



Sale Agreement # _____
Addendum # **A** _____

ADDENDUM TO REAL ESTATE SALE AGREEMENT (2 pg)

1 This is an Addendum to: Real Estate Sale Agreement Seller's Counter Offer Buyer's Counter Offer

2 Buyer: _____

3 Seller: **Wind River Homes LLC**

4 The real property described as: _____

5 **SELLER AND BUYER HEREBY AGREE THE FOLLOWING SHALL BE A PART OF THE REAL ESTATE SALE AGREEMENT REFERENCED ABOVE.**

6 **1. A \$120.00 per day extension fee will be added to the purchase price if the contract extends 3 days past original close date. In the event**
7 **the buyer changes lenders during this transaction, the extension fee applies with no 3 day grace period.**

8
9 **2. Showing procedures for homes under construction: Visits to job sites are to be after 6pm Monday-Friday, after 5pm Saturday-Sunday.**
10 **Must be accompanied by licensed Realtor. Agents must notify Sam Labbe prior to visiting job sites under construction. If they do go**
11 **without prior approval, the builder will not be held liable for any damages that may result from their visit. (This is for the buyer's safety**
12 **and a requirement to comply with the procedure, & Sellers's liability insurance. Please contact listing agent if you have questions.) No**
13 **exceptions.**

14
15 **3. Buyer has read and will agree to abide by CC&R's of the subdivision.**

16
17 **4. Possession to be 5pm on day of recording.**

18
19 **5. Buyer will cooperate with seller if additional time is needed for completion of home due to unforeseen delays caused by the pandemic,**
20 **natural or man-made disasters. For example delivery of all materials and appliances or things outside of the sellers control that would**
21 **delay in completion of the home. The seller or their agent will notify all parties involved promptly of any potential unforeseen delays.**

22
23 **6. Due to material and appliance availability, a like selection maybe substituted to keep project on schedule.**

24
25 **7. As a courtesy Wind River Homes may allow a buyer to make a few selections or purchased upgrades on the sale of a spec home.**
26 **However Wind River Homes reserves the right to have the final decision of what will be allowed.**

27
28 **8. Time is of the essence - if Wind River Homes timelines are not met by the buyer on selections. Wind River Homes will make the**
29 **decision for the buyer and it will be binding.**

30
31 **9. Buyer has received and read the Residential Construction Performance Guidelines.**

32
33 **10. If buyer chooses to do a home inspection, it must be completed before 14 days of the completion of the home. The whole inspection**
34 **report to be released to the builders office with in 24 hours of completion. This needs to be completed in a timely manner so as the**
35 **builder has enough time to complete any items if necessary.**

36
37 **11. Inspections are for informational purposes only and are to be preformed by licensed professional home inspectors. Buyer's are not to**
38 **enter attic or crawl space. Wind River will accept reasonable requests from inspection. Do not use blue tape; instead take a photo and**
39 **email item in question. If buyer is attending inspection their realtor must be present the entire time.**

40
41 _____

Buyer Initials _____ / _____ Date _____

Seller Initials  / _____ Date **6/23/2022** | 2:04 PM

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42 **12. There will be one walk-through prior to closing and only one punch list created. Walk-throughs will be done with builders**
 43 **representative as a courtesy.**
 44 _____
 45 **13. For build jobs; the buyer to sign and approve all engineered plans within 3 business days of delivery from Seller's agent. Failure to do**
 46 **so will result in accepting the plans "as-is".**
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71 Buyer Signature _____ Date _____, _____ a.m. ___ p.m. ←

72 Buyer Signature _____ Date _____, _____ a.m. ___ p.m. ←

73 Seller Signature  _____ Date **6/23/2022 | 2:04 PM PDT** a.m. ___ p.m. ←

74 Seller Signature _____ Date _____, _____ a.m. ___ p.m. ←

75 Buyer's Agent _____ Seller's Agent **Sam Labbe**

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