEY:
Line 61 of the Residential Offer to Purchase "Listing Firm" and "Buyer's Agent Firm" are hereby deleted. Line 62 to read: *Fidelity Title, Inc., 101 E Washington St, Burlington, WI 53105.* Earnest money check to be made payable/delivered to: *Fidelity Title, Inc..* Closing to be held at Fidelity Title, Inc.

REAL ESTATE TAXES:
Buyer understands the current tax assessment is for vacant land or a partial assessment. Real estate taxes shall be prorated at closing based on the net general real estate taxes for the preceding year or the current year if available. Buyers are made aware that a one-time land use conversion fee (for the conversion of agricultural zoning to single family) may be implemented on or around the next tax bill. The average one-time fee is between $175 and $250, (based on sq ft of the lot). This applies to our Fairway Woods, Whitetail Ridge, Canopy Hill and River Glen communities. Bear Homes will credit buyer(s) in the amount of $200 at closing, and this will then be the responsibility of the buyer(s) once it is received.

CONCRETE AND LANDSCAPING ARE INCLUDED IN PURCHASE PRICE AND MAY BE SUBJECT TO POST-CLOSING ESCROW AGREEMENT:

<u>Concrete</u>:
Buyer understands the concrete work will be coordinated and completed by the seller, as weather permits, in the order of completion, beginning with homes sold during winter months. Funds for the work will come from sellers proceeds and will be held in a post-closing escrow account at Fidelity Title. All funds escrowed to be returned to seller upon completion of said work.

Lawn/landscaping:
Buyer understands the lawn installation and subdivision required plantings are included in the purchase price; however, they are excluded from seller's scope of work. Lawn/landscape work to be coordinated by buyer with landscaping company of buyer's choice. Buyer is aware that the concrete work should precede lawn installation, and seller will be held harmless of any lawn repair due to buyer opting to have lawn installed prior to concrete work being completed. Buyer releases any bonds/deposits of seller's being held by the municipality and agrees to have them returned to seller upon completion of said work.
The amount toward land/landscaping from seller for this home is $ 12397.70 . (bid will be provided)

WARRANTY:
Builder will include a one-year builder warranty with the home. Buyer will receive an 11-month quality walkthrough. Buyer understands and agrees that all warranty claims will be processed through the Buildertrend site portal. Electronic consent is given to sales consultant(s) and the Bear Homes, LLC team members to use Buildertrend for communication. Concrete flat work and lawn are excluded from warranty.

Purchasers have viewed and/or received a copy of the Restrictive Covenants for the subdivision and the By-Laws for the subdivision Homeowner's Association and agree to abide by same. Buyer is advised that these documents can be found online at www.bearhomes.com > Find your new home> Communities & Homesites > Subdivision >View Details.

SELLER: Jonah Hetland DATE: 7/16/2026

BUYER 1: _____ DATE: _____

BUYER 2: _____ DATE: _____