EHST MODEL & SPEC ADDENDUM TO OTP

- **Earnest Money ("EM"):**

  All offers must include a minimum of 1% of the purchase price as EM at the time of submission. This 1% remains refundable during the contingency period.

- **Deposit:**

  Within 30 days of acceptance, Buyers must submit a NON-REFUNDABLE deposit as follows:

  - Equal to 1% of purchase price for homes UNDER $1,000,000 (one-million dollars)
  - Equal to 2% of purchase price for homes OVER $1,000,000 (one-million dollars)

  This language MUST be included in the Offer to Purchase.

- **Exclusions/Inclusions:**

  Exclusions: Seller's Personal Property and TVs that are NOT mounted/affixed.

  Inclusions (See below, if applicable AND spec/model specific):

  - Main Level: Range/oven, refrigerator, dishwasher, microwave, washer, dryer, garbage disposal.
  - Lower Level: Refrigerator, dishwasher, microwave, garbage disposal, water softener (owned).
  - Exterior: Lamp post, mailbox, driveway/walkway, landscaping per plan, patio, irrigation system, electronic garage door openers, powder room mirror and mounted TVs

  Note: With Hartbrook specs a seeded yard shall be included (excluding irrigation system and any additional landscape)

- **Additional Provisions/Contingencies (if applicable):**

  - All holes in walls to be repaired and touched up with paint prior to closing.
  - FAILURE TO CLOSE: If the transaction fails to close on the agreed upon closing date because of actions of Buyer and/or Buyer's lender; Buyer agrees to pay Seller a $150/day extension fee at time of closing.
  - NO CHANGES will be permitted on spec homes.
  - For model homes, any additional work agreed to or contracted by Espire Homes must be included in the Offer to Purchase or processed via a change order post-sale through Espire's P&E Department

- **One-Year Builder Warranty**

  - MODELS: The buyer will receive a builder warranty through Espire Homes in accordance with MBA Construction Industry Quality Standards. The warranty period begins on the date of closing for one year and is non-transferable.

  - SPECS: The buyer will receive a builder warranty through Espire Homes in accordance with MBA Construction Industry Quality Standards. The warranty period begins on the date the occupancy permit was issued for one year and does not restart at closing. Buyer warranty is limited to remaining coverage at time of purchase and is non-transferable.

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Signature of Buyer Date Signature of Buyer Date