Addendum BH to Residential Offer to Purchase

Offer to Purchase Dated:_____

Purchaser Name(s):_____

Property Address:2900 21st St. Unit B, Kenosha WI

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: Harborside Title, 5705 6th Avenue, Kenosha, WI 53140. Earnest money check to be made payable/delivered to: Harborside Title. Closing to be held at Harborside Title..

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 has been between $150 and $250. This applies to our Arrowhead, Fairway Woods, and Whitetail Ridge communities. Bear Homes will credit buyer(s) in the amount of $200.00 at closing, and this will then be the responsibility of the buyer(s) once it it received.

CONCRETE AND LANDSCAPING ARE INCLUDED IN OFFER TO PURCHASE AND SUBJECT TO POST-CLOSING ESCROW AGREEMENT:

Buyer understands the concrete and seeding work will be completed by the seller, as weather permits, in the order of completion, beginning with homes sold during winter months. Funds for the work to come from sellers proceeds and held in a post-closing escrow account with Harborside

Title. All funds escrowed to be returned to seller upon completion of said work. Buyer understands the yard has been final rough graded and Seller is not liable for any settling throughout the yard and driveway. Buyer releases any bonds/deposits held by the municipality and agrees to have them returned to seller upon completion of said work.

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. Electronic consent is given to sales consultant(s) and the Bear Homes, LLC team members to use Buildertrend for communication.

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 P. Hetland Date: 6/8/2026

Buyer 1 :_____ Date: _____

Buyer 2:_____ Date: _____