

PURCHASE PRICE AND AMENITY WORKSHEET

(LOT ____)

1. BASE PURCHASE PRICE*: \$ _____

*The base Purchase Price offered includes: (a) if not already completed, a \$10,000 planting allowance; (b) Cat 6 wiring in Living Room, Den and every bedroom (see line items no. 3 and 4 below for the ability to add security and/or sound systems to the Purchase); (c) a \$400 allowance for one exterior light fixture on the covered porch, (d) a design allowance of \$2,500 for Euclid Partner's design partner, Studio B (see line item 5 below); and (e) a market commission for seller's agent, Lynda Hester of Rabun Realty (out of respect for those buyers who intend to bid but who do not have a buyer's agent, the base Purchase Price does not include a commission for any buyer's agent; if you have a buyer's agent, please see line item no. 2 below for the ability to add a buyer's agent commission).

2. Buyer's commission add on (please enter a custom amount): \$ _____

3. Security System: The home is pre-wired by Advanced Home Audio Video Inc. for two control panels, a "ring" style camera/door bell at the front door, and several camera locations and other intrusion detection devices; see attached the different add ons – 3 different levels of systems are offered. If selected, please add the specific cost of the selected security system here:

\$ _____

4. Sound system: Please see attached for the various options that can be completed pre-closing. If selected, please add the specific cost of the sound system here:

\$ _____

5. Design Allowance: In order to allow the selected home buyer to furnish the home beautifully, seller will pay up to an allowance of \$2,500 to Studio B who handled the interior and exterior selections for The Enclave. Any amounts incurred with Studio B over the \$2,500 allowance shall be the sole responsibility of the buyer.

INCLUDED

6. As you may know, the Waterfall community is separate from the Waterfall Club, which requires a separate membership. Currently, the Club has a waiting list but the Club has afforded the owners/developers/builders within Waterfall the ability to make a reservation for a full Waterfall Club membership with the payment of 50% of the current membership Initiation Fee (50% of \$85,000 = \$42,500.00), which membership can be activated upon the real estate closing date. Euclid Waterfall Development currently holds ONE such

membership which is available at closing. If the buyers of both homes desire to activate Waterfall Club membership at closing, then another reservation can be made available as part of the sale. If you desire to add a Waterfall Club membership, please add the ½ deposit for the Initiation Fee to the Purchase Price: \$42,500.00

TOTAL: \$ _____ **

****PLEASE COMPLETE THE PURCHASE AND SALE AGREEMENT USING THIS FINAL AMOUNT.**

Advanced Home Audio Video Inc.

Wiring today's homes for tomorrow

6720 Cross Gate Street

Cumming GA 30040

(732) 245-6500 Cell (732) 245-9900

www.advancedinstallation.com

www.facebook.com/advancedinstallations

Dear new homeowner,

I would like to take this opportunity to introduce you to Advanced Home Audio Video Inc. We have been providing low voltage wiring and services to our clients for over 27 years.

We are excited that we have been chosen to provide you with your low voltage needs in your new home. Please review the enclosed materials carefully. With all of the new technologies available today, it is very important that you futureproof your needs by having the correct wiring installed in your new home before the walls are closed.

If you have any questions, please feel free to contact me at the above numbers, or on my cellular phone at (732) 245-9900.

Sincerely,

Brian C. Schmidt, President
Advanced Home Audio Video Inc.

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Basic wiring package

(included in home price)

- 3 RG 6 cable outlets and 2 CAT6 outlets in your choice of locations

Frame TV pre-wiring: \$300.00/each.

- 1 Conduit from side of fireplace to top of fireplace for TV installation.
- 1 pre-installed box to hold the frame media receiver.

Enhanced wiring Package

(\$750.00 additional)

- 1 RG6 cable outlet and 1 CAT6 outlet in each bedroom (3)
- 1 RG6 cable outlet and 1 CAT6 outlet in Family room
- 1 CAT6 outlet in kitchen

Fiber optic cable

\$350.00 per outlet

Fiber optic cable still is not widely used for data or TV signals; however, the future is leading us there. We want to provide options so our customers are prepared for when fiber is the required cabling. The line we will install will be a duplex multi-mode fiber, terminated and verified.

Enhanced WIFI coverage

\$1800.00

- 1 WIFI6 Ubiquiti access point on each floor (3 total)
- Full installation and setup

Basic smart home package

\$1800.00

- 1 Nest Hello front doorbell (built in camera and smart app)
- 2 Nest thermostats
- 1 Nest combination lock
- Complete installation and support

The above items are just some of the many options available to you for your home. All of the above can be customized to fit your requirements. Please call us and schedule an appointment and to discuss your individualized wiring plan.

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Security Options:

Hardwired security (only available pre-construction)

Provide an Ademco Vista 211P alarm panel with 48 zone capability.

Hard wire all entry doors.

Wireless contacts on all first floor windows

1 motion and 1 glass break sensors in lower level

2 motion sensors on first floor.

1 Motion sensor in upper hallway

1 Glass break sensor in first floor open area

1 Glass break sensor in kitchen/breakfast area

Provide two keypads for arming and disarming at your choice of locations.

Provide a siren in the attic for outside alerts

Provide a siren on the first floor in the open area.

Back up battery

2 wireless water contacts for water heater and washer area

First year of monitoring with smart app control, \$25.00 per month after.

Total alarm system: \$3400.00

Wireless security (completed after closing)

1 Honeywell Lynx 7000 touchscreen wireless control panel

Wireless contacts on all first floor windows

Wireless contacts on all entry doors

1 wireless motion and 12 glass break in lower level

2 wireless motions on first floor

1 wireless glass break on first floor

1 wireless motion on second floor

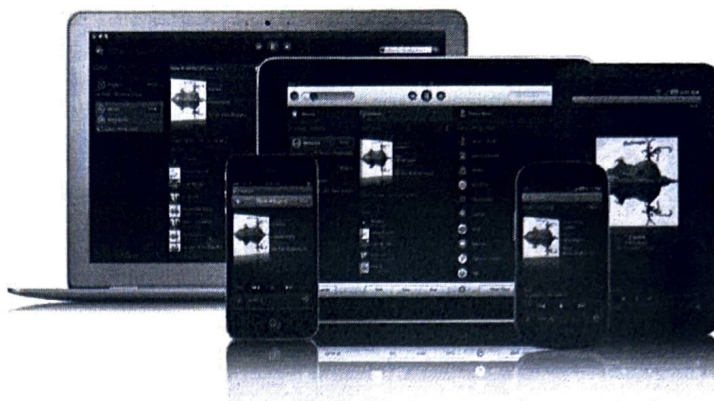
2 wireless sirens

Back up battery

2 wireless water contacts for water heater and washer area

First year of monitoring with smart app control, \$25.00 per month after.

Total wireless security \$1800.00



VSSL Set your music free!

Control VSSL from any smartphone or tablet connected to your wireless network. Native streaming from the app you love to use.

Stream music from Spotify, Sirius XM, Pandora, and more.

4 zones listening to different sources at the same time. With room to expand.

The system includes:

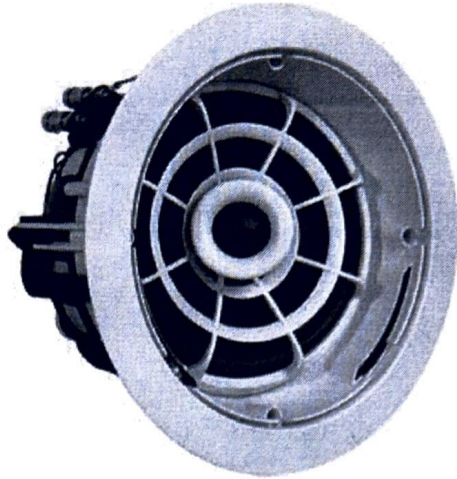
- 1 VSSL A6 amplifier
- 4 Pair Tru Audio GP72 in ceiling speakers installed in 4 rooms
- All wiring and materials
- Professional installation and setup

These can be seen at www.vssl.com and www.truaudio.com

Completely wired and fully installed before you close on your home:

\$6495.00

This system can be fully customized to fit your needs.



The Essentials System

This system includes:

- 1 VSSL A3 amplifier
- 3 pair Tru Audio CP6 in ceiling speakers installed in 3 rooms
- All wiring and materials
- Professional installation and setup

Complete and fully installed before you close on your home:

\$3695.00

This system can be fully customized to fit your needs.

Pre-wiring only option, no equipment:

\$1250.00