



Thank you for considering building with Cole Construction! To ensure that you have the smoothest experience during your home build, please read through the following document. We are a small family owned husband and wife team and our process is outlined below. With the help of our real estate team, the Keith Home Team and your Realtor this should be a fun and exciting time! The following information will help everyone understand our expectations. It clearly states below that at the builders discretion not all homes will be built to the plans. So, please check with the builder about ceiling height, windows , ect.

### **\*Preferred Lender\***

- **If the house is under 1650 sq ft the builder will pay \$4500.00 in closing costs if the buyers submit their offer with the pre approval from the builder's preferred lender and the transaction closes with the preferred lender as well. If for any reason the buyers don't use, or end up switching from the preferred lender the \$4500.00 of builders paid closing costs will no longer be applied. If the buyer does not use the preferred lender the builder will only pay \$3000.00.**
- **If the house is more than 1650 sq ft the builder will pay \$6500.00 in closing costs if the buyers submit their offer with the pre approval from the builder's preferred lender and the transaction closes with the preferred lender as well. If for any reason the buyers don't use, or end up switching from the preferred lender the \$6500.00 of builders paid closing costs will no longer be applied. If the buyer does not use the preferred lender the builder will only pay \$4000.00.**

### **Builder Disclosure / Disclaimer**

- The buyer is fully aware that this is **not a custom home build, it is a spec home.**
- Fireplaces are a \$2500.00 upgrade(in certain neighborhoods).
- All selections that the builder is allowing, are based on a specific budget and any selection that is going to exceed this budget will be the **buyer's responsibility to pay for, in full prior to installation.** Payment for such upgrades is non-refundable. Any potential overages would have to be approved by the builder. If approved, these will need to be in writing.



- **The buyer will need to be accompanied by their Realtor** or representative to open the home, as combo codes and access can only be given to licensed real estate agents. This includes after the home is under contract. **Please do not come out to the home unaccompanied without scheduling an appointment through your Realtor.** Please keep in mind that we as the builder bare the full responsibility for the home and are working diligently to meet your deadlines. Any interruptions with our subcontractors could cause delays or confusion. Some subcontractors will leave the site if buyers are present. Please remember this is a spec home and not a custom home.
- You, the buyer, acknowledge that at the builder's discretion, some design changes may be made. This can include framing alterations, etc. The buyer is aware that due to product availability and other factors the builder may make changes without notice at any phase in construction.
- Ceiling height, window dimensions or placement, gable structures or removal of a gable, ect. are the builders choice and may not be built to the plans specifications.
- Some plans show a breakfast bar, but the builder might do an island.
- Builder may choose to have siding on different parts of the exterior.
- The buyers are responsible for filling out the builders selection list (which will be emailed to the buyer). Due to the availability of subcontractors and scheduling conflicts, if the selections are not made within the allotted time frame, the builders will make the selections.
- **The builder prohibits early occupancy of any sort.** If for any reason your home does not close on the scheduled closing date, possession still will not take place until funding is complete. Early occupancy includes but is not limited to storing belongings in the home or exterior of the property, installing fences, and appliance delivery. To help with ease of process, we urge you as a buyer to set your closing date for early in the week.
- Homes come standard with a 1 year builders warranty and a 10 year warranty through a third party.
- All upgrade payments are to be mailed to T. Cole Construction PO Box 1234 Blanchard, OK 73010.
- The buyer is responsible for locking their rate with their lender and also responsible for any lock extension fees. In the event that there are delays in construction due to weather, etc. the builder is not responsible and will not cover the cost of lock extensions. Our estimated time of completion is 6 months from the ground up. Occasionally we are able to complete them in 4 months. On occasion we will need longer than 6 months.



## COVID Addendum

- You, as a buyer, will be provided with a selection form that is submitted to you via email in a Google document that is submitted directly to us.
- We will do the best to accommodate your requests for selections. However, due to product availability and price increases, this may require some alterations or changes.
- The current timeline for a home starting at the ground up has been 6 months from the time of contract. Due to delays in product availability the timeline may vary.
- As the builder, we reserve the right to make selections if need be to meet the required due dates and timelines. In addition, we reserve the right to make changes if need be to stay within the builder's budget.

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Buyers Signature

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Buyers Signature

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Buyers Realtor Signature





## Property Access Acknowledgement

As a buyer of a T. Cole Construction, LLC Home you are welcome to visit the property at any time as long as your realtor accompanies you and has a scheduled showing prior to your visit that has been approved by the builder. All showings can be scheduled through your realtor's MLS system or they can contact our representative's office at 405-485-4461.

Due to the nature of the process with many contractors, equipment, materials, the possibility of theft, for your safety and the security of your future home, we ask that you always schedule a showing. Our contractors are instructed to report anyone accessing the properties without the builder or a representative.

I acknowledge that the builder, T. Cole Construction LLC is not responsible for the possibility of injury or my safety while I am on any property owned by T. Cole Construction, LLC at any time. I assume the risk of injury and am aware I am entering a construction site.

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**Signature of Buyers(s)**

I acknowledge that the builder, T. Cole Construction LLC does not allow early occupancy. This includes personal items being stored in the garage, furniture in the home or storage or pods placed on the property.

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**Signature of Buyer(s)**



## Buyers Selection Info Sheet

This document will help ensure everyone involved is aware of the choices you can make for your home. Once you are under contract, any of the items that the builder has not already installed or purchased will be options that the buyer can choose from. You will receive these options in a google form that you will receive from the builder and submit.

**The selections on this list are the ONLY selections/changes you are able to make (outside of what we agree upon in the contract).**

Selections	Spec Option		
Brick	x		Trinity Brick/standard colors only
Tile	x		Allowance ( Lowes in Norman)
Plumbing & Lighting Fixtures Finishes	x		Chose from Oil Rubbed Bronze, Matte Black or Stainless
Exterior Paint-One Color(two if there is siding)	x		Sherwin Williams
Front Door Color	x		Sherwin Williams
Interior Paint Colors	x	↓↓↓↓	Sherwin Williams
One Wall Color	x		Sherwin Williams
One Trim and Cabinet Color	x		Sherwin Williams
Painted or Stained Cabinets	x		Sherwin Williams
Fireplace Mantle	x		Floating mantle or with columns
Countertops	x		L&L Kitchen & Bath
Kitchen Sink	x		L&L Kitchen & Bath
Bathroom Sink (Square or round)	x		L&L Kitchen & Bath
Backsplash and fireplace tile	x		Lowes in Norman
Appliances- Dishwasher, Microwave, Stove (All Electric)	N/A		Standard Stainless
Flooring - Carpet - in bedrooms, hall and living	x		Samples left at the house
Storm Shelters are an upgrade of \$4000.00. Exterior and Underground.	x		



## Frequently Asked Questions

Here is some info on some of our most frequently asked questions, that are not a part of the Buyers Selection Info Sheet.

HVAC is electric.
Homes come with a 10yr warranty. There is a sample warranty on our website for your review.
Homes come standard with 1 garage door opener.
Roof Pitch is normally 7/12, unless different requirements by the covenants and restrictions in a given neighborhood.
Builder chooses all light fixtures.
Builder chooses appliances. Standard is stainless and they are all-electric.
Fireplaces vary and can be an upgrade. Depends on addition - \$2,500 is the upgrade fee. (not always true to the floorplans) fireplace is standard LP and 100lb size bottle will sit on back porch.
The attic comes standard with some decking, not entirely decked.
Shaker cabinet doors are standard throughout the home.
Flat panel drawers are standard throughout the home.
Patios and Porches are not always built to the plans.
Builder does not install or warranty shower doors.
Builder does not install water softeners or warranty them.
3rd car garages are upgrades - \$8,000, this is already added into the listing price on the MLS.
Guttering is not included.
Interior paint comes standard with one color selection for the walls and one color selection for the trim/cabinets. Any additional colors are upgrades. Prices vary and you will have to make us aware so we can request a quote. Closets are not included in paint upgrades. Depending on the construction phase, the home may have paint or stain-grade wood purchased or installed, this could affect or limit your paint/stain options for cabinets and trim.
Additional floor plans are available at <a href="http://www.PerryHousePlans.com">www.PerryHousePlans.com</a> and <a href="http://www.FilmoreDesign.com">www.FilmoreDesign.com</a> can be purchased, if you choose a new plan and this is approved by the builder, it is a \$1,000 upgrade fee.
Other lots are available to choose from. If the lot in question is not currently the next build in line, a \$2,500 upgrade fee will apply.
Windows are currently on back order and supply is limited. Windows may not be true to plans.
Brick is currently on back order and the option to choose your brick color is not available.





Buyers will choose if they would like Stainless, Oil Rubbed Bronze, or Black finishes. (Black is an upgrade).

Ceiling fans are standard in all bedrooms and living rooms.

Master bathtubs are soaker tubs, not whirlpool. Even if the plans are different.

Mirrors are standard builder grade. Buyer can provide their own mirrors, but no credit will be given.

Farm sinks are an upgrade. The buyer can purchase their own (builders warehouse is the cheapest we have found), a \$150 credit will be given.

There will be a concrete parking pad with gravel to the road. You may upgrade to have a full concrete driveway. Please request a quote.

Oklahoma Electric Company (OEC) is your only utility. If you choose to have trash service you can use Oklahoma Waste or Waste Connections. OEC and Pioneer Telephone are your best 2 options for the internet.

Storm shelters are an upgrade of \$4000.00. They are installed on the exterior or the house and will be underground.

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Buyers Signature

Buyers Signature



Congratulations on your build with Cole Construction!

You should have received in your buyers packet a copy of the following documents

**Builder Disclosure** - itemizes the process

**Covid Disclosure**

**Property Access Acknowledgement**

**Buyers Selection Info Sheet**

**Frequently Asked Questions**

Please sign below acknowledging receipt of your buyers packet

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Buyer

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Buyer

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Buyers Representative / Realtor

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T. Cole Construction / Terry Mark Cole Jr. / Kimberly Cole