

BOND RELEASE AGREEMENT

SELLER: NEWBROOK HOMES, INC.
BUYER: Jim A Morzinski, Kim R Morzinski
PROPERTY ADDRESS: 5325 Independence Rd. Unit 5 Villas at Coach hills

This Agreement is entered into this 9th day of May, 2026 by and between Newbrook Homes, Inc. ("Seller") and Kim R Morzinski and James A Morzinski ("Buyer") regarding the newly constructed home located at 5325 Independence Rd. Mt. Pleasant, WI ("Property") being purchased by Buyer.

Buyer acknowledges that the purchase price of the home includes deposits that were required to be paid by the Seller at the time the building permit was issued on the Property. Buyer further acknowledges that the Seller calculated the price of the Property with the understanding that those deposits paid by the Seller would be refunded to the Seller upon completion of the Property.

Buyer hereby acknowledges that any deposit paid by Seller at the time of the building permit is the property of the Seller and is not due to the Buyer, regardless of the timing of the release of the deposit. Therefore, Buyer acknowledges that Seller may receive refunds of the deposits after the date of closing and Buyer acknowledges those deposits belong to Seller.

If the municipality so requires, Buyer agrees to sign any deposit release form authorizing the municipality to release the deposit to Seller, even if such release is after the date of closing. In the event Buyer erroneously receives a release of deposit from the municipality that should have been released to Seller, Buyer agrees to promptly return the deposit to Seller.

☐ If this box is checked, a deposit release form for the Municipality is attached and incorporated into this Agreement.

This Bond Release Agreement shall be considered a condition of the Offer to Purchase on the Property and shall be attached to said Offer, whether specifically mentioned within the Offer or not.

BUYER: _____ SELLER: _____
Newbrook Homes, Inc.

