



SCOTT FELDER HOMES

SALES AGREEMENT

Job# CF8-008 Stage Pre-Sale

Scott Felder Homes, LLC (hereinafter referred to as "SELLER") and City of Kyle, Texas (hereinafter referred to singularly or collectively, if applicable, as "BUYER") hereby agree as follows:

1. Property Purchased. SELLER agrees to sell and BUYER agrees to buy the following described property, together with all "Improvements thereon or to be constructed thereon by SELLER, subject to the terms and conditions set forth herein:

Lot: 034, Block A, Section of the Cypress Forest 80s Subdivision, Phase 1, Hays County, Texas (the "Lot"),

Address: 191 Clearwater Way City: Kyle, Texas, Zip: 78640.

SELLER's Regency Collection, Plan: 5508, Elevation: 3, Garage Swing: R

(the "Improvements"), the Lot and Improvements are sometimes collectively referred to as the "Property."

2. Purchase Price. The Original Purchase Price of the Property is: \$550,000, based on the standard features set forth on the Exhibits and Addenda attached hereto.

The Final Purchase Price will include (a) the Original Purchase Price for the Property reflected above, plus (b) the price of any options or upgrades reflected on a signed Change Order Addendum that is dated after the Original Contract acceptance.

3. Earnest Money Deposit. BUYER has deposited with SELLER the sum of \$1,000 (the "Earnest Money Deposit"), which shall be applied to closing costs and/or the down payment at Closing (as defined herein), or otherwise distributed as required herein.

4. Financing Contingency. This Agreement ☐ is is ☒ is not (check one) subject to BUYER obtaining, at BUYER's expense, Financing Approval (a mortgage loan commitment or pre-approval letter) for a mortgage loan in an amount greater than or equal to the stated amount of the Original Purchase Price set forth above, payable over a period of 30 years, or less, at the current prevailing rate, and upon terms from a lender acceptable to BUYER.

Buyer does not require financing to purchase. If BUYER has indicated above that he/she/they are not depending upon third-party financing in order to purchase the Property, BUYER shall, within five (5) business days after the Effective Date, provide SELLER with proof of sufficient funds to purchase the Property by providing SELLER with: a) sufficient personal information to enable SELLER to request BUYER's credit report and hereby authorizes same; and either b) statements for the last three consecutive months from BUYER's bank or other financial institution reflecting sufficient available funds to close or c) an irrevocable letter of credit in favor of SELLER signed by an officer of BUYER's bank or other financial institution in an amount sufficient to close. If BUYER fails to provide proof of available funds to close within the five (5) business day time period, SELLER may, at SELLER's option, declare this Agreement to be void and return all of BUYER's Earnest Money and Commitment Deposits, or extend the time for BUYER's performance without prejudice to SELLER's right to declare this Agreement to be void thereafter. BUYER understands that SELLER is relying on BUYER's information and on BUYER demonstrating that BUYER has or will have sufficient funds to close in order for SELLER to proceed with the construction of the Property. Once BUYER provides proof of available funds to close, the remainder of this provision shall not apply and BUYER shall assume all financial risks associated with obtaining funds to close, including but not limited to the sale of other property, changes in employment and credit and financing options.

Buyer elects to use financing to purchase. BUYER's application for a Cash loan commitment, including payment of any required fees, shall be completed at within five (5) business days of date hereof. If BUYER has indicated above that he/she/they are depending upon third-party financing in order to purchase the Property, then BUYER has the right to select a mortgage lender of BUYER's choice. Lenders must be authorized by the appropriate agencies of the State of Texas to make mortgage loans. BUYER agrees to apply for all third-party financing (the "Financing") in an amount sufficient to pay the Original Purchase Price (with any Earnest Money or other cash payments being taken into account) within five (5) business days after the Effective Date. BUYER also agrees to cooperate with all lenders with whom BUYER has made application for Financing by supplying all information requested by such lenders in a timely manner. BUYER agrees to pay all costs of the Financing, and deliver a copy of the Financing Approval from the lender that will fund the loan contemplated by this paragraph at Closing to SELLER within ten (10) days from the Effective Date. If, despite BUYER's fulfillment of all obligations under this paragraph, Financing Approval (as defined below) is not obtained by BUYER (subject only to such conditions as are acceptable to SELLER) and delivered to SELLER within ten (10) days from the Effective Date, SELLER may, as SELLER's option, declare this Agreement to be void and return all of BUYER's Earnest Money and Commitment Deposits, or extend the time for BUYER's performance without prejudice to SELLER's right to declare the Agreement to be void thereafter, and neither BUYER nor SELLER shall have any further obligation or liability to the other. If Financing Approval is delivered to SELLER but thereafter withdrawn, cancelled, or otherwise repudiated by Lender, whether rightfully or wrongfully, or if any commitment issued by the Lender expires without extension (which shall be BUYER's sole responsibility to obtain), or should Lender for any reason (rightful or wrongful) fail to fund the loan within seven (7) days after the SELLER has provided BUYER with written notice of the closing date, time and place, SELLER may regard that circumstance as a default by BUYER under paragraph 14.

Mortgage and Title Company Incentive. If BUYER elects to fund the purchase of the Property with a mortgage loan obtained through Southern Lending Services, Ltd., and the title policy is issued by Prosperity Title Company, SELLER will pay up to \$6,000 on behalf of BUYER to pay finance charges pertaining to BUYER's mortgage loan. BUYER is not required to use either Southern Lending Services, Ltd. or Prosperity Title Company in connection with the purchase of the Property, but in order to obtain this incentive BUYER must use these settlement service providers. **Otherwise, BUYER shall remain responsible for all of the BUYER's closing costs, including the purchase of BUYER's title policy, if any.**

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BUYER hereby authorizes any lender to whom BUYER has applied for a loan in connection with the transaction contemplated by this Agreement to communicate with SELLER regarding the status of the loan approval process, and to disclose to SELLER the information contained in any loan application, verification of deposits, income, employment and credit reports or credit-related documentation pertaining to BUYER. **BUYER acknowledges that neither SELLER nor any employee, agent or representative of SELLER has made any representation of any kind regarding financing the purchase price or any portion thereof, including but not limited to, the availability of such financing, availability of any specific financing terms, or BUYER's ability to qualify for such financing.**

If BUYER elects to apply for a mortgage loan with Southern Lending Services, Ltd., BUYER agrees to provide to SELLER with a copy of any pre-approval Letter issued by Southern Lending Services, Ltd. as evidence of Financing Approval. If BUYER elects to apply for a mortgage loan with any lender other than Southern Lending Services, Ltd., BUYER agrees to provide to SELLER the following documents obtained from such other lender as evidence of Financing Approval: (i) a pre-approval letter signed or loan commitment signed by the loan officer, including the loan type, address of the Property as described in paragraph 1 above, the Original Purchase Price, and the proposed loan amount; (ii) and Loan Estimate. **BUYER shall be deemed to have secured Financing Approval upon BUYER's delivery to SELLER of either: a) a pre-approval letter from Southern Lending Services, Ltd., or b) the three documents referenced in the preceding sentence from the lender of BUYER's choosing.** If BUYER's loan application is declined by the lender, and BUYER provides SELLER with a written request for cancellation of this Agreement, along with a copy of the lender's letter declining financing, within ten (10) business days of the date such loan application is denied, SELLER shall declare this Agreement to be void and will refund to BUYER all Earnest Money and Commitment Deposits, paid to SELLER.

Except as otherwise provided in this Agreement, once BUYER has secured Financing Approval acceptable to SELLER, this Agreement shall no longer be contingent upon BUYER obtaining, or maintaining, approval for a mortgage loan and all deposits shall be considered non-refundable in the event that the BUYER does not close. BUYER agrees to execute all documents and pay all fees required by BUYER's lender to consummate the mortgage loan transaction and to refrain from any action that may materially alter BUYER's financial condition or otherwise disqualify BUYER from such mortgage loan approval. Subject only to the Existing Property Contingency below, if applicable, BUYER agrees to be responsible for and bear the risk of meeting all terms and conditions of Financing Approval. BUYER also assumes the risk of any changes in the loan programs or interest rate until the BUYER locks the interest rate with the lender, and SELLER shall in no way be responsible for same. Likewise, BUYER assumes the risk of adverse impact to BUYER's Financing Approval resulting from any increase in the Original Purchase Price due to additional upgrades, options and change orders requested by BUYER. Except as provided below with regard to the sale of existing property, BUYER's failure to satisfy the conditions of the loan commitment or pre-approval letter shall not release BUYER from any obligation under this Agreement. Likewise, the expiration or termination of the loan commitment or pre-approval letter shall not release BUYER from any obligation under this Agreement. BUYER acknowledges that, once a loan commitment has been received and accepted by BUYER for the Original Purchase Price, BUYER's subsequent failure to obtain a mortgage loan for the Final Purchase Price shall not excuse BUYER's performance under this Agreement, and BUYER shall be responsible for obtaining such additional financing as may be necessary to close the transaction, BUYER assumes the risk of Property appraising for an amount less than the Final Purchase Price, and failure of the Property to appraise for the Final Purchase Price shall not constitute a SELLER default or basis for BUYER's cancellation of this Agreement. **SELLER does not represent or guarantee any appraised value of the Property at the time of this Agreement or upon closing of the home.**

5. Existing Property Contingency: This Agreement ☐ is is ☒ is **not (check one)** subject to BUYER's sale of existing property. If BUYER currently owns another property or residence and BUYER (a) is required by its lender of choice to sell such other property or residence as a condition of the Financing Approval received by BUYER for the purchase of the Property, or (b) is not relying upon third party Financing Approval but must have the proceeds from the sale of such other property or residence in order to fund the purchase of the Property, then BUYER agrees to provide SELLER with a copy of any contract accepted by BUYER for the sale of BUYER's existing property or residence within 48 hours after execution of same. If such contract for the sale of BUYER's existing property or residence is not terminated prior to the expiration of any review or similar inspection period, if any, then this Existing Property Contingency, if applicable, shall immediately be extinguished and removed. BUYER's agreement to purchase the Property shall no longer be contingent upon the sale of any existing property or residence, and BUYER shall immediately pay all remaining contractual deposits, if applicable. If BUYER has not accepted a contract for the sale of BUYER's existing property or residence, or such contract is terminated prior to the expiration of any review or similar inspection period, if any, and BUYER has provided SELLER with written notice thereof on or before N/A, SELLER may elect to (i) immediately terminate this Agreement and refund BUYER's Earnest Money and Commitment Deposits, or (ii) grant an extension of time not to exceed 15 days for the BUYER to accept a contract for the sale of BUYER's existing property or residence. If this Existing Property Contingency has not been extinguished and removed on or before N/A or the expiration of any extension of time granted by SELLER, then either SELLER OR BUYER may elect in writing to terminate this Agreement and refund to BUYER all Earnest Money and Commitment Deposits. Alternatively, BUYER may, with SELLER's written consent, elect to waive this Existing Property Contingency by executing the Existing Property Contingency Waiver and paying the additional Commitment Deposit required by SELLER, if any.

6. Additional Deposits (check all those applicable).

☒ **Commitment Deposit.** In addition to the Earnest Money Deposit and as further consideration for SELLER's execution of this Agreement, BUYER shall deposit with SELLER the sum of \$33,000 in cash, plus a Note in the amount of \$ N/A. For a home that is under construction at the time of contract, the buyer has 21 days to pay the commitment deposit. For a home that is under construction at the time of contract, the commitment deposit is due at execution of the Sales Agreement. BUYER's failure to pay the Commitment Deposit, including execution and delivery of the required Note, if any, within the allowed timeline above shall constitute an event of default under this Agreement. If such default is not cured within 7 days after written notice of default, SELLER may terminate this Agreement and return to BUYER all Earnest Money Deposits, after which this Agreement will be considered null and void. The Commitment Deposit shall be applied to closing costs and/or the down payment at Closing. Except only in the event of an uncured SELLER default, the Commitment Deposit is non-refundable.

☐ Custom or Retro Option Deposits. In the event BUYER elects to make custom changes to the Plans and specifications for the Improvements, BUYER may do so by completing a Change Order form and paying the applicable deposit. Custom Options shall require a deposit of 100% of the price charged by SELLER for the change or upgrade, and are non-refundable. As of the date hereof, BUYER has deposited with SELLER a total of \$0 for Custom Option Deposits. Custom Option Deposits are non-refundable if BUYER does not close home.

7. Changes and Modifications. If BUYER desires to make further changes or modifications to the Plans and specifications for the Improvements after the date of this Agreement, and SELLER approves of and agrees to incorporate such changes or modifications to the Plans and specifications for the Improvements, then a Change Order shall be completed in order to document the nature or description of the change, including any applicable diagrams or photographs. SELLER reserves the right to review and approve or reject all Change Order requests. In some instances late or custom change fees may apply. The Change Order shall not be binding upon SELLER until executed by both SELLER and BUYER, and BUYER has deposited with SELLER the required deposits, if any. The cumulative increase in price represented by all Change Orders shall adjust the Final Purchase Price, and all additional deposits for Change Orders shall be applied to

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closing costs and/or the down payment at closing.

8. **Disclosures.** The disclosures included on the Supplement to this Agreement are given to BUYER at the time of execution of this Agreement and are incorporated herein, and made a part hereof, for all purposes.

9. **Physical Possession and Inspection.** It is understood and agreed that the Property shall not be occupied by the BUYER until after the Closing, and SELLER shall retain exclusive possession of the Property until such time as it shall have received payment in full of the Final Purchase Price from BUYER. Upon receipt of payment in full of the Final Purchase Price from BUYER, SELLER shall deliver to BUYER exclusive physical possession of the Property. BUYER acknowledges and agrees that, having been given the opportunity to inspect the Property prior to Closing, BUYER is aware of all matters that would be revealed upon a reasonable physical inspection of the Property and that BUYER hereby waives any right that BUYER may have against SELLER, or any of its contractors, agents, employees, representatives, related entities, successors or assigns from any claim or cause of action, of whatever type, relating to any injury, damage or other loss caused by a condition that should have been discovered upon a reasonable physical inspection. BUYER shall not be entitled to store any items, or perform any work upon the Property prior to the Closing. IF BUYER INSPECTS OR FOR ANY REASON ENTERS ONTO THE PROPERTY PRIOR TO THE CLOSING, BUYER SHALL DO SO AT BUYER'S OWN COST AND RISK, AND SELLER SHALL NOT BE LIABLE FOR ANY COSTS, INJURIES, DAMAGES OR DELAYS SUSTAINED OR CAUSED BY BUYER, OR BUYER'S AGENTS, REPRESENTATIVES OR INVITEES.

10. **Home Inspection Services.** In the event BUYER elects to hire, at BUYER's sole expense, an independent home inspector ("Inspector"), SELLER agrees to allow Inspector access to the Property based upon the following conditions to which BUYER and SELLER hereby agrees on behalf of BUYER and BUYER's Inspector: (a) the Inspector shall carry workers' compensation insurance and general liability insurance in an amount of not less than FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00) and provide SELLER with an insurance certificate naming SELLER as an additional insured before access will be permitted; (b) the Inspector shall be licensed by TREC; (c) the Inspector shall perform inspections at a time which is reasonably convenient to SELLER, provided that SELLER shall receive no less than forty-eight (48) hours notice of the inspection; (d) the Inspector shall produce a written report to BUYER, with a copy to SELLER, detailing any alleged violations of the applicable building code(s), with citation to the relevant sections thereof, within forty-eight (48) hours after the inspection; (e) the inspection shall be performed in the presence of an authorized representative of the SELLER unless SELLER consents otherwise in writing; and (f) the inspection shall be visual only, and no disassembly or removal of construction materials or components, or destructive testing or sampling will be permitted under any circumstances.

11. **Closing.** Upon substantial completion of the Improvements, BUYER will close on the date designated by SELLER. SELLER will provide BUYER with no less than 7 days written notice of the closing date, time and place. BUYER's failure to close on the designated date shall constitute an event of default under this Agreement. Taxes and community association dues, if any, assessed against the Lot and Improvements for the year in which this transaction is closed shall be prorated as of the date of Closing. All closing costs not specifically designated herein as SELLER's costs shall be paid by BUYER at closing, including but not limited to title insurance, survey, document preparation, conveyancing, recording and notary fees, as well as transfer fees payable to the community association, if any.

12. **Title.** At Closing, SELLER shall furnish to BUYER a Special Warranty Deed to the Lot and Improvements, subject to all easements, reservations, restrictions and covenants filed of record in the county where the Property is located, and subject to the reservation of all oil, gas, and other minerals as may be reserved by SELLER or its predecessors in title, any mortgage or purchase money liens and deeds of trust to secure the loan to BUYER for the financed portion of the Final Purchase Price, and any covenants conditions and restrictions filed of record, including but not limited to a lien to secure payment of the annual homeowners association assessment applicable to the subdivision, if any.

13. **Warranty.** SELLER shall deliver to BUYER at Closing its limited warranty (the "Warranty") covering the Improvements constructed on the Lot for a period of ten (10) years. The Warranty shall be the "HOME BUILDER'S LIMITED WARRANTY" administered by Professional Warranty Service Corporation ("PWC") a sample copy of which SELLER has provided to BUYER, and which BUYER acknowledges having received and reviewed prior to the execution of this Agreement. SELLER specifically disclaims any warranty or representation, and BUYER acknowledges that SELLER has made no warranty or representation, concerning the maintenance, health or longevity of any trees, shrubs and other landscaping located on the Lot. **TO THE FULLEST EXTENT PERMITTED BY LAW, AND EXCEPT AS SPECIFICALLY SET FORTH HEREIN, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF QUALITY OR CONDITION, PERFORMANCE OF WORK IN A GOOD AND WORKMANLIKE MANNER, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED AND NEGATED BY SELLER.**

14. **Pre-Closing Remedies for Default.** In the event BUYER is in default under this Agreement prior to Closing, and such default continues for 7 days after written notice, SELLER may, at SELLER's option, terminate this Agreement and retain the Earnest Money Deposit, and any other deposits, as liquidated damages, in which case BUYER shall have no further right, title or interest in the Property, and shall have no further rights, remedies or claims against SELLER under this Agreement. BUYER and SELLER agree that such liquidated damages are not a penalty, but represent the parties' best estimate of the actual damages SELLER will sustain upon a breach of this Agreement by BUYER, which damages will be substantial but are not capable to precise determination at this time. No delay or forbearance by SELLER in exercising any right or remedy hereunder shall be deemed a waiver thereof. In the event SELLER is in default under this Agreement, and such default continues for 7 days after written notice, BUYER may, as BUYER's sole remedy, terminate this Agreement and receive a refund of all deposits paid to SELLER. Neither party shall have the right to enforce, and hereby specifically waive any right of, specific performance.

In addition to all rights and remedies provided in the Agreement, BUYER and SELLER agree that at any time during the term of the Agreement, if the BUYER and SELLER are not in agreement regarding any issue of construction, pricing or schedule, as determined in the sole discretion of SELLER, SELLER may at SELLER's option terminate the Agreement and return to BUYER the Earnest Money Deposit and any other deposits paid to SELLER under the Agreement, and BUYER shall have no further right, title or interest in the Property, and shall have no further rights, remedies or claims against SELLER under this Agreement. In the event this Agreement is so terminated, BUYER hereby waives and releases and covenants not sue SELLER for any and all claims, directly or indirectly, arising under or related to the Agreement, the Property, or any act or omission of the SELLER or SELLER's agents, officers, employees, contractors or subcontractors.

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15. **Post-Closing Remedies: Arbitration and WAIVER OF JURY TRIAL.**
BUYER acknowledges and agrees that, after Closing has occurred, SELLER'S liability to BUYER arising in any way out of the sale, construction, delivery, or condition of the Property (the "Claims")

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shall be limited to the remedies, including repair of the Property, set forth in the Warranty administered by PWC. To the fullest extent permitted by law, BUYER expressly waives any other remedies to which BUYER would or may otherwise be entitled for any such Claims, including rescission, specific performance, and special, consequential, indirect or exemplary damages. **AFTER CLOSING HAS OCCURRED, BUYER AND SELLER SPECIFICALLY ACKNOWLEDGE AND AGREE THAT ANY AND ALL CLAIMS OR DISPUTES OF ANY KIND ARISING FROM OR RELATING TO THIS AGREEMENT OR THE WARRANTY SHALL BE SUBMITTED TO BINDING ARBITRATION IN ACCORDANCE WITH THE PROVISIONS OF THE ARBITRATION AGREEMENT CONTAINED IN THE WARRANTY ADMINISTERED BY PWC, WHICH ARBITRATION AGREEMENT IS INCORPORATED BY REFERENCE HEREIN AS THOUGH FULLY SET FORTH HEREIN.**

Any party to this agreement who prevails in any court proceeding to compel arbitration, in any proceeding to stay litigation commenced in disregard of this arbitration agreement, or in any proceeding to confirm or vacate an arbitration award, shall be entitled to recover reasonable attorneys' fees from the non-prevailing party. **BUYER AND SELLER EACH FURTHER ACKNOWLEDGE AND AGREE THAT THEY ARE VOLUNTARILY WAIVING THEIR RIGHTS TO A JURY TRIAL OR A TRIAL BEFORE A JUDGE.** Furthermore, except as otherwise provided by law, if the reasonable cost of repairs necessary to repair a construction defect that is the responsibility of SELLER exceeds thirty percent (30%) of the fair market value of the Improvements at the time of such determination, and without reference to the construction defects, then, in any action or arbitration subject to Chapter 27 of the Texas Property Code, SELLER may elect to purchase the Property as an alternative to paying the damages specified in Section 27.004(g). The provisions of this paragraph shall survive Closing.

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16. Miscellaneous.

(a) Any home or model home shown to the BUYER is shown for illustrative purposes only and such display does not constitute an obligation on the part of the SELLER to deliver the Improvements herein purchased in exact accordance with any such home or model home exhibited. To the extent available from SELLER, BUYER may select colors and designs of some items. Except to the extent that such choices are specifically offered by SELLER, selected by BUYER and approved by SELLER in writing, it is understood that no such color or design choice is available to BUYER, and SELLER reserves the right to select same at SELLER's sole discretion, if necessary to avoid delays in construction. None of the furnishings or landscaping shown in any home or model home displayed to the BUYER is included in this Agreement unless the SELLER specifically agrees in writing to deliver same. No part of the Final Purchase Price is calculated based on the number of square feet of the Lot or Improvements. BUYER acknowledges that any information provided regarding the amount of square feet of the Lot or Improvements is an estimate only, and SELLER will not be bound by any such estimate as the Final Purchase Price has not been calculated based on the number of square feet. SELLER shall be obligated only to construct and deliver the Improvements in substantial conformity with the plans, specifications and materials applicable for the particular Plan and Series referenced in Paragraph 1 above and any approved Change Order(s).

In the event the SELLER is unable to furnish any specified material due to shortages, unavailability, acts of God, labor strife, war, civil riot, and other causes beyond the control of SELLER, including BUYER's failure or refusal to make timely selections, then SELLER may in SELLER's sole discretion, choose an alternate material or cancel this Agreement and refund all deposits to BUYER. In the event this Agreement is so terminated, BUYER hereby waives and releases and covenants not sue SELLER for any and all claims, directly or indirectly, arising under or related to the Agreement, the Property, or any act or omission of the SELLER or SELLER's agents, officers, employees, contractors or subcontractors. SELLER shall not be obligated to comply with any building codes, whether promulgated by governmental authorities or private industry, except for the building code promulgated or adopted by the municipality in which the Property is located. The Property may be located adjacent to or near high voltage electric lines, or may be serviced by a utility system that utilizes asbestos concrete piping, or may have fiber glass insulation installed into the property.

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(b) BUYER understands representations of square footages are estimates only. There may be some variances in the actual square footage based on a number of factors. BUYER accepts the home "as is" and will not hold SELLER liable for such variances. The Property will be graded and seeded or sodded as indicated on the Standard Features Sheet. BUYER shall be responsible for establishing and maintaining the rear lawn and landscaping. Stiling of the home, final grading of the lot and the number of exterior steps are at SELLER's sole discretion. SELLER reserves the right to reverse the plan of the home at SELLER's sole discretion. SELLER may make substitutions of material of equivalent value and quality.

(c) THIS AGREEMENT SHALL NOT BE BINDING UPON SELLER UNTIL ACCEPTED AND SIGNED BY AN OFFICER OR AUTHORIZED AGENT OF SELLER, and that date shall be considered the Effective Date of this Agreement. A sales representative is not an officer or authorized agent of SELLER. It is acknowledged and stipulated that this instrument, together with all exhibits and supplements executed herewith, constitutes the entire Agreement between the parties hereto and that all prior agreements and undertakings, both written and verbal, are merged herein. SELLER and BUYER are not bound by any prior representations, promises or assurances whatsoever other than those specifically set forth herein. This Agreement shall not be changed or modified except by agreement in writing signed by the BUYER and the SELLER. No salesperson, broker, or realtor has authority to modify the terms of this Agreement, or make any representation or agreement not contained in this Agreement, or a signed exhibit, supplement or change order to this Agreement, and anything to the contrary shall not be binding upon SELLER.

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(d) BUYER acknowledges that no one has the authority to make and no one has made any statements or representations which have been relied upon by BUYER which modify or add to the terms and conditions set forth herein, including any statements relating to the existence, condition, use or development of nearby property, roads or open space, except as may be expressly set forth in an such written contract documents. In this regard, any exhibit, supplement or change order signed by one BUYER shall be deemed to be authorized and accepted by all signatories who have signed below as BUYER.

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(e) Oral statements or promises often cause serious disputes between sellers and buyers of new homes. Unless oral statements or promises are included in this Agreement, they are not enforceable. If BUYER has relied upon any representation or promise made by SELLER or any of SELLER's agents or employees concerning the Property, SELLER's performance or construction obligations, or the terms of this

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Agreement, that are not otherwise set forth in this Agreement or in an exhibit or supplement already executed by the parties, then BUYER shall set forth the substance of each such representation or promise in the space immediately beneath this paragraph and above BUYER's initials. THIS SECTION SHOULD NOT BE LEFT BLANK IF BUYER IS RELYING ON ANY ORAL STATEMENTS OR PROMISES OF SELLER.

N/A

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- (f) This Agreement shall not be recorded.
- (g) This Agreement shall be binding upon the respective heirs, successors and assigns of the parties. BUYER may not transfer, sell or assign this Agreement without SELLER's written consent.
- (h) BUYER's obligation to pay the Final Purchase Price shall survive closing.
- (i) Until closing, SELLER shall assume the risk of loss to the Property due to fire or other casualty. SELLER will not be responsible, however, for any loss or damage caused by the acts or omissions of BUYER or BUYER's agents, representatives or invitees.

INDEMNITY AGREEMENT. BUYER HEREBY RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD SELLER, ITS AFFILIATES, AND THEIR RESPECTIVE OFFICERS AND EMPLOYEES, HARMLESS FROM ALL CLAIMS AND LIABILITIES INCURRED BY SELLER AND ITS AFFILIATES RESULTING FROM THE PRESENCE OF BUYER OR BUYER'S FAMILY MEMBERS OR INVITEES ON THE PROPERTY, OR ANY OF SELLER'S OTHER PROPERTY, DURING THE TERM OF THIS AGREEMENT. SUCH INDEMNITY IS INTENDED BY THE PARTIES TO SATISFY THE EXPRESS NEGLIGENCE TEST, AND SHALL APPLY EVEN IN THE EVENT THE CLAIM OR LIABILITY RESULTS FROM THE ALLEGED NEGLIGENT ACTS OR OMISSIONS OF SELLER OR ITS AFFILIATES.

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- (k) SELLER shall complete the improvements in accordance with its normal construction schedule. Otherwise, except as specified herein, it is agreed and stipulated that time is of the essence in the performance of all obligations of BUYER and SELLER hereunder for which a time of performance is specified.

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THIS CONTRACT IS SUBJECT TO CHAPTER 27 OF THE TEXAS PROPERTY CODE. THE PROVISIONS OF THAT CHAPTER MAY AFFECT YOUR RIGHT TO RECOVER DAMAGES ARISING FROM A CONSTRUCTION DEFECT. IF YOU HAVE A COMPLAINT CONCERNING A CONSTRUCTION DEFECT AND THAT DEFECT HAS NOT BEEN CORRECTED AS MAY BE REQUIRED BY LAW OR BY CONTRACT, YOU MUST PROVIDE THE NOTICE REQUIRED BY CHAPTER 27 OF THE TEXAS PROPERTY CODE TO THE CONTRACTOR BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NOT LATER THAN THE 60TH DAY BEFORE THE DATE YOU INITIATE AN ARBITRATION TO RECOVER DAMAGES. THE NOTICE MUST REFER TO CHAPTER 27 OF THE TEXAS PROPERTY CODE, AND MUST DESCRIBE THE CONSTRUCTION DEFECT. IF REQUESTED BY THE CONTRACTOR, YOU MUST PROVIDE THE CONTRACTOR AN OPPORTUNITY TO INSPECT AND CURE THE DEFECT AS PROVIDED BY SECTION 27.004 OF THE TEXAS PROPERTY CODE.

Each BUYER signing below acknowledges that this is a legally binding document, and represents that BUYER has read and understands each and every part of this Agreement and the attached Addenda, Exhibits and Supplements.

EXECUTED this _____ day of _____, 20____.

Date: 12/12/16

BUYER SIGNATURE (Legal Name) - City of Kyle, Texas

ADDRESS: 100 West Center Street

CITY: Kyle, STATE: TX ZIP: 78640

CELL PHONE: (512) 262-1010 WORK PHONE: (512) 262-1010 BUYER E-MAIL: pmoheet@cityofkyle.com

BUYER SIGNATURE (Legal Name) -

Date: 12/12/16

ADDRESS:

CITY: , STATE: _ ZIP:

CELL PHONE: () - WORK PHONE: () - BUYER E-MAIL:

SALES ASSOCIATE SIGNATURE

Date: 12/12/16

COOP-AGENT SIGNATURE

Date: 12/12/16

AGENT ADDRESS: _ _ _

AGENT PHONE: () -

THIS AGREEMENT IS NOT BINDING ON SELLER UNTIL ACCEPTED BY AN OFFICER OR AUTHORIZED AGENT OF SELLER.

Accepted by SELLER:

Scott Felder Homes LLC

By: _____

Title: _____

Effective Date: _____

Revised 3/25/15

Buyer's Initials: _____



SUPPLEMENT TO SALES AGREEMENT

This Supplement is executed by Scott Felder Homes LLC ("Seller") and City of Kyle, Texas ("Buyers") concurrently with and as a part of the Sales Agreement

related to the Property located at Address: 191 Clearwater Way. City: Kyle.

County: Hays. State: TX. ZIP: 78640. Subdivision Cypress Forest 80s.

The following disclosures have been made to BUYER at the time of the execution of this Agreement:

INSULATION. The Improvements contain or will contain insulation in exterior walls consisting of BATT type insulation and ceilings consisting of BATT type insulation. The manufacturer or installer of the insulation has represented to Seller herein that the insulation in exterior walls to a thickness of 3.5 inches will yield an R-value of 13-15 and insulation in ceilings to a thickness of 9.5-11 inches will yield an R-value of 22-33. If, in the course of construction, the insulation material specified is not reasonably available, SELLER will verify to the BUYER the R-values of the substituted material used at the time it is determined.

1. **NOTICE REGARDING POSSIBLE ANNEXATION.** If the Property that is the subject of this Agreement is located outside the limits of a municipality, the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
2. **NOTICE OF MEMBERSHIP IN PROPERTY OWNERS' ASSOCIATION CONCERNING THE PROPERTY.** As a purchaser of property in the residential community in which this Property is located, you are obligated to be a member of a property owners' association. Restrictive covenants governing the use and occupancy of the Property and a dedicatory instrument governing the establishment, maintenance and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instrument may be obtained from the county clerk. You are obligated to pay assessments to the property owners' association. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your Property. Additionally, as a member of the property owners' association you will have the right to use certain facilities and amenities which have been constructed to date; however, you will not necessarily have the right to use other facilities if any are subsequently constructed. The undersigned acknowledge that SHELFR did not construct any amenities and is not responsible for the same.
- following **ADDITIONAL DOCUMENTS** have been provided to the BUYER.
- | | | |
|---|-------|---|
| ✓ | _____ | Disclosure, Disclaimer and Waiver Regarding MUD Conditions; |
| ✓ | _____ | Municipal Utility District Notice for ; |
| ✓ | _____ | Declaration of Covenants, Conditions and Restrictions pertaining to the Property; and |
| ✓ | _____ | Sample Home Builders Limited Warranty, PWC Form No. 117 |

The following **ADDITIONAL DOCUMENTS** have been provided to the BUYER:

- ✓ _____ Disclosure, Disclaimer and Waiver Regarding MUD Conditions:
Municipal Utility District Notice for §
✓ _____ Declaration of Covenants, Conditions and Restrictions pertaining
✓ _____ Sample Home Builders Limited Warranty, pWC Form No. 117
✓ _____

BUYER acknowledges that BUYER has read and understands each and every part of this Supplement.

EXECUTED in multiple copies effective on _____ (Date)

BUYER SIGNATURE (Legal Name)

Date:

COBUYER SIGNATURE (Legal Name)

Date:

SALES-REP-NAME

Date: 12-12-16

Accepted by SELLER:

SCOTT FELDER HOMES LLC

By:

Title: _____

Date: _____



CO-BROKER COMMISSION AGREEMENT

The undersigned hereby acknowledge that the Sales Agreement, by and between **Scott Felder Homes LLC** and the Buyer(s) City of Kyle, Texas,

For the property described below:

Lot: 034 Block: A

Section: Phase: 1

Subdivision: Cypress Forest 80s

with the following street address:

191 Clearwater Way
Kyle, TX 78640

was made through the direct effort and representation of:

representing
Broker Representative's

Brokerage Firm

Brokerage Firm's Address, City, State, Zip

() -
Brokerage Firm's Phone #

() -
Brokerage Firm's Fax #

() - () -
Broker Representative's Phone # / Cell # / Fax #

Broker Representative's email address

(hereinafter collectively referred to as "Broker"), and that a \$ 2/A The co-op Broker co-op commission will be paid to said Broker upon close of escrow. The co-op commission is paid on the Original Purchase Price, as stated in the Sales Agreement. Subsequent re-writes, upgrades or change orders are not eligible for additional commission. Should the above mentioned Buyer not close escrow for any reason, this Commission Agreement shall be null and void.

NOTICE TO SELLER AND BUYER: AS REQUIRED BY LAW Broker advises Buyer(s) that Buyer(s) should have the Abstract covering the Property examined by an attorney selected by Buyer(s), or Buyer(s) should be furnished with or obtain a Title Policy. If a Title Policy is to be obtained, Buyer(s) should obtain a Commitment for Title Insurance (the Commitment), which should be examined by an attorney selected by Buyer(s) at or prior to closing. If the property is situated in a Utility District, Section 50.301, Texas Water Code requires the Buyer(s) to sign and acknowledge the statutory notice from Seller relating to the tax rate and bonded indebtedness of the District.

Buyer's Signature Date Buyer's Signature Date

Broker's Agents Signature Date Scott Felder Homes LLC Officer Date

Agent's License Number / Exp. Date

PERSONAL HISTORY

DATE: 12.12.16

PURCHASER #1'S FULL NAME City of Kyle, Tx AGE MARITAL STATUS
PURCHASER #2'S FULL NAME AGE MARITAL STATUS
PRESENT ADDRESS CITY/STATE /ZIP
YEARS RENT OWN HOME PHONE # WORK/CELL PHONE #
E-MAIL ADDRESS

NUMBER OF DEPENDENTS LIVING AT HOME AGES

DO YOU HAVE A HOME TO SELL? YES NO

MUST YOU SELL THIS HOME TO PURCHASE YOUR NEW HOME? YES NO

* IF NO, DO YOU HAVE A BUYOUT? YES NO OR WILL YOU LEASE IT? YES NO

* IF YES, WITH WHOM IS YOUR HOME LISTED? AGENT/BROKER

* PHONE # WHAT IS YOUR ASKING PRICE?

COMMENTS

ADVERTISING

How were you assisted in your new home search?
(check all that apply)

- HOMEOWNER REFERRAL LOCAL NEWSPAPER
* NAME ADDRESS MAGAZINE (NAME)
INTERNET: BILLBOARD (NAME)
* WEBSITE TV (LOCATION)
* HOMEBUILDER.COM RADIO
* OTHER SITES
* SEARCH ENGINE(S) REALTOR/BROKER (MSN, GOOGLE, YAHOO, etc.)
DIRECTIONAL SIGNS
JUST STOPPED BY

*IF YOU VISITED OUR WEBSITE, DID IT PROVIDE THE INFORMATION YOU NEEDED? PLEASE SPECIFY:

DID OUR INTERNET MARKETING SPECIALIST. CONTACT YOU? YES NO

FUTURE PLANNING

HOW MANY OTHER BUILDERS HAVE YOU CONSIDERED? 1 2 3 4 5 6 MORE

HOW LONG HAVE YOU BEEN SHOPPING FOR A NEW HOME?

1 MONTH OR LESS 2-6 MONTHS 6-12 MONTHS OVER 1 YEAR LONGER

RATE THE TOP THREE (3) MOST IMPORTANT FACTORS IN YOUR SEARCH:

NEIGHBORHOOD VALUE QUALITY PRICE SCHOOL DISTRICT FEATURES
FLOORPLAN LOCATION/PROXIMITY BUILDER'S REPUTATION FINANCING

WHY ARE YOU SHOPPING FOR A NEW HOME?

MORE SPACE BETTER LOCATION JOB RELOCATION FIRST HOME NEWER HOME
RETIREMENT OTHER:

EMPLOYMENT HISTORY

BUYER #1 BUYER #2
EMPLOYER'S NAME
POSITION OCCUPIED
NUMBER OF YEARS IN PRESENT EMPLOYMENT
ANNUAL INCOME FROM EMPLOYMENT \$
OTHER ANNUAL INCOME \$
PREVIOUS EMPLOYER YEARS YEARS



TREE ACKNOWLEDGEMENT

Name: City of Kyle, Texas

Address: 191 Clearwater Way

Legal Description: Lot 034 Block A Section

Community: Cypress Forest 80s

Contract Date: 12/12/16

By signing below, Buyer acknowledges that Scott Felder Homes LLC has made no warranty or representation concerning the trees, shrubs and other landscaping located at the subject homesite listed above. Moreover, Buyer acknowledges that Scott Felder Homes LLC is not responsible for, nor does Scott Felder Homes LLC warrant, that the trees and shrubs located there will live, regardless of whether the trees were native to the homesite or were planted by Scott Felder Homes LLC or other third parties. Scott Felder Homes LLC has no obligation to replace or treat any tree or shrub if such vegetation is sickly (i.e. oak wilt) or dead. Buyer acknowledges that no representation, either oral or written, has been made to Buyer by Scott Felder Homes LLC or any of the Scott Felder Homes LLC sales representatives as to the health or longevity of any said trees or shrubs.

Buyer

Date

Buyer

Date



Scott Felder Homes LLC
Sales Representative

12-12-16

Date



MOLD STATEMENT

THIS MOLD CONTAMINATION STATEMENT WAS PREPARED FOR EDUCATIONAL AND INFORMATIONAL USE ONLY AND DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY OF ANY KIND BY SELLER.

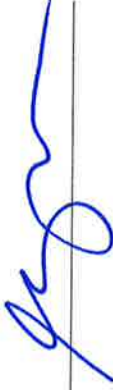
What Buyers and homeowners should know about Mold:

1. Mold is a type of fungus, which occurs naturally in the environment, and it is necessary for natural decomposition of plant and other organic material. It spreads by means of microscopic spores borne in the wind and is found everywhere life can be supported. Residential home construction is not, and cannot be, designed to exclude mold spores. If the growing conditions are right, mold can grow in the residence.
2. Mold requires a food source, which may include, but is not limited to, certain items found in the residence such as fabric, carpet, or even wallpaper, or in building materials such as drywall, wood and insulation. Mold growth also requires a temperate climate and moisture. By minimizing moisture, a homeowner can reduce or eliminate the conditions necessary for mold growth. Spills, leaks, overflows and high humidity are common sources of moisture in a residence. If such moisture is allowed to remain, mold can develop within twenty-four (24) to forty-eight (48) hours.
3. What the homeowner can do to reduce likelihood of mold growth:
 - a. Regular vacuuming and cleaning will help reduce mold levels. Mold bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth.
 - b. Keep the humidity in the residence low. Ventilate kitchens and bathrooms by using exhaust fans or by running the HVAC to remove excess moisture in the air, and to facilitate evaporation of water from wet surfaces.
 - c. Promptly clean up spills, condensation and other sources of moisture. Thoroughly dry wet surfaces or material. Do not let water pool or stand in your residence. Promptly replace any material that cannot be thoroughly dried, such as drywall or insulation.
 - d. Inspect for leaks on a regular basis, and repair leaks promptly. Look for discolorations or wet spots. Inspect condensation pans in connection with refrigerators and HVAC systems for mold growth. Take notice of any musty odors and any visible signs of mold.

EXECUTED effective the ____ day of ____, 201__.

Buyer's Signature _____

Buyer's Signature _____

Sales Representative  _____



Visit to Home Under Construction

Scott Felder Homes LLC thanks you for your interest in our homes. In order to make your visit to our home(s) under construction pleasant and safe, we'd like to share some information with you.

As you know, construction sites are dangerous places. Among other things, a variety of tools, sharp items and heavy machinery may be in use at any time, the flooring and ground surrounding the home may be uneven, and materials and tools may be scattered around, presenting tripping and other hazards. For this reason, we ask that you only visit a home under construction when accompanied by a Scott Felder Homes sales representative. Even in the company of a Scott Felder Homes representative, you must exercise caution.....**stay alert and watch your step. Do not assume** that your Scott Felder Homes LLC sales representative can or will point out every dangerous condition that may exist on the construction site.

Because of the numerous and varied dangers present on a construction site, **we cannot and do not assume any responsibility for any injuries, no matter how severe,** that you or anyone visiting the site with you may suffer during your visit to our construction site. By signing below, you represent and agree that you will exercise caution during your visit on the construction site and will make your own determinations regarding safety precautions that you feel are appropriate to protect yourself from injury. **Your signature also evidences your agreement that you understand the risks involved in visiting a construction site and your release of Scott Felder Homes for any liability for any injuries, no matter how severe, that you or anyone visiting the site with you (your guests) may suffer during your visit to our construction site.**

Buyer Signature

Date

City of Kyle, Texas
Printed Name

Buyer Signature

Date

Printed Name



HOME BUYER'S ACKNOWLEDGEMENT

All Collections

Scott Felder Homes wishes to give you every opportunity to personalize your home to the specifications you desire. However, homebuilding requires extensive planning and scheduling to take place in order for a home to be built and completed in an efficient and timely manner. For this reason we ask that you initial each blank to show that you have read and understand the following selection and upgrade requirements.

Initial _____ **Contract changes must be completed at the time of contract. Contract changes may include but are not limited to:** plan options, framing changes, additional/deleted masonry, plumbing, HVAC, floor plugs, rain glass windows, additions/modifications to cabinetry (butler's pantry, tech centers), built-in appliance packages and site specific requests such as patio, driveway or any other flatwork. These items are noted on the blueprints for your home and therefore cannot be changed or revised after the contract has been submitted. Please reference the Point of Sale Checklist and Fee Acknowledgement forms.

Initial _____ **All Selections** are required to have been finalized within 21 days of contract acceptance. This includes all exterior, interior and wiring selections made in the design studio.

Initial _____ **Buyer acknowledges the following Design Studio appointment allotment:** Prestige, Executive, Sapphire, Ruby and Diamond Collection home buyers are allotted up to three (3) Design appointments to finalize all selection and wiring options. American Classic, Regency and Bungalow Collection home buyers are allotted up to two (2) design appointments to finalize all selection and wiring options. Should buyer require additional design appointments in excess of those allotted, a non-refundable fee of \$100 per hour is due prior to scheduling additional appointments. All selections and wiring must still be finalized within 21 days of the accepted agreement.

Initial _____ **Buyer acknowledges the following Design Studio appointment allotment for an Inventory Sold Home:** For every home sold at a stage 4 home buyers are allotted up to six (6) design hours to reselect selections approved by the construction manager or as indicated on the contract change order. For every home sold at a stage 5 or greater home buyers are allotted up to three (3) design hours to reselect selections approved by the construction manager or as indicated on the contract change order. All selections must be finalized by the date agreed per contract.

Initial _____ **Any design allowance amount not used will be forfeited by the buyer.** No credit will be issued back for unused amounts.

Initial _____ **Buyer acknowledges that credits will not be given for any downgrade or deletion of included products or options.** If buyer elects to upgrade further from an included selection, only the difference between the two prices will be charged. **Credit from one category of product can not be applied toward an upgrade option from another category.**

Initial _____ **Buyer acknowledges that there are no changes allowed after the design selections have been finalized.** Scott Felder Homes reserves the right to make standard selections for the home if buyer fails to complete selections by the due dates listed above.

While Scott Felder Homes allows homebuyers great flexibility for options in your Home, the buyer understands, **changes must be submitted on a "Change Order Request" with a signed drawing prior to the deadlines stated above or the option or upgrade will not be processed.** Buyer agrees seller is not responsible for any changes not processed that were not presented to seller by buyer prior to the deadlines set forth in the above written agreement.

Buyer's Signature	_____	Buyer's Signature	_____
	Date		Date
Realtor's Signature	_____	Sales Representative	_____
	Date		Date

12-12-16

TITLE COMPANY ADDENDUM
AFFILIATED BUSINESS ARRANGEMENT-DISCLOSURE STATEMENT

Address: 191 Clearwater Way Date: 12/12/16

Lot: 034 Block: A Section:

This is to give notice that Scott Felder Homes LLC (the “Seller”) has a business relationship with Prosperity Title Company (the “Provider”). Scott Felder Homes LLC owns a percentage interest in a company that owns a 49% interest in Provider. Because of this relationship, this Provider may provide the Seller financial or other benefits for making the referral.

Set forth below is the estimated charge or range of charges for the Provider for the settlement services listed. You are NOT required to use the Provider as a condition for the purchase of the Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES AND FEES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Owner Policy of the Title Insurance*	Approximately 1% of Sales Price
Escrow Fee	\$300
Messenger Fee	\$50
Recording Fee	\$150-\$200
Survey Fee	\$400-\$475

(*) Price set by the Texas Department of Insurance

Buyer understands that these charges are estimates only and are subject to change without notice. Buyer further understands that this list is not a comprehensive list of all closing costs or expenses Buyer may incur to purchase the Property. There may be other charges not shown on the list by other providers of settlement services that will be collected and disbursed by the Provider at closing.

Buyer hereby acknowledges that he/she has received a duplicate copy of the foregoing Affiliated Business Arrangement Disclosure Statement no later than the time he/she was referred to Provider for settlement services and prior to signing any contract or agreement stating that Provider will provide settlement service in connection with Buyer’s acquisition of the Property. Buyer has read this disclosure form. and understands that Seller is referring Buyer to Provider for the above-described settlement services and may receive a financial or other benefit as the result of this referral.

Buyer Date

Scott Felder Homes, LLC Officer Date

Buyer Date

Affiliated Business Arrangement Disclosure Statement Notice

This is to give you notice that Scott Felder Homes, L.L.C. (Scott Felder Homes) has a 40% ownership interest in Southern Lending Services, Ltd. First Continental Mortgage, Ltd. (First Continental) owns a 29% limited partnership interest in Southern Lending Services, Ltd. SFinancial, Inc. (SFinancial) has a 1% ownership interest in Southern Lending Services, Ltd. This referral may provide Scott Felder Homes or First Continental (or both of them) with a financial or other benefit.

[A] In addition to interest on the principal amount financed, set forth below is the estimated charge or range of charges by Southern Lending Services, Ltd. for the settlement services listed. You are NOT required to use Southern Lending Services, Ltd. as a condition for your purchase of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Charge or Range Of Charges	Settlement Service	Charge or Range Of Charges
Origination Fee	0	Administration Fee	\$300 - \$700
Origination Fee Bond Programs	1% of loan amount	Final Inspection Fee	\$65 - \$150
Underwriting Fee	\$215 - \$700	Wire Transfer Fee	\$10 - \$20
Flood Certificate	\$10 - \$30		
Tax Service Fee	\$85 - \$150		

[B] Set forth below is the estimated charge or range of charges for the settlement services of an attorney, credit reporting agency, or real estate appraiser that, First Continental, as your lender, will require you to use, as a condition of your loan on this property, to represent its interests in the transaction.

Provider and Settlement Service	Charge or Range of Charges
Devlin & Avant, P.C., Document Preparation Fee	\$125 - \$275
Credit Report Fee (See Good Faith Estimate for Provider)	\$20 - \$75
HLM Loan Services, LLC Closing Coordination Fee	\$50 - \$100
Appraiser (See Good Faith Estimate for Provider)	\$325 - \$525

ACKNOWLEDGEMENT

I/We have read this disclosure form, and understand that Scott Felder Homes is referring me/us to Southern Lending Services, Ltd. and that if we obtain a mortgage from Southern Lending Services, Ltd. we will purchase the above-described settlement services from Southern Lending Services, Ltd.. then Scott Felder Homes one of more of its members or affiliates, or First Continental, may receive a financial or other benefit as the result of this referral. I/We agree that Scott Felder Homes or any of its affiliates, including Southern Lending Services, Ltd. or First Continental Mortgage, Ltd. may contact me by telephone.

Borrower	Date	Borrower	Date
Seller	Date		



INVESTMENT PROPERTY ADDENDUM

This Investment Property Addendum ("Addendum"), between Scott Felder Homes LLC ("Seller") and City of Kyle, Texas and ("referred to collectively and individually as "Buyer") forming a part of that certain Sales Agreement dated 12/12/16 ("Agreement"), covering the property legally described at, Lot 034 Block A Section of Cypress Forest 80s Subdivision ("Property").

The Agreement is hereby modified as follows:

SELECT ONE OF BELOW:

☒ BUYER IS PURCHASING PROPERTY AS INVESTMENT PROPERTY (If checked please fill in dollar amount below)

BUYER acknowledges to SELLER that BUYER will be purchasing this Property for investment purposes and as inducement for SELLER to enter into the Agreement, BUYER is depositing at the signing of this Contract the additional amount equal to 10% of the contract price plus any required custom/retro deposits which shall be applied to closing costs and/or down payment at closing or distributed as required in the Sales Agreement.

BUYER further acknowledges that above deposit is non-refundable and in the event of cancellation of the Sales Agreement for any reason, SELLER shall be entitled to retain this deposit even if the BUYER's loan is declined by the lender or the BUYER cannot meet the lender's conditions for loan approval at closing.

_____ BUYER IS **NOT** PURCHASING PROPERTY AS INVESTMENT PROPERTY (If checked please fill in dollar amount below)

BUYER hereby warrants to SELLER that BUYER is NOT purchasing the Property as investment property and intends to occupy the Property as BUYER's residence.

BUYER agrees that, if it is later determined by lender and/or SELLER, that BUYER is actually purchasing the Property for investment purposes, SELLER may (1) immediately proceed with the remedies afforded under Paragraph 14 of the Sales Agreement, or (2) require BUYER to deposit within 48 hours of request by SELLER deposits that will be equal to 10% of the contract price plus any required custom/retro deposits which shall be applied to closing costs and/or down payment at closing or distributed as required in the Sales Agreement.

BUYER further acknowledges that above deposit is non-refundable and, in the event of cancellation of the Sales Agreement for any reason, SELLER shall be entitled to retain this deposit even if the BUYER's loan is declined by the lender or the BUYER cannot meet the lender's conditions for loan approval at closing.

BUYER further acknowledges that BUYER's failure to make the required deposit within the 48 hour period after notice shall constitute a default by BUYER under the terms of the Agreement and SELLER shall be entitled to proceed as described in Section 14 of the Agreement.

All terms and provisions of the Sales Agreement not specifically modified by this Investment Property Addendum shall remain in full force and effect.

Buyer has read, understands, and agrees to the above terms and conditions.

Buyer	Date
-------	------

By: Scott Felder Homes LLC

By: _____

Buyer	Date
-------	------

Title: _____

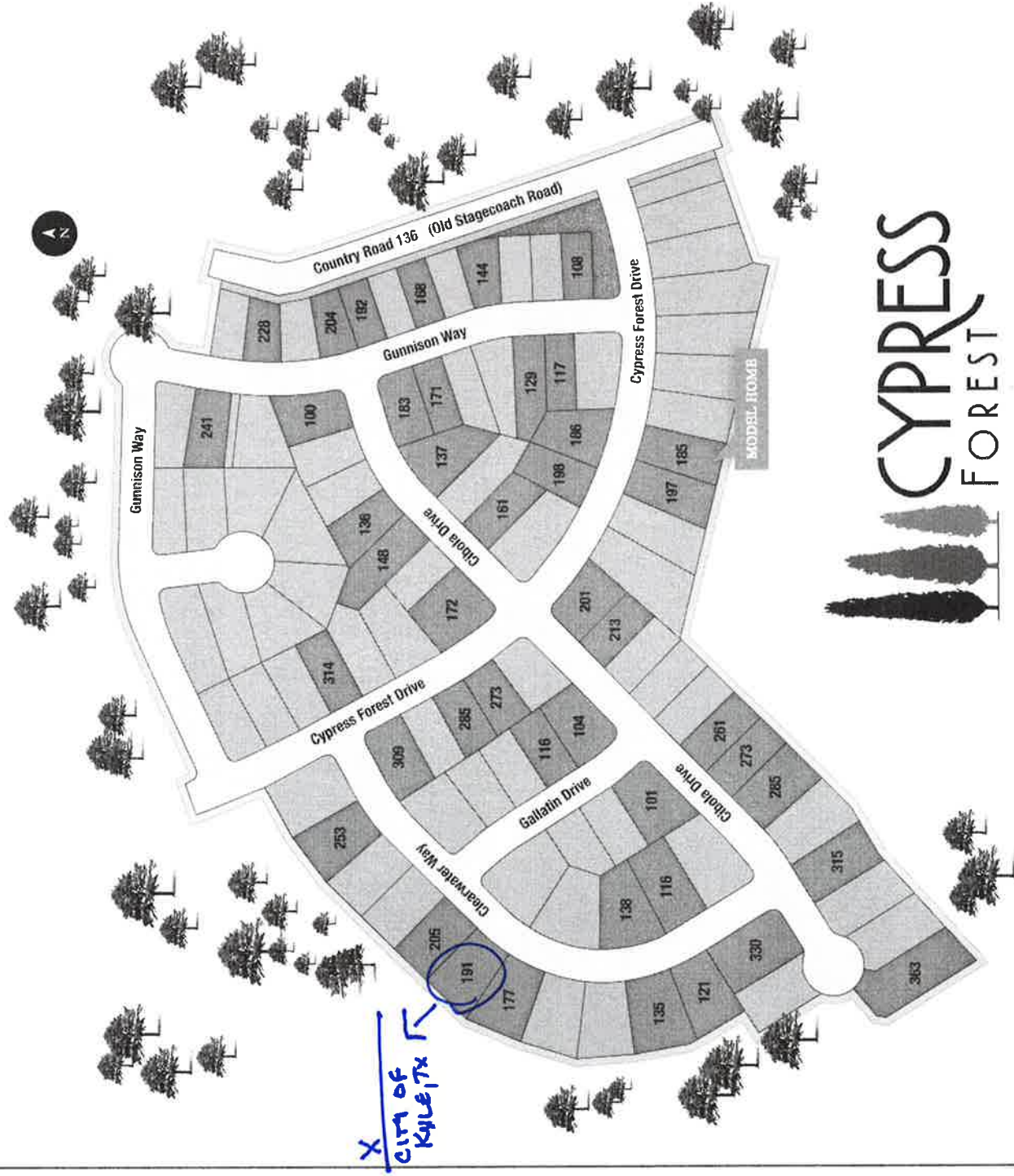
Date _____

Date: _____

Revised 11/14/16

SCOTT FELDER HOMES

191 CLEARWATER - CFB



185 CYPRESS FOREST DRIVE | KYLE, TX 78640

SCOTTFELDERHOMES.COM

MODEL OPEN DAILY: Mon-Sat 10-6 | Sun 12-6



THIS IS AN ARTIST'S CONCEPT OF THE PROPOSED DEVELOPMENT. THE DEVELOPER HAS NOT YET OBTAINED ALL NECESSARY PERMITS AND APPROVALS. THE DEVELOPER HAS NOT YET OBTAINED ALL NECESSARY PERMITS AND APPROVALS. THE DEVELOPER HAS NOT YET OBTAINED ALL NECESSARY PERMITS AND APPROVALS. THE DEVELOPER HAS NOT YET OBTAINED ALL NECESSARY PERMITS AND APPROVALS.

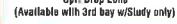
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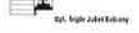
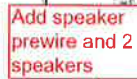
Single 2868 ilo Dbl.
Doors

Carrington - 5508

191 Clearwater
Way - CITY OF
KYLE, TX



Add veggie sink



Add Fireplace in ODL location with Flatscreen prep above

Add Grill and Kitchen Options



15080 3 Panel
Slider



SCOTT FELDER
HOMES



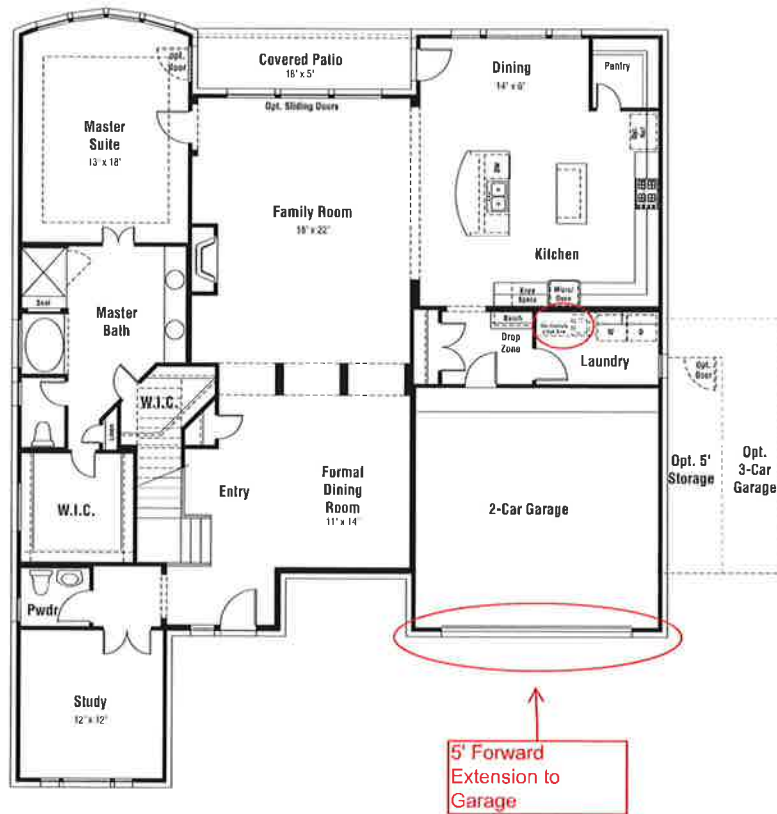
CITY OF KYBURG, TX





Carrington - 5508

191 Clearwater
Way - CITY OF
KYLE, TX



5' Forward
Extension to
Garage

Additional shelves
in linen



X

CITY OF KYLE, TX

FIRST FLOOR

SECOND FLOOR

REGENCY COLLECTION - CYPRESS FOREST 80'

191 CLEARWATER WAY

EXTERIOR FEATURES

- Four sides exterior masonry on all first floor walls
- 8' Custom wood glass panel front door with satin nickel handle set and nickel hinges
- Taupe window frames compliment exterior masonry
- Deluxe landscaping package with large tree, extensive shrubbery, and fully sodded front and side yards to fence
- Fully fenced backyard from rear corners of home with 3' gate
- 5" Gutters on the full front elevation, excluding gables
- Custom-made address plate
- Front and rear outside hose bibs
- Front and rear GFCI electrical outlets
- One carriage light at 2-car garage homes and two carriage lights at 3-car garage homes (in black finish)

INTERIOR FEATURES

- 8', Two panel arch top continental style interior doors at the first floor with satin nickel knobs
- 6' 8", Two panel arch top continental style interior doors at the second floor with satin nickel knobs
- Schlage® satin nickel door hardware and nickel hinges
- Monterrey drag texture on all sheetrock walls and ceilings, including closets
- Rounded sheetrock corners throughout includes windows
- Single step crown molding at master bedroom and coffer ceilings, per plan
- 3 1/4" Door casing and 5 1/4" baseboards throughout the home
- Window stool throughout the home
- Tile flooring in entry, kitchen, dining, laundry, bathtub/shower areas, and powder
- High quality nylon carpeting with 3/8" cushion
- Graceful, stained handrail with wood baluster staircases in select locations
- Decora light switches throughout
- All wiring is run to interior distribution panel at master closet
- CAT5 phone outlets at family and master
- RG6 cable outlets at family, master, and game room, per plan
- Security system pre-wire on exterior doors
- Ceiling fan with brushed nickel light kits at master bedroom and family
- All bedrooms, study, family rooms, game room, and covered rear patios blocked for ceiling fans, per plan
- Interconnected smoke alarm system with battery back-up, includes all bedrooms
- Wood shelving in closets, pantry, and laundry
- Fluorescent light fixtures in master closet and garage, quantity per plan
- Taped, floated, painted, and trimmed garage walls
- Pre-wire for garage door opener

GENERAL CONSTRUCTION FEATURES

- Professional Warranty Corporation 10-year limited warranty program
- Built with Zip System® sheathing, an engineered wood structured panel with air and water barrier
- Individually designed and engineered post tension foundation system
- Precision fit and structurally reliable engineered roof system
- 3/4" tongue-and-groove second story subfloor glued and nailed over an engineered floor system
- HomeTeam® Taexx Built-In Pest Control System and borate pre-treatment, where applicable
- Convenient pull down attic staircase at garage, per plan
- Anchors bolts installed in perimeter walls secured with nut and washer
- Treated base plates with DOW SILL SEAL® gasket strip between slab and base plate and roofline top plate
- PEX non corrosive water supply lines
- Laminated fiberglass shingles with limited warranty per manufacturer specifications
- CemplanK® fiber cement siding for durable low maintenance exteriors
- CemplanK® 4x8 front porch soffit, seams trimmed with H mold
- James Hardie® beaded board soffit at front porch
- James Hardie® fiber cement perforated soffit and James Hardie® fiber cement fascia board
- FrameSaver® composite exterior door frames
- Third party inspections performed throughout construction
- Personal consultation with professional design consultant
- Technology consultation based on the construction phase of home



SCOTT FELDER HOMES.COM

Specifications, pricing, plan designs and features are subject to change without prior notice. In the interest of the builder's continual effort to improve plan designs, specifications and features, we reserve the right to make modifications without prior notice. Please contact a neighborhood sales associate for precise home details.

REGENCY COLLECTION - CYPRESS FOREST 80'

191 CLEARWATER WAY

KITCHEN FEATURES

- Granite countertops in kitchen
- 42" Upper cabinets with crown molding and adjustable shelving
- Ceramic tile backsplash in the kitchen
- Whirlpool® built-in stainless steel appliance package
- Whirlpool® built-in gas cook top with AccuSimmer® cook top burners
- Whirlpool® built-in extra-large oven window, steam clean option, and AccuBake® to deliver consistent baking on multiple racks
- Whirlpool® venthood, vented to the outside
- Whirlpool® built-in microwave with sensor cooking controls located above the oven
- Whirlpool® ENERGY STAR® Tall Tub dishwasher
- 9" Depth equal bowl undermount stainless steel sink
- DuPure water filtration system with chrome spigot
- DELTA® single handle pull-out faucet in arctic stainless finish
- Garbage disposer with 1/3 horsepower
- Waterline provided for ice maker
- Recessed can lighting package, per plan

X _____

BATHROOM FEATURES

- Matte finish, white cultured marble with square edge and square integral sink at master bath and secondary bath vanities
- Round white pedestal sink at powder room, per plan
- Dual sinks at master bath
- Oversized acrylic garden tub with tile surround in master bath, per plan
- Glass enclosed shower in master bath, per plan
- Tile backer boards behind bath wall tile
- White elongated commode in all bathrooms
- Acrylic bathtubs with barrel arches and tile surround in secondary bathrooms
- DELTA® Linden™ faucets in chrome finish at lavatory locations
- DELTA® Foundations® faucets in chrome finish at bathtub and shower locations, per plan
- Franklin Brass® Kinla Collection bath hardware in chrome finish at all baths
- Decorative Progress® lighting at all baths

ENERGY FEATURES

- Home Energy Rating System (HERS) Inspection & Certification: Every home we build is tested by a third party, certified home energy auditor.
- Low E 366 (emissivity) double paned vinyl windows throughout home
- High-efficiency TRANE® A/C system with 16 SEER rating, 5 year materials warranty
- TRANE® programmable thermostat
- Aprilaire® healthy ventilation control system to help manage the quality of your home's air
- Aprilaire® MERV 11 pleated media air filter at furnace in attic
- R-38 Blown fiberglass insulation in flat ceilings and flat attic areas
- R-22 Blown in fiberglass insulation in attic sloped areas
- R-13 Batt insulation in 2x4 walls
- Exterior wall DOW SILL SEAL® between base plate and concrete
- Energy saving 50-gallon gas water heater (dual 40-gallon for 3 full bath homes)
- Gas furnace in attic location provides quiet operation
- Continuous soffit vent and ridge vents for attic ventilation, per plan
- Radiant barrier roof decking
- Wayne Dalton® insulated garage doors

11/08/16



SCOTTFELDERHOMES.COM

Specifications, pricing, plan designs and features are subject to change without prior notice. In the interest of the builder's continual effort to improve plan designs, specifications and features, we reserve the right to make modifications without prior notice. Please contact a neighborhood sales associate for precise home details.



DEPOSIT ACKNOWLEDGEMENT ADDENDUM

Buyer: City of Kyle, Texas

Address: 191 Clearwater Way

Community: Cypress Forest 80s Contract Date: 12/12/16

Buyer acknowledges that commitment deposits are due within **21** days of acceptance of the Sales Agreement. If the construction of the home has started at time the Sales Agreement is signed, Buyer acknowledges that the commitment deposit is due at execution of the Sales Agreement.

- **American Classic Collection**
 - Earnest Money - \$1,000
 - Commitment – 4% of Contract Price
 - Spec Deposit - \$1,000 Earnest Money plus 2% of Contract Price

- **Regency Collection**
 - Earnest Money - \$1,000
 - Commitment – 6% of Contract Price
 - Spec Deposit - \$1,000 Earnest Money plus 3% of Contract Price

- **Prestige and Bungalow Collection**
 - Earnest Money - \$2,000
 - Commitment – 6% of Contract Price
 - Spec Deposit - \$2,000 Earnest Money plus 3% of Contract Price

- **Executive Collection**
 - Earnest Money - \$5,000
 - Commitment – 6% of Contract Price
 - Spec Deposit - \$5,000 Earnest Money plus 3% of Contract Price

Any custom or retro changes, if allowed, will require 100% deposit.

Purchaser's failure to submit required deposits within the above referenced time frame may result in a revision of deposit amounts, adjustment in sales price, or termination of Sales Agreement.

EXECUTED on this day _____ of _____, 201_____.

BUYER

Date: _____

BUYER

Date: _____


SALES REPRESENTATIVE

Date: 12-12-16

SCOTT FELDER
HOMES

Point of Sale Contract Checklist

Address: 191 Clearwater Way

Buyer: City of Kyle, Texas

****It is important that you read every option carefully. Late fees apply if changes are not completed within the specified time frame. The items below cannot be added at the design studio appointment. Any change requested after contract acceptance will require a full retail charge. Once these items have been selected they cannot be deleted without a non-refundable late change fee. Retail credit will not be given for options included in the original contract sales price. The late change fees referred to on this form are not part of the contract sales price. They are additional charges outside of the contract.**

The items listed below are not standard. Each line item must be reviewed and initialed as acknowledgement of this policy. The items listed below are only a few examples. Any requests related to these categories should be discussed at the time of contract, or they will be subject to the Late Change Fee. Diagrams and dimensions required when applicable.

POINT OF SALE ITEMS - DIAGRAM / DIMENSIONS REQUIRED	Yes or No	Buyer Initials	Buyer Initials
Plan Options – Structural, Flex or Covered Patios	YES		
Exterior door additions	YES		
Custom changes – that affect framing, foundation or roofs	YES		
Island - additions	YES		
Window additions/deletions/changes - sliding doors	YES		
Phase 1 Items – Options must be submitted within 7 days of the accepted contract to avoid late fees. Items are not included in contract price and must be completed prior to 1st design appointment.	Yes, No, or TBD	Buyer Initials	Buyer Initials
HVAC – model upgrade/vents in closets/filters/bath vent upgrades	NO		
Mudset shower floors - (specify bathroom)	TBD		
Plumbing - gas to dryer/jetted tub/drop in tub/tub size/tankless water heater/body sprays/handheld shower/pot filler	YES		
Shower in place of tub (specify bathroom)	NO		
Shower seat options (specify bathroom)	NO		
Switch Washer / Dryer locations	NO		
Appliance additions - wine chiller/beverage center/ice maker/etc. Feeder@Kt.	YES		
Appliance configurations - range to cooktop/built in micro or oven/added appliances to island/change in any appliance SIZE	YES		
Cabinet additions/configurations/deletions/size	YES		
Ceiling beam – additions, deletions or cedar/pine wrap	NO		
Concrete flatwork or driveway additions/deletions/type/washed aggregate/stained	NO		
Exterior door size change or deletions	TBD		
Fireplace location/deletion (per plan option) – interior & exterior	YES		
Floor Plugs - a diagram with DIMENSIONS from two exterior walls required	NO		
Hose bib additions	NO		
Insulation options - interior walls/between floors/etc.	NO		
Interior door addition/deletions/size/type – pocket door/double door/solid door/French Glass door	YES		
Masonry Exterior/Interior - additions/deletions/product type - stone price will be based on chopped white limestone	YES		
Windows - Rainglass	NO		
Plumbing - rough ins/utility sink/gas to BBQ/gas to fireplace/water softener loop/whole house water softener system/2nd bath sink	YES		

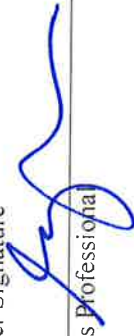
Point of Sale items listed above cannot be added after contract acceptance. However, Phase 1 items listed above can be selected at time of contract or can be selected within 7 days of contract acceptance. Please check a box below indicating BUYER's decisions:

☐ BUYER acknowledges decisions pertaining to all items listed above are complete. Every item is noted as YES/NO and initialed.

OR

☒ BUYER retains the option to make changes to Phase 1 items within 7 days of contract acceptance. Every item is noted as YES/NO/TBD and initialed. If a decision for a TBD item is not made within 7 days of contract acceptance, BUYER understands and accepts that SFH will move forward with construction of the home.

Buyer Signature



Sales Professional

Date

Buyer Signature

Date

SUBDIVISION: Cypress Forest 80s

ADDRESS: 191 Clearwater Way

PLAN SERIES: Regency Collection

SUPERINTENDENT: UNASSIGNED

SALES PERSON: Scawthorn, Kevin

PURCHASER: City of Kyle

DATE: 11/15/16

STAGE: CF8-008

JOB NUMBER: 5508/3

PLAN/ELEV: Carrington

THIS ESTIMATE IS NULL AND VOID IF NOT ACCEPTED AND PAID FOR BY DUE DATE:

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
01	4700-AA	Add On Opts	Carrington Base Price: \$415,990	1	4,00
02	4700-AB	Add On Opts	Lot Premium: \$5,000	1	4,00
03	1930-32	Add On Opts	15080 3 Panel Multi Slide - Family/ODL Door opens from one side stacking over 2 other panels, wall changes to a 2x6 Does not include screen Use with Outdoor Living only.	1	11,250.00
04	2020-12	Add On Opts	Outdoor Living Includes: 36" grill, 36" firebox, small sink with 1903-SS-DST faucet, 1x6 prefinished soffit, flagstone countertop group 1 tile, electrical and fixtures per plan, 1 pair speaker prewire, outlet over fireplace, and conduit to Family. Custom stone selections will require an additional charge.	1	40,000.00
05	3220-41	Add On Opts	Extended Island ilo standard island. Finish-out per series standards.	1	2,500.00
06	4700-AC	Add On Opts	5' Forward Garage Extension and Minimum Plate height of 7.5' (2 car Garage Only).	1	10,000.00
07	4700-AD	Add On Opts	Add SS veggie sink to center of island.	1	1,500.00
08	4700-AE	Add On Opts	Professional Appliance Package. KitchenAid Commercial Style Dual-Fuel Range- 6 Burner KDRS467VSS Stainless Steel, KitchenAid 30 Built-In Microwave/ Oven Combo KEMS309BSS Stainless Steel, Kitchenaid 24" Superba Dishwasher KUDS30FXSS Stainless Steel, Zephyr 36" Wall Canopy Hood & Duct Cover ZSIE30AS/ ZIC-00SI Duct Cover Extension	1	14,960.00
09	2930-07	Add On Opts	EverHot With Dual Lever Dual Lever at Kitchen Sink; one Lever Produces hot Water Instantly at Kitchen Sink, Other Room Temp Water From Water Filtration System. Price Includes Add'l Required 110V Outlet. Compatible With Standard Drinking System. Option to Upgrade to Reverse Osmosis System Sold Separately. Price Includes Signature Series Spigot (Traditional or Victorian)	1	1,095.00

SUBDIVISION: Cypress Forest 80s

ADDRESS: 191 Clearwater Way

PLAN SERIES: Regency Collection

SUPERINTENDENT: UNASSIGNED

SALES PERSON: Scawthorn, Kevin

PURCHASER: City of Kyle

DATE: 11/15/16

STAGE:

JOB NUMBER: CF8-008

PLAN/ELEV: 5508/3 Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
10	1270-42	Add On Opts	3rd Bay & Study - Elevation 2 Inclds opener. Adds coach light. Includes dbl DL french interior doors with std hardware per series at Study. Includes one phone and cable, ceiling fan and light kit at Study. Std Drop Zone deleted. Adds 229 sf of living area	1	23,500.00
11	1740-50	Add On Opts	Storage Closet at Opt Study ***** with additional shelves Must first select 3rd Bay & Study options 1270-41-44. Priced for standard MDF painted shelving.	1	600.00
12	4700-AF	Add On Opts	Delete double french doors @ study and replace with single 2880 door,	1	.00
13	1350-03	Add On Opts	Bay Window at Dining Adds 20 sf of living area	1	3,000.00
14	3280-A4	Add On Opts	Drop Zone Inclds hinged seat top & beadboard trim.	1	500.00
15	3330-25	Add On Opts	Laundry Cabinets Price is for standard wood species and finish for series. Must be upgraded separately for wood species and finish upgrades. Priced per series Kitchen standards countertops with 4" granite splash. Sink not included.	1	2,500.00
16	2440-02	Add On Opts	Laundry Room Sink in Cabinet Must select Laundry Cabinets #3330-25 first. Includes: - Florestone Self-Rimming Laundry Sink Model SR - White Fiberglass - Delta 4453-AR-DST Linden Arctic Steel faucet with sprayer. - Pre-Plumb is included. Does NOT include tile backsplash.	1	1,200.00
17	4700-AG	Add On Opts	Add additional hooks on wall opposite of Utility Cabinets. Hooks to be the same hooks as drop zone hooks. QYT - 4	1	150.00

SUBDIVISION: Cypress Forest 80s
ADDRESS: 191 Clearwater Way
PLAN SERIES: Regency Collection
SUPERINTENDENT: UNASSIGNED
SALES PERSON: Scawthorn, Kevin
PURCHASER: City of Kyle

DATE: 11/15/16
STAGE: CF8-008
JOB NUMBER: 5508/3
PLAN/ELEV: Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
18	4430-CR	Add On Opts	COAR Coyote Outdoor Refrigerator - 24" Outdoor-Rated Refrigerator, full wrap, freestanding, with automatic defrost. Model #CBIR	1	1,530.00
19	2310-20	Add On Opts	2-Sided Fireplace ilo standard fireplace at Family. CANNOT be used with Bedroom Over Formal Dining #1550-E1-E4. **Price includes only stone selections available in the builder's program. It does not include any custom stone selections. ** Fireplace: see-through fireplace, flue included, high/low flame operation, use Decora switch **Austin use model MPD35ST** **SA use model GDST3831I** **Includes flatscreen prep with conduit to standard Family Room TV location**	1	8,000.00
20	3610-11	Add On Opts	Double Juliette Balcony at Game Room. To be used in combination with 2-Sided Fireplace #2310-20 only. Railing per series standards. Must be upgraded separately.	1	1,000.00
21	1550-70	Add On Opts	Bedroom W/Shower at Powder ilo Study. Bedroom 5 with Shwr at Powder Includes cabinet with standard wood species ilo pedestal, if applicable per series. Mirror and light fixture to remain the same as before. Standard wall tile and plumbing trim per series. Price includes 60x80 clear glass frameless sliding shower door and mudset shower.	1	7,000.00
22	1680-01	Add On Opts	Wet Bar Price includes base and upper cabinets with standard finish per series, standard countertops per Kitchen standard, 15x15 drop-in sink with a 1903-SS-DST bar faucet, and standard backsplash per series standard. Includes 24" ref space with 110V dedicated outlet for future fridge. Includes undercabinet lighting on a separate switch and 3 GFCI outlets at countertop.	1	5,500.00

SUBDIVISION: Cypress Forest 80s

ADDRESS: 191 Clearwater Way

PLAN SERIES: Regency Collection

SUPERINTENDENT: UNASSIGNED

SALES PERSON: Scawthorn, Kevin

PURCHASER: City of Kyle

DATE: 11/15/16

STAGE:

JOB NUMBER: CF8-008

PLAN/ELEV: 5508/3 Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
23	4430-41	Refrigerator	KitchenAid 36" Side x Side Cntr Depth SS	1	3,440.00
24	1700-01	Add On Opts	Media Room Incls surround sound prewire, 1 ph, & 1 cable. Finish-out per series stds. ilo standard Texas Basement. Adds 291 sf of living area.	1	4,000.00
25	1700-05	Add On Opts	Stadium Seating at Media Room Must first select Media Room option.	1	550.00
26	4700-AI	Add On Opts	Build in Cabinets @ Media similar to 203 Enchanted (RH model home). Price is for standard species wood. ***** LL need diagram and to add more info.	1	3,000.00
27	4700-AK	Add On Opts	Additional shelving @ linen closet by Game Room ***** LL TO GET AND ADD MORE INFO	1	150.00
28	4700-AM	Add On Opts	Add rain head from ceiling in Master Shower. RP52382SS Raincan Single Setting SS	1	310.00
29	4700-AN	Add On Opts	Whole Home gutters	1	1,980.00
30	4700-B3	Add On Opts	Clarification: Elevation 3	1	.00
31	4700-B5	Add On Opts	Bed 5 w/ shower @ Powder bath to have TUB ilo shower.	1	.00
TOTAL					149,215.00

CONDITIONS:
It is understood that charges, if any, for above work are to be paid on request of Seller, in full and in advance of above work being started. It is also understood that payment for change is not refundable for any reason, except for breach of earnest money contract by Seller. Should the cost of these items be added to the sales price it is understood that if the appraisal is not equal to the base sales price plus the extras then the difference is to be paid by the buyer in cash at closing.

BUYER SIGNATURE

DESIGNER/SALES SIGNATURE

DATE

DATE

BUYER SIGNATURE

CO APPROVAL SIGNATURE

DATE

DATE

SUBDIVISION: Cypress Forest 80s

ADDRESS: 191 Clearwater Way

PLAN SERIES: Regency Collection

SUPERINTENDENT: JUNA SIGNED

SALES PERSON: Scawthorn, Kevin

PURCHASER: City of Kyle

DATE: 12/08/16

STAGE: CF8-008

JOB NUMBER: 5508/3

PLAN/ELEV: Carrington

THIS ESTIMATE IS NULL AND VOID IF NOT ACCEPTED AND PAID FOR BY DUE DATE:

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
01	4700-AE	Add On Opts	Professional Appliance Package. KitchenAid Commercial Style Dual-Fuel Range- 6 Burner KDRS467VSS Stainless Steel, KitchenAid 30 Built-In Microwave/ Oven Combo KEMS309BSS Stainless Steel, Kitchenaid 24 Superba Dishwasher KUDS30FXSS Stainless Steel, Zephyr 36 Wall Canopy Hood & Duct Cover ZSIE30AS/ ZIC-00SI Duct Cover Extension	1-	14,960.00-
02	4430-CR	Add On Opts	COAR Coyote Outdoor Refrigerator - 24" Outdoor-Rated Refrigerator, full wrap, freestanding, with automatic defrost. Model #CBIR	1-	1,530.00-
03	4700-AI	Add On Opts	Build in Cabinets at Media similar to 203 Enchanted (RH model home). Price is for standard species wood. ***** LL need diagram and to add more info.	1-	3,000.00-
04	4700-AW	Add On Opts	Opt Built in Cabinets at Media: group 4 wood type	1-	1,400.00-
05	4420-08	Add On Opts	Chef's Appliance - 6 Burner Zephyr 36" Hood - ZSIE36AS KitchenAid 24" Dishwasher - KDTE104ESS KitchenAid 30" Micro/Oven - KOCE500ESS KitchenAid 6 Burner Rangelop KGCU467VSS Tile Backsplash to top of crown Includes Delta Traditional pot filler in Arctic Stainless, model #1177LF-AR *Canopy hood vent*	1	9,450.00
06	4700-B8	Add On Opts	Option 2: Patio #2 w/ grill, kitchen, fireplace, flatscreen prep over fireplace and speaker prewire like ODL option. Fireplace location same as ODL option. If selected, current 15080 slider option 1930-32 will change to 1930-31 slider option.	1	31,020.00
07	2020-12	Add On Opts	Outdoor Living Includes: 36" grill, 36" firebox, small sink with 1903-SS-DST faucet, 1x6 prefinished soffit, flagstone countertop group 1 tile, electrical and fixtures per plan, 1 pair speaker prewire, outlet over fireplace, and conduit to Family. Custom stone selections will require an additional charge.	1-	40,000.00-

SUBDIVISION:

ADDRESS:

PLAN SERIES:

SUPERINTENDENT:

SALES PERSON:

PURCHASER:

Cypress Forest 80s

191 Clearwater Way

Regency Collection

UNASSIGNED

Scawthorn, Kevin

City of Kyle

DATE:

STAGE:

JOB NUMBER:

PLAN/ELEV:

12/08/16

CF8-008

5508/3 Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
				TOTAL	20,420.00-

CONDITIONS:
It is understood that charges, if any, for above work are to be paid on request of Seller, in full and in advance of above work being started. It is also understood that payment for change is not refundable for any reason, except for breach of earnest money contract by Seller. Should the cost of these items be added to the sales price it is understood that if the appraisal is not equal to the base sales price plus the extras then the difference is to be paid by the buyer in cash at closing.

BUYER SIGNATURE

DATE

DESIGNER/SALES SIGNATURE

DATE

BUYER SIGNATURE

DATE

CO APPROVAL SIGNATURE

DATE

SUBDIVISION: Cypress Forest 80s

ADDRESS: 191 Clearwater Way

PLAN SERIES: Regency Collection

SUPERINTENDENT: UNASSIGNED

SALES PERSON: Scawthorn, Kevin

PURCHASER: City of Kyle

DATE: 12/05/16

STAGE: CF8-008

PLAN/ELEV: 5508/3 Carrington

THIS ESTIMATE IS NULL AND VOID IF NOT ACCEPTED AND PAID FOR BY DUE DATE:

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
01	3661-AC	Add On Opts	Kinla Bronze Master Bath Towel Ring KIN46-ORB-1 Paper Holder KIN20-ORB-1/KIN62-ORB Robe Hook KIN35-ORB-1	1	50.00
02	3671-AB	Add On Opts	Bronze Enclosure With Clear Glass Master Shower Price is for upg finish on FRAMED enclosure only.	1	200.00
03	4302-CA	MBa Shw Wal	Group 3 Field Tile	1	230.00
04	4302-CA	MBa TubSplas	Group 3 Field Tile	1	50.00
05	4302-CA	MBa Tub Skrt	Group 3 Field Tile	1	20.00
06	4302-DA	Bath 2 Tub	Group 4 Field Tile	1	210.00
07	4302-DA	Bath 3 Tub	Group 4 Field Tile	1	210.00
08	4302-D5	OpBth5ShwUpg	Group 4 Field Tile Opt Bath 5	1	410.00
09	4302-D5	OptBth5ShFlr	Group 4 Field Tile Opt Bath 5	1	90.00
10	4302-01	MBa Shw Wal	Ultracolor Plus Grout	1	120.00
11	4302-01	MBa TubSplas	Ultracolor Plus Grout	1	30.00
12	4302-01	MBa Tub Skrt	Ultracolor Plus Grout	1	10.00
13	4302-01	Bath 2 Tub	Ultracolor Plus Grout	1	60.00
14	4302-01	Bath 3 Tub	Ultracolor Plus Grout	1	60.00
15	4302-06	OpBth5ShwUpg	Ultracolor Plus Grout Opt Bath 5	1	100.00
16	4302-06	OptBth5ShFlr	Ultracolor Plus Grout Opt Bath 5	1	30.00
17	4303-HC	MBa ShwrAcct	Group 3 Deco Single Row Mesh mounts up to 3". Field tile priced separately. Grout same as field tile selection	2	460.00
18	4303-HC	MBaTSpshAcc	Group 3 Deco Single Row Mesh mounts up to 3". Field tile priced separately. Grout same as field tile selection	2	460.00



SUBDIVISION: Cypress Forest 80s
ADDRESS: 191 Clearwater Way
PLAN SERIES: Regency Collection
SUPERINTENDENT: UNASSIGNED
SALES PERSON: Scawthorn, Kevin
PURCHASER: City of Kyle

DATE: 12/05/16
STAGE:
JOB NUMBER: CF8-008
PLAN/ELEV: 5508/3 Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
19	4303-10	MBa Shw Wal	Lay Tile Offset	1	120.00
20	4303-10	MBa TubSplas	Lay Tile Offset	1	30.00
21	4303-10	MBa Tub Skrt	Lay Tile Offset	1	10.00
22	4303-10	Bath 2 Tub	Lay Tile Offset	1	60.00
23	4303-10	Bath 3 Tub	Lay Tile Offset	1	60.00
24	4303-15	OpBth5ShwUpg	Lay Tile Offset at Opt Bath 5	1	100.00
25	2420-26	Bath 2 Sink	A2113 Mirado Wht Square UM Sink Granite Only	1	70.00
26	2420-26	Bath 3 Sink	A2113 Mirado Wht Square UM Sink Granite Only	1	40.00
27	2460-AB	Mstr Lav Fct	Addison Sgl Hndl Bronze 592-RB-DST No Riser, 1-hole	1	590.00
28	2470-A3	Mst Shwr Fct	Addison Shower Bronze T14292-RB	1	330.00
29	2480-A3	Mstr Tub Fct	Addison Tub Bronze T2792-RB	1	380.00
30	2490-I0	Pwd Lav	Linden 4" 2 Hndl Bronze 2594-RBMPU-DST Opt Bath 5 3-hole	1	120.00
31	2490-I0	Bath 2 Faucet	Linden 4" 2 Hndl Bronze 2594-RBMPU-DST 3-hole	1	230.00
32	2490-I0	Bath 3 Faucet	Linden 4" 2 Hndl Bronze 2594-RBMPU-DST 3-hole	1	120.00
33	2500-I0	Bath 2 Tub	Linden Tub/Shower Bronze T14493-RB	1	200.00
34	2500-I0	Bath 3 Tub	Linden Tub/Shower Bronze T14493-RB	1	200.00
35	3022-06	Add On Opts	Bath 2 - Wisten - Antique Bronze	1	120.00
36	3023-06	Add On Opts	Bath 3 - Wisten - Antique Bronze	1	60.00
37	3774-DA	Bth 2 Vanity	Group 4 4cm Omega Standard Square Edge	1	1,420.00
38	3774-DA	Bth 3 Vanity	Group 4 4cm Omega Standard Square Edge	1	780.00

SUBDIVISION: Cypress Forest 80s
ADDRESS: 191 Clearwater Way
PLAN SERIES: Regency Collection
SUPERINTENDENT: UNASSIGNED
SALES PERSON: Scawthorn, Kevin
PURCHASER: City of Kyle

DATE: 12/05/16
STAGE:
JOB NUMBER: CF8-008
PLAN/ELEV: 5508/3 Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
39	3777-EA	MBa C-Top	Group 5 4cm Silestone Includes UM Sink Choice of bevel, square, demi bullnose, or bullnose edge.	1	1,950.00
40	3290-Q5	Wh Hm Cb Hwr	Casual Oil Rubbed Bronze 5" Center Pull Price Does NOT Include Plan Options. Hardware to be Located at Corners of Cabinets. Does NOT Include Laundry Room Cabinets, or Desks That are not Part of Kitchen. Price is for Operable Doors/Drawers ONLY - no False Fronts. Model #40517-ORB	1	1,630.00
41	3230-B4	Wood-Kitchen	Group 4 - Various - Kitchen Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet)	1	3,190.00
42	3230-RE	RefCab-Kitch	Refrigerator Cabinet - Various Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet) Cabinet Doors Above No side panel Flush with cabinet run	1	170.00
43	3232-B4	Island II	Group 4 - Various - Center Island Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet)	1	420.00
44	3232-03	Add On Opts	Pot and Pan Drawers - Under Cooktop Include diagram of location Drawer guides are Epoxy-coated full extension guides are standard	1	290.00
45	3232-12	Add On Opts	Cookie Sheet Divider	1	230.00
46	3232-17	Add On Opts	Trash Pull-out Drawer - Holds 1 Can Include diagram of location. Need 17" minimum width cabinet for single trash pull-out.	1	410.00

SUBDIVISION: Cypress Forest 80s

ADDRESS: 191 Clearwater Way

PLAN SERIES: Regency Collection

SUPERINTENDENT: UNASSIGNED

SALES PERSON: Scawthorn, Kevin

PURCHASER: City of Kyle

DATE: 12/05/16

STAGE: CF8-008

JOB NUMBER: 5508/3

PLANE/LEV: Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
47	3240-B4	Wd Type - MB	Group 4 - Various Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet)	1	640.00
48	3242-B4	Wd Type-Ba 2	Group 4 - Various Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet) Standard Height - 30"	1	330.00
49	3243-B4	Wd Type-Ba 3	Group 4 - Various Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet) Standard Height - 30"	1	190.00
50	3245-CD	Add On Opts	Group 4 - Various - Opt Bath 5 Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet) Shower at Powder Downstairs	1	110.00
51	3247-CD	Add On Opts	Group 4 - Various - Game Room Bar Game Room Wet Bar Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet)	1	1,170.00
52	3249-CD	Add On Opts	Group 4 - Various - Laundry Opt #1 Laundry Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet)	1	770.00
53	1920-03	Front Door	3080 Mahogany Front Door Iron Overlay 632 3/4 IO 8 ft with Flenish Glass Glass choices: Clear Flemish Reeded Rain	1	380.00
54	3900-QA	Mstr Bed Flr	Group 16 Carpet Includes 1/2" Spring Pad.	1	970.00
55	3900-QA	Mstr Closet	Group 16 Carpet Includes 1/2" Spring Pad.	1	540.00

SUBDIVISION: Cypress Forest 80s
ADDRESS: 191 Clearwater Way
PLAN SERIES: Regency Collection
SUPERINTENDENT: UNASSIGNED
SALES PERSON: Scawthorn, Kevin
PURCHASER: City of Kyle

DATE: 12/05/16
STAGE:
JOB NUMBER: CF8-008
PLAN/ELEV: 5508/3 Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
56	3900-QA	Remain Floor	Group 16 Carpet Includes 1/2" Spring Pad.	1	5,510.00
57	3901-3A	Mstr Bed Flr	Group 3 Carpet Pad Scotchguard Premium Plan options must be priced separately. **See Color Sheet for Actual pad Selection.**	1	290.00
58	3901-3A	Mstr Closet	Group 3 Carpet Pad Scotchguard Premium Plan options must be priced separately. **See Color Sheet for Actual pad Selection.**	1	160.00
59	3901-3A	Remain Floor	Group 3 Carpet Pad Scotchguard Premium Plan options must be priced separately. **See Color Sheet for Actual pad Selection.**	1	1,640.00
60	4150-03	Entry/Foyer	Group 3 Vinyl Plank Flooring	1	800.00
61	4150-03	Kitchn/Dining	Group 3 Vinyl Plank Flooring	1	2,230.00
62	4150-03	Laundry Flr	Group 3 Vinyl Plank Flooring	1	360.00
63	4150-03	Drop Zone	Group 3 Vinyl Plank Flooring	1	340.00
64	4150-03	MBa Floor	Group 3 Vinyl Plank Flooring	1	810.00
65	4150-03	Bth 2 Wet Up	Group 3 Vinyl Plank Flooring	1	300.00
66	4150-03	Bth 3 Wet Up	Group 3 Vinyl Plank Flooring	1	200.00
67	4150-03	Family Room	Group 3 Vinyl Plank Flooring	1	4,370.00
68	4150-03	Fmrl Dining	Group 3 Vinyl Plank Flooring	1	1,640.00
69	4150-03	Hall 1 Floor	Group 3 Vinyl Plank Flooring	1	330.00
70	4150-03	Bth Drs 1 Up	Group 3 Vinyl Plank Flooring	1	460.00
71	3460-10	Add On Optis	Eggshell Paint Finish ilo Flat at interior walls. Flat finish remains at ceilings & garage walls. Color will APPEAR different between different paint finish.	1	6,000.00

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DATE: 12/05/16
STAGE:
JOB NUMBER: CF8-008
PLAN/ELEV: 5508/3 Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
72	3500-02	Add On Opts	Upgrade Hand Rail Stain Color Samples displayed will not show all variations of grain and shade. Smaller sample could be different from the installed outcome. Variances from the sample shown are to be expected. Other stained woods will NOT match exactly.	1	200.00
73	3610-58	Add On Opts	Straight Iron Baluster/Square Newel Post Matte Black Includes small square newel post (4075) Price is for standard stair areas only. Any additional stairs from options will need to be upgraded on a separate misc. option.	1	750.00
74	3650-25	Add On Opts	Broadway Levers - Aged Bronze - Schlage Levers on interior doors ONLY. Any exterior doors will remain a knob. Price includes matching hinges.	1	1,380.00
75	3021-RB	Add On Opts	Invite Antique Bronze Pendant P5046-20 Wiring NOT Included.	3	810.00
76	3030-AA	Add On Opts	Bronze Finish Light Upgrade Price is to upgrade standard focal light fixtures & fans to a Bronze finish. Price does NOT include ANY bathroom or outdoor light fixtures.	1	45.00
77	3770-HA	Kit Cntrtop	Group 8 3cm Granite Standard Square Edge	1	4,930.00
78	3770-HL	UpgExtIsland	Group 8 3cm Granite at Extended Island Standard Square Edge	1	2,130.00
79	3771-01	Kit Cntrtop	Upgrade Granite Edge 1 Bullnose, Waterfall, Bevel, Ogee, Classic, Triple Pencil	1	770.00
80	3771-1L	UpgExtIsland	Upgrade Edge 1 at Extended Island Bullnose, Waterfall, Bevel, Ogee, Classic, Triple Pencil	1	340.00
81	2400-AM	Kitchen Sink	Silgranit Diamond Single Bowl Use with granite Only Blanco Super Single Right Side Drain	1	760.00

SUBDIVISION:	Cypress Forest 80s	DATE:	12/05/16
ADDRESS:	191 Clearwater Way	STAGE:	
PLAN SERIES:	Regency Collection	JOB NUMBER:	CF8-008
SUPERINTENDENT:	UNASSIGNED	PLAN/ELEV:	5508/3 Carrington
SALES PERSON:	Scawthorn, Kevin		
PURCHASER:	City of Kyle		

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
82	2530-CC	Kitch. Faucet	Cassidy Bronze Kit Faucet 9197-RB-DST Pull-down spray, 1-hole	1	290.00
83	2530-W3	Water Spigot	Trad'l Series Spigot for Water System Everhot Dual Lever per contract 1-hole, left of Kitchen faucet Choose From the Following: P-SSWI-TFAU-CHM Chrome P-SSWI-TFAU-SN Satin Nickel P-SSWI-TFAU-VB Venetian Bronze	1	265.00
84	4300-G1	Canopy Hood	Group 7 Field Tile Canopy Hood Pattern is priced separately. Std B/S area to top of cabinets.	1	950.00
85	4300-02	Canopy Hood	Ultracolor Plus Grout Canopy Hood Incls std B/S area to top of cabinets behind hood only.	1	70.00
86	4301-11	Canopy Hood	Lay Tile Offset Canopy Hood Price is for upgrade pattern only.	1	70.00
87	4700-AS	Add On Opts	Expanded Center Island cabinets; pricing for additional sq ft. group 4 wood type	1	660.00
88	4700-AW	Add On Opts	Opt Built in Cabinets @ Media: group 4 wood type	1	1,400.00
89	4700-AX	Add On Opts	Master Shower Mudset: group 12 *****MUDSET IS NOT ADDED CURRENTLY ON CONTRACT CO. PRICE IS ASSUMING IT GETS ADDED AND IS THE DIFF. IN BASE PRICE OF TILE INCLUDED IN MUDSET OPT	1	720.00
90	4700-AY	Add On Opts	Master Shower Mudset: Ultra Grout. *****MUDSET IS NOT ADDED CURRENTLY ON CONTRACT CO.	1	25.00
91	4700-AZ	Add On Opts	Opt Bath 5 vanity: group 4 omegastone	1	430.00
92	4700-A0	Add On Opts	Opt Bath 5: vinyl flooring, group 3	1	130.00
93	4700-A2	Add On Opts	Opt Media ilo Tx basement: carpet, group 16	1	1,125.00
94	4700-A3	Add On Opts	Opt Media ilo Tx basement: carpet PAD, group 3	1	335.00
95	4700-A4	Add On Opts	Laundry: counter, group 6 omegastone	1	1,400.00

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ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
96	4700-A5	Add On Opts	Wet Bar at Game Rm: counter, group 8 granite	1	1,120.00
97	4700-A6	Add On Opts	Wet Bar Backsplash: group 7, laid offset	1	350.00
98	4700-A7	Add On Opts	Wet Bar Backsplash: Ultra Grout	1	25.00
99	4700-A8	Add On Opts	Bar Faucet: Cassidy 9997-RB-DST	1	740.00
00	4700-A9	Add On Opts	Double Sided Fireplace: group 6 tile, laid herringbone w/ Ultra Grout	1	100.00
01	4700-BB	Add On Opts	Upgrade Whole House: 1x6 Baseboard Primed w/ eased edge 1x4 door casing	1	1,070.00
02	4700-BD	Add On Opts	Opt Bath 5: Shower faucet only Linden Shower Bronze T14293-RB *Pricing for Shower Trim Upgrade Only* 12.2.16	1	150.00
03	4700-BE	Add On Opts	Bath 3 Finishes: Kinla Bronze	1	20.00
04	4700-BF	Add On Opts	Bath 2 Finishes: Kinla Bronze	1	20.00
05	4700-BG	Add On Opts	Opt Bath 5 Finishes: Kinla Bronze	1	20.00
06	4700-BH	Add On Opts	Ceiling Fan: p2502-80 Forged Black AirPro Indoor/Outdoor Ceiling Fan with standard AirPro Light Kit p2610-09	1	1,785.00
07	4700-BJ	Add On Opts	Master Bath Vanity Light Fixtures: Upgrade Wisten-Bronze (2) P2797-20	1	190.00
08	4700-BK	Add On Opts	Opt Bath 5 vanity Light Fixtures: upgrade Wisten-Bronze (1) P2795-20	1	20.00
09	4700-BL	Add On Opts	Opt Bath 5: A2113 Mirado Wht Square UM Sink	1	40.00
10	4700-BN	Add On Opts	Add Door Locks to Bedrooms 2,3,4,5 and Study: (5) Privacy Dexter Stratus Knob - SN #J40STR619	1	15.00
11	4700-BO	Add On Opts	Clarification: Buyer understands custom pricing on upgraded design selections will likely change due to buyer not having a signed final contract before design appointment. Buyer agree's that additional costs added after the final appointment on Friday, December 2nd, will be assumed by the buyer.	1	.00



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DATE: 12/05/16

STAGE:

JOB NUMBER: CF8-008

PLAN/ELEV: 5508/3 Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
12	4700-BQ	Add On Opts	Upgrade Exterior Stone: group 7 *Price is for Standard Stone Areas Only for Elevation 3*	1	1,200.00
13	4700-BR	Add On Opts	Clarification: T & G	1	.00
14	4700-BS	Add On Opts	Upgrade all Coach Lights: Coventry p5829-87 (2)	1	165.00
15	4700-BU	Add On Opts	Wet Bar at Game Rm: upgrade counter edge, Level 1	1	175.00
16	4700-BV	Add On Opts	Kitchen Pantry: add keylock to door # J54STR619	1	10.00
17	4700-BW	Add On Opts	Mastr Bath: add 2 robe hooks, 1 towel bar, upgrade to Bronze	1	30.00
18	4700-BY	Add On Opts	Solarview Shades (No Liners) Whole House:	1	5,175.00
19	4700-BZ	Add On Opts	Add 3 Pendants over Kitchen Island: p5046-20 Invite Antique Bronze	1	855.00
20	4700-B0	Add On Opts	Master Bedroom: add 2 wall sconces, p2041-20 Antique Bronze	1	230.00
21	4700-B1	Add On Opts	Add 2 robe hooks: bath 2,3,5. and upgrade to Bronze	1	55.00
22	4700-B2	Add On Opts	Add 1 towel bar: bath 2,3,5 and upgrade to Bronze	1	30.00
TOTAL					80,245.00

CONDITIONS:
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BUYER SIGNATURE

DATE

DESIGNER/SALES SIGNATURE

DATE

BUYER SIGNATURE

DATE

CO APPROVAL SIGNATURE

DATE

SUBDIVISION: Cypress Forest 80s

ADDRESS: 191 Clearwater Way

PLAN SERIES: Regency Collection

SUPERINTENDENT:UNASSIGNED

SALES PERSON: Scawthorn, Kevin

PURCHASER: City of Kyle

DATE: 12/05/16

STAGE: CF8-008

JOB NUMBER: 5508/3

PLAN/ELEV: Carrington

THIS ESTIMATE IS NULL AND VOID IF NOT ACCEPTED AND PAID FOR BY DUE DATE:

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
01	3136-AB	Add On Opts	Phone/Data Outlet - Cat5 With RJ45 Game Room	1	100.00
02	3136-AR	Add On Opts	Flatscreen Prep Family Room and Media Room Includes Flex Conduit and 120V. The 120V Will be Recessed EXCEPT for Stone and Brick Applications	2	620.00
03	3136-CB	Add On Opts	Upgrade From 5.1 Prewire to 7.1 Prewire Media Room	1	120.00
04	3136-CE	Add On Opts	Music Prewire Only Family Room, Game Room and Master Bedroom From 2 - speakers back to the source	3	660.00
05	3136-DH	Add On Opts	Audio 7.1 Home Theater Pkg - No Prewire Media Room Includes: (7) In-ceiling speakers with standard grills and (1) standalone subwoofer Prewire NOT included. Location diagrams required. IES - Jamo 65CS Series #JAM65CS CE - Klipsch R1650C, Klipsch KW110	1	1,740.00
06	3136-DA	Add On Opts	Audio In-Ceiling Pair Speakers - Indoor Family Room, Game Room, and Master Bedroom Includes: In-ceiling ONLY, standard grills Prewire NOT included. Location diagrams required. IES - Jamo 65CS Series #JAM65CS CE - Klipsch R1650C	3	780.00
07	3136-DB	Add On Opts	Audio In-Ceiling Pr Speakers-Indoor/Otdr Patio Includes: In-ceiling ONLY Single pair Prewire NOT included. Location diagrams required. IES - Polk Vanishing Series #PLK620RT CE - Klipsch R1650C	1	470.00



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PURCHASER: City of Kyle

DATE: 12/05/16
STAGE:
JOB NUMBER: CF8-008
PLAN/ELEV: 5508/3 Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
				TOTAL	4,490.00

CONDITIONS:
It is understood that charges, if any, for above work are to be paid on request of Seller, in full and in advance of above work being started. It is also understood that payment for change is not refundable for any reason, except for breach of earnest money contract by Seller. Should the cost of these items be added to the sales price it is understood that if the appraisal is not equal to the base sales price plus the extras then the difference is to be paid by the buyer in cash at closing.

BUYER SIGNATURE

DATE

DESIGNER/SALES SIGNATURE

DATE

BUYER SIGNATURE

DATE

CO APPROVAL SIGNATURE

DATE

SUBDIVISION: Cypress Forest 80s

ADDRESS: 191 Clearwater Way

PLAN SERIES: Regency Collection

SUPERINTENDENT: UNASSIGNED

SALES PERSON: Scawthorn, Kevin

PURCHASER: City of Kyle

DATE: 12/01/16

STAGE: CF8-008

PLAN/ELEV: 5508/3 Carrington

THIS ESTIMATE IS NULL AND VOID IF NOT ACCEPTED AND PAID FOR BY DUE DATE:

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
01	2990-05	Add On Opts	Additional Interior GFCI Outlet (2) Utility, (1) Bath 2	3	300.00
02	2990-54	Add On Opts	Additional 110 Volt Outlet (2) Study Storage Closet, (1) Mst Closet 1, (1) Mst Closet 2	4	240.00
03	2990-55	Add On Opts	Dedicated GFCI Outlet - 120V/20A Garage To be used in non-insulated spaces For example Garage or exterior freezer outlet	1	170.00
04	2990-59	Add On Opts	Ded'd Ext Spa/Hot Tub Outlet - 220V/50A (1) Rear Corner - need to verify location Outdoor Spa Circuit Only Calvins - includes 100' of wiring	1	1,240.00
05	3020-13	Add On Opts	Additional Switch for Ceiling Fan Gameroom, Bedroom 2, 3, and 4	4	320.00
06	3020-AI	Add On Opts	Additional Switch (1) Kitchen for UCLs Price is for switch only. Wiring is not included.	1	60.00
07	3020-AA	Add On Opts	Undercabinet Fluorescent Light - 12" (3) Kitchen Counters Price includes one undercabinet light and wiring. Sizes may vary per vendor. Must add at least 1 (one) switch option 3020-AI. Add additional switches if undercabinet lights are operating in two different locations.	3	390.00
08	3020-AB	Add On Opts	Undercabinet Fluorescent Light - 21" (2) Kitchen Counters - need to verify quantity and size due to adding an appliance garage Price includes one undercabinet light and wiring. Sizes may vary per vendor. Must add at least 1 (one) switch option 3020-AI. Add additional switches if undercabinet lights are operating in two different locations.	2	260.00

SUBDIVISION:	Cypress Forest 80s	DATE:	12/01/16
ADDRESS:	191 Clearwater Way	STAGE:	
PLAN SERIES:	Regency Collection	JOB NUMBER:	CF8-008
SUPERINTENDENT:	UNASSIGNED	PLAN/ELEV:	5508/3 Carrington
SALES PERSON:	Scawthorn, Kevin		
PURCHASER:	City of Kyle		

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
09	3020-AC	Add On Opts	Undercabinet Fluorescent Light - 33" (2) Kitchen Counters Price includes one undercabinet light and wiring. Sizes may vary per vendor. Must add at least 1 (one) switch option 3020-AI. Add additional switches if undercabinet lights are operating in two different locations.	2	320.00
10	3020-02	Add On Opts	Interior Recessed Can on Existing Switch (4) Family Slope or flat ceiling can.	4	680.00
11	3020-10	Add On Opts	Dbl Flood Light at Soffit With Switch (1) Left Rear Corner w/ \$ @ Mst, (1) Covered Patio w/ \$ @ Dining	2	320.00
12	2990-ZY	Add On Opts	Add'l Light Rewire With Switch (1) Pendant @ Kitchen Island, (2) Sconces @ Mst Bdrm - need to verify exact placement and height A keyless fixture will be installed over the prewire unless another fixture is selected.	3	390.00
13	2990-ZZ	Add On Opts	Add'l Light Rewire on Existing Switch (2) Pendants @ Kitchen Island A keyless fixture will be installed over the prewire unless another fixture is selected.	2	140.00
14	4700-AT	Add On Opts	3-Way Switch - (1) @ Family & (1) @ Kitchen for Cans @ Family Room	2	160.00
15	2990-07	Add On Opts	Dedicated Outlet - 240V/30 Amp 3rd Bay Garage	1	340.00
16	2990-94	Add On Opts	Dimmer Switch Upgrade (1) Media Room - Cans, and (1) 3-Way Dimmer at Family Room - location near Master Bedroom Price is to upgrade existing switch ONLY Cannot be used with ceiling fan	2	180.00
17	4700-BT	Add On Opts	Clarification: Step Lights at Media Room to be on Dimmer Switch (added at Contract)	1	.00



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DATE: 12/01/16
STAGE:
JOB NUMBER: CF8-008
PLAN/ELEV: 5508/3 Carrington

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	CHARGE
				TOTAL	5,510.00

CONDITIONS:
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BUYER SIGNATURE

DATE

DESIGNER/SALES SIGNATURE

DATE

BUYER SIGNATURE

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CO APPROVAL SIGNATURE

DATE

SUBDIVISION: Cypress Forest 80s
ADDRESS: 191 Clearwater Way
PLAN SERIES: Regency Collection
SUPERINTENDENT: UNASSIGNED
DESIGNER:
SALES PERSON: Scawthorn, Kevin
PURCHASER: City of Kyle

JOB NUMBER: CF8-008
STAGE: 5508/3 Carrington
PLAN/ELEV: 12/13/16
PRINTED: 11/29/16
CREATED:
LAST CHANGE: 12/05/16 15:24:26

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	Charge
01	4700-AS	Add On Opts	NON-STANDARD OPTIONS Color - Crema Instructions - flat panel Notes Expanded Center Island cabinets: pricing for additional sq ft: group 4 wood type	1	660.00 *12/02
02	4700-AW	Add On Opts	Color - Rye Instructions - flat panel Notes Opt Built in Cabinets @ Media: group 4 wood type	1	1,400.00 *12/02
03	4700-AX	Add On Opts	Color - ITS Contemporary Blend Instructions - laid straight Size - 1x1 penny Notes Master Shower Mudset: group 12 *****M UDSET IS NOT ADDED CURRENTLY ON CONTRACT CO. PRICE IS ASSUMING IT GETS ADDED AND IS THE DIFF. IN BASE PRICE OF TILE INCL UDED IN MUDSET OPT	1	720.00 *12/02
04	4700-AY	Add On Opts	Notes Master Shower Mudset: Ultra Grout. ***** **MUDSET IS NOT ADDED CURRENTLY ON CONTR ACT CO.	1	25.00 *12/02
05	4700-AZ	Add On Opts	Color - Mohave Instructions - square edge Notes Opt Bath 5 vanity: group 4 omegastone	1	430.00 *12/02
06	4700-A0	Add On Opts	Color - Raleigh Plank-Knightdale Notes Opt Bath 5: vinyl flooring, group 3	1	130.00 *12/02
07	4700-A2	Add On Opts	Notes Opt Media ilo Tx basement: carpet, group 16	1	1,125.00 *12/02

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JOB NUMBER: CF8-008
STAGE: 5508/3 Carrington
PLAN/ELEV: 12/13/16
PRINTED: 11/29/16
CREATED: 15:24:26
LAST CHANGE: 12/05/16

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	Charge
08	4700-A3	Add On Opts	Color - Scotchguard Premium Notes Opt Media ilo Tx basement: carpet PAD, group 3	1	335.00 *12/02
09	4700-A4	Add On Opts	Color - Pura Instructions - square edge Notes Laundry: counter, group 6 omegastone	1	1,400.00 *12/02
10	4700-A5	Add On Opts	Color - Cream Delicatus Notes Wet Bar at Game Rm: counter, group 8 granite	1	1,120.00 *12/02
11	4700-A6	Add On Opts	Color - Marazzi Middleton Square Latte Instructions - laid offset Size - 4x12 Notes Wet Bar Backsplash: group 7, laid offset	1	350.00 *12/02
12	4700-A7	Add On Opts	Notes Wet Bar Backsplash: Ultra Grout	1	25.00 *12/02
13	4700-A8	Add On Opts	Color - Bronze Instructions - For Veggie Sink in kitchen island and Wet Bar in Game Rm. Notes Bar Faucet: Cassidy 9997-RB-DST	1	740.00 *12/02
14	4700-A9	Add On Opts	Color - Daltile Santino SN07 Chiaro Instructions - laid herringbone Size - 6x24 Notes Double Sided Fireplace: group 6 tile, laid herringbone w/ Ultra Grout	1	100.00 *12/02
15	4700-BB	Add On Opts	Notes Upgrade Whole House: 1x6 Baseboard Prime d w/ eased edge 1x4 door casing	1	1,070.00 *12/02

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PLAN/ELEV: 12/13/16
PRINTED: 11/29/16
CREATED: 15:24:26
LAST CHANGE: 12/05/16

ITEM	OPTION	LOCATION	DESCRIPTION		QTY	Charge
16	4700-BD	Add On Opts	Color - Bronze Notes Opt Bath 5: Shower faucet only Linden Shower Bronze T14293-RB *Pricing for Shower Trim Upgrade Only* 12.2.16		1	150.00
17	4700-BE	Add On Opts	Color - Bronze Notes Bath 3 Finishes: Kinla Bronze		1	20.00
18	4700-BF	Add On Opts	Color - Bronze Notes Bath 2 Finishes: Kinla Bronze		1	20.00
19	4700-BG	Add On Opts	Color - Bronze Notes Opt Bath 5 Finishes: Kinla Bronze		1	20.00
20	4700-BH	Add On Opts	Color - Forged Black Instructions - Bedrooms 2,3,5, Master, Family, Study, G ame Rm, and Media Rm, Notes Ceiling Fan: p2502-80 Forged Black AirPro Indoor/Outdoor Ceiling Fan with standard AirPro Light Kit p2610-09		1	1,785.00
21	4700-BJ	Add On Opts	Color - Antique Bronze Notes Master Bath Vanity Light Fixtures: Upgrade Wisten-Bronze (2) P2797-20		1	190.00
22	4700-BK	Add On Opts	Color - Antique Bronze Notes Opt Bath 5 vanity Light Fixtures: upgrade Wisten-Bronze (1) P2795-20		1	20.00
23	4700-BL	Add On Opts	Notes Opt Bath 5: A2113 Mirado Wht Square UM Sink		1	40.00

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PURCHASER: City of Kyle

JOB NUMBER: CF8-008
STAGE:
PLAN/ELEV: 5508/3 Carrington
PRINTED: 12/13/16
CREATED: 11/29/16
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ITEM	OPTION	LOCATION	DESCRIPTION	QTY	Charge
24	4700-BN	Add On Opts	Notes Add Door Locks to Bedrooms 2,3,4,5 and Study; (5) Privacy Dexter Stratus Knob - SN #J40STR619	1	15.00
25	4700-BO	Add On Opts	Notes Clarification: Buyer understands custom pricing on upgraded design selections will likely change due to buyer not having a signed final contract before design appointment. Buyer agrees that additional costs added after the final appointment on Friday, December 2nd, will be assumed.	1	.00
26	4700-BQ	Add On Opts	Color - Tejas Tan Natural Chopped Notes Upgrade Exterior Stone: group 7 *Price is for Standard Stone Areas Only for Elevation 3*	1	1,200.00
27	4700-BR	Add On Opts	Color - English Porter Notes Clarification: T & G	1	.00
28	4700-BS	Add On Opts	Notes Upgrade all Coach Lights: Coventry p5829 -87 (2)	1	165.00
29	4700-BU	Add On Opts	Color - Bullnose Edge Notes Wet Bar at Game Rm: upgrade counter edge, Level 1	1	175.00
30	4700-BV	Add On Opts	Notes Kitchen Pantry: add keylock to door # J5 4STR619	1	10.00
31	4700-BW	Add On Opts	Color - Bronze Notes Mastr Bath: add 2 robe hooks, 1 towel bar, upgrade to Bronze	1	30.00

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32	4700-BY	Add On Opts	Color - Sheerweave Style 5000 U10 Linen Topaz Notes Solarview Shades (No Liners) Whole House	1	5,175.00 *12/05
33	4700-BZ	Add On Opts	Color - Antique Bronze Notes Add 3 Pendants over kitchen Island: p504 6-20 Invite Antique Bronze	1	855.00 *12/05
34	4700-B0	Add On Opts	Color - Antique Bronze Notes Master Bedroom: add 2 wall sconces, p204 1-20 Antique Bronze	1	230.00 *12/05
35	4700-B1	Add On Opts	Color - Bronze Notes Add 2 robe hooks: bath 2,3,5, and upgrade to Bronze	1	55.00 *12/05
36	4700-B2	Add On Opts	Color - Bronze Notes Add 1 towel bar: bath 2,3,5 and upgrade to Bronze	1	30.00 *12/05
37	1860-99	Add On Opts	EXTERIOR Exterior Brick Selection Color - Ridgmont	1	Standard *12/02
38	1890-SA	Add On Opts	Brick Mortar Color - gray	1	Standard *12/01
39	1890-SB	Add On Opts	Stone Mortar Color - white	1	Standard *12/01

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40	1920-03	Front Door	3080 Mahogany Front Door Iron Overlay Glass choices: Clear Flemish Reeded Rain Color - Royal Walnut Notes 632 3/4 IO 8 ft with Flemish Glass	1	*12/02 380.00
41	1970-99	Add On Opts	Exterior Stone	1	*12/05 Standard
42	2010-99	Add On Opts	Rear Porch Pavers Outdoor Living - laid straight Color - ITS Slate Supremo Autumn Instructions - laid straight Grout Color - 540 Truffle Size - 16x16	1	*12/02 Standard
43	2025-SA	Add On Opts	Body Paint Siding/Stucco/Garage Doors/Brick Frieze/ Back and Front Porch Soffit Color - Stonehenge Greige	1	*12/02 Standard
44	2025-SB	Add On Opts	Trim Paint Fascia/Eave Soffit/Garage Trimmers/ Exterior Door Trim Color - Stonnington	1	*12/02 Standard
45	2025-SC	Add On Opts	Stucco Pop-outs Per plan Color - Stonehenge Greige	1	*12/02 Standard
46	2035-99	Add On Opts	ROOFING Metal Roof Per Plan Color - Medium Bronze	1	*12/02 Standard
47	2310-AA	Add On Opts	FIREPLACE Fireplace	1	Standard

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ITEM	OPTION	LOCATION	DESCRIPTION	QTY	Charge
48	3230-B4	Wood-Kitchen	CABINETS Group 4 - Various - Kitchen Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecrú, Umber (Painted Cabinet) Color - Rye Instructions - flat panel	1	3,190.00 *12/01
49	3230-RE	RefCab-Kitch	Refrigerator Cabinet - Various Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecrú, Umber (Painted Cabinet) Cabinet Doors Above No side panel Flush with cabinet run Color - Rye Instructions - flat panel	1	170.00 *11/30
50	3232-B4	Island II	Group 4 - Various - Center Island Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecrú, Umber (Painted Cabinet) Color - Crema Instructions - flat panel	1	420.00 *12/01
51	3232-D1	Dr Styl Isl2	Standard Door Style - Center Island Flat or Square Raised Panel. Color - Crema Instructions - flat panel	1	Standard *12/01
52	3232-03	Add On Optis	Pot and Pan Drawers - Under Cooktop Include diagram of location Drawer guides are Epoxy-coated full extension guides are standard	1	290.00 *11/30
53	3232-12	Add On Optis	Cookie Sheet Divider	1	230.00 *11/30
54	3232-17	Add On Optis	Trash Pull-out Drawer - Holds 1 Can Include diagram of location. Need 17" minimum width cabinet for single trash pull-out.	1	410.00 *11/30



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55	3240-B4	Wd Type - MB	Group 4 - Various Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet) Color - Rye Instructions - flat panel	1	640.00 *11/30
56	3242-B4	Wd Type-Ba 2	Group 4 - Various Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet) Standard Height - 30" Color - Crema Instructions - flat panel	1	330.00 *12/01
57	3243-B4	Wd Type-Ba 3	Group 4 - Various Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet) Standard Height - 30" Color - Crema Instructions - flat panel	1	190.00 *12/01
58	3245-CD	Add On Optis	Group 4 - Various - Opt Bath 5 Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet) Shower at Powder Downstairs Color - Crema Instructions - flat panel	1	110.00 *12/01
59	3247-CD	Add On Optis	Group 4 - Various - Game Room Bar Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet) Color - Rye Instructions - flat panel Notes Game Room Wet Bar	1	1,170.00 *12/01

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60	3249-CD	Add On Optis	Group 4 - Various - Laundry Opt #1 Rye, Toffee, Smoke, Austonian, Bone, Ash, Bistre, Ecru, Umber (Painted Cabinet) Color - Crema Instructions - flat panel Notes Laundry	1	770.00 *12/01
61	4440-51	Dishwasher	APPLIANCE Whirlpool Tall Tub Dishwasher WDF320PADS Notes Professional Appliance Pkg per contract	1	Standard
62	4450-50	Oven	Whirlpool 30" Single Oven WOS51ECOAS Notes Professional Appliance Pkg per contract	1	Standard
63	4460-51	Microwave	Whirlpool 30"SSMicro WMC30516AS/MK2160AS Notes Professional Appliance Pkg per contract	1	Standard
64	4470-50	Cooktop	Whirlpool 30" Gas Cooktop WCG51USODS Notes Professional Appliance Pkg per contract	1	Standard
65	4510-50	Vent System	Whirlpool 30" Venthhood UXT4230ADS Notes Professional Appliance Pkg per contract	1	Standard
66	3500-02	Add On Optis	STAIR Upgrade Hand Rail Stain Color Samples displayed will not show all variations of grain and shade. Smaller sample could be different from the installed outcome. Variances from the sample shown are to be expected. Other stained woods will NOT match exactly. Color - Black	1	200.00 *12/01

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67	3610-58	Add On Opts	Straight Iron Baluster/Square Newel Post Matte Black Includes small square newel post (4075) Price is for standard stair areas only. Any additional stairs from options will need to be upgraded on a separate misc. option.	1	750.00 *12/01
68	3460-SB	Add On Opts	WALL FINISHES Interior Ceiling Paint Color Same wall and ceiling paint color standard. **Flat Finish Only.** Color - Ashen	1	Standard *12/01
69	3460-SC	Add On Opts	Interior Trim Color Dogwood Blossom Color - Dogwood Blossom	1	Standard *12/01
70	3460-10	Add On Opts	Eggshell Paint Finish ilo Flat at interior walls. Flat finish remains at ceilings & garage walls. Color will APPEAR different between different paint finish. Color - Ashen	1	6,000.00 *12/01
71	3770-HA	Kit Cntrtop	KITCHEN COUNTERTOPS Group 8 3cm Granite Standard Square Edge Color - Crema Delicatus Instructions - Bullnose	1	4,930.00 *12/05
72	3770-HL	UpgExtIsland	Group 8 3cm Granite at Extended Island Standard Square Edge Color - Crema Delicatus Instructions - Bullnose	1	2,130.00 *12/05
73	3771-01	Kit Cntrtop	Upgrade Granite Edge 1 Bullnose, Waterfall, Bevel, Ogee, Classic, Triple Pencil	1	770.00 *12/05
74	3771-1L	UpgExtIsland	Upgrade Edge 1 at Extended Island Bullnose, Waterfall, Bevel, Ogee, Classic, Triple Pencil	1	340.00 *12/05

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75	3774-DA	Bth 2 Vanity	VANITY COUNTERTOPS Group 4 4cm Omega Standard Square Edge Color - Mohave Instructions - square edge	1	*12/01 1,420.00
76	3774-DA	Bth 3 Vanity	 Group 4 4cm Omega Standard Square Edge Color - Mohave Instructions - square edge	1	*12/01 780.00
77	3777-EA	MBa C-Top	 Group 5 4cm Silestone Choice of bevel, square, demi bullnose, or bullnose edge. Color - Pacific Instructions - square edge Notes Includes UM Sink	1	*11/30 1,950.00
78	2930-01	Add On Opt	PLUMBING Pure Blue Single Stage Drinking H2O Syst Removes Sand, Silt, Sediment, Chlorine Change Filter Every 6 Months	1	Standard
79	2400-AM	Kitchen Sink	KITCHEN PLUMBING Siggranit Diamond Single Bowl Use with granite Only Blanco Super Single Right Side Drain Color - Cinder	1	*11/30 760.00
80	2530-CC	Kitch.Faucet	Cassidy Bronze Kit Faucet 9197-RB-DST Pull-down spray, 1-hole	1	*12/01 290.00
81	2530-W3	Water Spigot	Trad'l Series Spigot for Water System 1-hole, left of Kitchen faucet Choose From the Following: P-SSWI-TFAU-CHM Chrome P-SSWI-TFAU-SN Satin Nickel P-SSWI-TFAU-VB Venetian Bronze Color - Bronze Notes Everhot Dual Lever per contract	1	*11/30 265.00

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82	2420-26	Bath 2 Sink	VANITY PLUMBING A2113 Mirado Wht Square UM Sink Granite Only	1	70.00 *12/01
83	2420-26	Bath 3 Sink	A2113 Mirado Wht Square UM Sink Granite Only	1	40.00 *12/01
84	2460-AB	Mstr Lav Fct	Addison Sgl Hndl Bronze 592-RB-DST No Riser, 1-hole	1	590.00 *12/01
85	2470-A3	Mst Shwr Fct	Addison Shower Bronze T14292-RB	1	330.00 *12/01
86	2480-A3	Mstr Tub Fct	Addison Tub Bronze T2792-RB	1	380.00 *12/01
87	2490-I0	Pwd Lav	Linden 4" 2 Hndl Bronze 2594-RBMPU-DST 3-hole Opt Bath 5 Notes	1	120.00 *12/01
88	2490-I0	Bath 2 Faucet	Linden 4" 2 Hndl Bronze 2594-RBMPU-DST 3-hole	1	230.00 *12/01
89	2490-I0	Bath 3 Faucet	Linden 4" 2 Hndl Bronze 2594-RBMPU-DST 3-hole	1	120.00 *12/01
90	2500-I0	Bath 2 Tub	Linden Tub/Shower Bronze T14493-RB	1	200.00 *12/01
91	2500-I0	Bath 3 Tub	Linden Tub/Shower Bronze T14493-RB	1	200.00 *12/01
92	2910-34	Bath 2 Toilet	White Elongated Commode	1	Standard
93	2910-34	Bath 3 Toilet	White Elongated Commode	1	Standard
94	2910-34	MBa Toilet	White Elongated Commode	1	Standard
95	2910-34	Powder Toilet	White Elongated Commode Opt Bath 5 Notes	1	Standard
96	4302-CA	MBa Shw Wai	WALL TILE Group 3 Field Tile Color - IT Habitat Smoke Instructions - laid offset horizontally Size - 12x24	1	230.00 *1/30

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97	4302-CA	MBa TubSplas	Group 3 Field Tile Color - IT Habitat Smoke Instructions - laid offset horizontally Size - 12x24	1	50.00 *11/30
98	4302-CA	MBa Tub Skrt	Group 3 Field Tile Color - IT Habitat Smoke Instructions - laid offset horizontally Size - 12x24	1	20.00 *11/30
99	4302-DA	Bath 2 Tub	Group 4 Field Tile Color - Daltile Skybridge SY98 Gray Instructions - laid offset horizontally Size - 12x24	1	210.00 *12/01
00	4302-DA	Bath 3 Tub	Group 4 Field Tile Color - Daltile Skybridge SY98 Gray Instructions - laid offset horizontally Size - 12x24	1	210.00 *12/01
01	4302-D5	OpBth5ShwUpg	Group 4 Field Tile Opt Bath 5 Color - Daltile Skybridge SY98 Gray Instructions - laid offset horizontally Size - 12x24	1	410.00 *12/01
02	4302-D5	OptBth5ShFlr	Group 4 Field Tile Opt Bath 5 Color - Daltile Skybridge SY98 Gray Instructions - cut to 4x4 Size - 12x24	1	90.00 *12/01
03	4302-01	MBa Shw Wal	Ultracolor Plus Grout	1	120.00 *12/01
04	4302-01	MBa TubSplas	Ultracolor Plus Grout	1	30.00 *12/01
05	4302-01	MBa Tub Skrt	Ultracolor Plus Grout	1	10.00 *12/01
06	4302-01	Bath 2 Tub	Ultracolor Plus Grout	1	60.00 *12/01
07	4302-01	Bath 3 Tub	Ultracolor Plus Grout	1	60.00 *12/01
08	4302-06	OpBth5ShwUpg	Ultracolor Plus Grout Opt Bath 5	1	100.00 *12/01

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09	4302-06	OptBth5ShFlr	Ultracolor Plus Grout Opt Bath 5	1	30.00 *12/01
10	4303-HC	MBa ShwrAcct	Group 3 Deco Single Row Mesh mounts up to 3". Field tile priced separately. Grout same as field tile selection Color - ITS Contemporary Blend Instructions - (1) 6" horizontal deco band Size - 2x4 beveled polished, 12x12 sheet	2	460.00 *11/30
11	4303-HC	MBatSplshAcc	Group 3 Deco Single Row Mesh mounts up to 3". Field tile priced separately. Grout same as field tile selection Color - ITS Contemporary Blend Instructions - (1) 6" horizontal deco band Size - 2x4 beveled polished, 12x12 sheet	2	460.00 *12/01
12	4303-10	MBa Shw Wal	Lay Tile Offset	1	120.00 *12/01
13	4303-10	MBa TubSplas	Lay Tile Offset	1	30.00 *12/01
14	4303-10	MBa Tub Skrt	Lay Tile Offset	1	10.00 *12/01
15	4303-10	Bath 2 Tub	Lay Tile Offset	1	60.00 *12/01
16	4303-10	Bath 3 Tub	Lay Tile Offset	1	60.00 *12/01
17	4303-15	OpBth5ShwUpg	Lay Tile Offset at Opt Bath 5	1	100.00 *12/01
18	4300-G1	Canopy Hood	BACKSPLASH Group 7 Field Tile Canopy Hood Pattern is priced separately. Std B/S area to top of cabinets. Color - Marazzi Middleton Square Latte Instructions - laid offset Size - 4x12	1	950.00 *11/30
19	4300-02	Canopy Hood	Ultracolor Plus Grout Canopy Hood Incls std B/S area to top of cabinets behind hood only.	1	70.00 *11/30
20	4301-11	Canopy Hood	Lay Tile Offset Canopy Hood Price is for upgrade pattern only.	1	70.00 *11/30

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21	3661-AC	Add On Optis	BATH FINISHES Kinla Bronze Master Bath Towel Ring KIN46-ORB-1 Paper Holder KIN20-ORB-1/KIN62-ORB Robe Hook KIN35-ORB-1	1	50.00 *12/01
22	3671-AB	Add On Optis	Bronze Enclosure With Clear Glass Price is for upg finish on FRAMED enclosure only. Master Shower Notes	1	200.00 *12/01
23	3290-Q5	Wh Hm Cb Hwr	CABINET HARDWARE Casual Oil Rubbed Bronze 5" Center Pull Price Does NOT Include Plan Options. Hardware to be Located at Corners of Cabinets. Does NOT Include Laundry Room Cabinets, or Desks That are not Part of Kitchen. Price is for Operable Doors/Drawers ONLY - no False Fronts. Model #40517-ORB	1	1,630.00 *1/30
24	3650-25	Add On Optis	HARDWARE Broadway Levers - Aged Bronze - Schlage Levers on interior doors ONLY. Any exterior doors will remain a knob. Price includes matching hinges.	1	1,380.00 *12/01
25	3650-71	Handleset	Barcelona Handleset - Stn Nickl - Dexter	1	Standard
26	3021-AB	Add On Optis	LIGHT FIXTURES/FANS Gather Focal 5 Light BN	1	Standard
27	3021-AB	Formal Dinin	Gather Focal 5 Light BN	1	Standard
28	3021-AE	Closet Cing	Round Globe WH	1	Standard
29	3021-AE	Hall Bth Clg	Round Globe WH	1	Standard
30	3021-AE	Master Commo	Round Globe WH	1	Standard
31	3021-AE	Garage Cing	Round Globe WH	1	Standard
32	3021-AF	MCloset Cing	Fluorescent Light	1	Standard
33	3021-AF	Laundry	Fluorescent Light	1	Standard

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34	3021-AH	Attic Access	Keyless With Guard	1	Standard
35	3021-AH	Tx Basement	Keyless With Guard	1	Standard
36	3021-AJ	Garage Front	Wish Wall Mount Black	1	Standard
37	3021-AK	Rear Wall	Dark Sky Black	1	Standard
38	3021-RB	Add On Optis	Invite Antique Bronze Pendant P5046-20 Wiring NOT Included. Instructions - Placement: Kitchen Island ???	3	*12/01 810.00
39	3030-AA	Add On Optis	Bronze Finish Light Upgrade Price is to upgrade standard focal light fixtures & fans to a Bronze finish. Price does NOT include ANY bathroom or outdoor light fixtures.	1	*12/01 45.00
40	3022-06	Add On Optis	VANITY LIGHTS Bath 2 - Wisten - Antique Bronze Color - Anitque Bronze	1	*12/01 120.00
41	3023-06	Add On Optis	Bath 3 - Wisten - Antique Bronze Color - Antique Bronze	1	*12/01 60.00
42	4150-03	Entry/Foyer	LAMINATE FLOORING Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	*12/01 800.00
43	4150-03	Ktchn/Dining	Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	*12/01 2,230.00
44	4150-03	Laundry Flr	Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	*12/01 360.00
45	4150-03	Drop Zone	Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	*12/01 340.00

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46	4150-03	MBa Floor	Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	810.00 *12/01
47	4150-03	Bth 2 Wet Up	Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	300.00 *12/01
48	4150-03	Bth 3 Wet Up	Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	200.00 *12/01
49	4150-03	Family Room	Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	4,370.00 *12/01
50	4150-03	Frml Dining	Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	1,640.00 *12/01
51	4150-03	Hall 1 Floor	Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	330.00 *12/01
52	4150-03	Bth Drs 1 Up	Group 3 Vinyl Plank Flooring Color - Raleigh Plank-Knightdale	1	460.00 *12/01
53	3900-QA	Mstr Bed Fir	CARPET Group 16 Carpet Includes 1/2" Spring Pad. Color - 5755 Cosmopolitan 874 Wynwood	1	970.00 *12/01
54	3900-QA	Mstr Closet	Group 16 Carpet Includes 1/2" Spring Pad. Color - 5755 Cosmopolitan 874 Wynwood	1	540.00 *12/01
55	3900-QA	Remain Floor	Group 16 Carpet Includes 1/2" Spring Pad. Color - 5755 Cosmopolitan 874 Wynwood	1	5,510.00 *12/01

SUBDIVISION:

ADDRESS:

PLAN SERIES:

SUPERINTENDENT:

DESIGNER:

SALES PERSON:

PURCHASER:

Cypress Forest 80s

191 Clearwater Way

Regency Collection

UNASSIGNED

Scawthorn, Kevin

City of Kyle

JOB NUMBER:

STAGE:

PLAN/ELEV:

PRINTED:

CREATED:

LAST CHANGE:

CF8-008

5508/3 Carrington

12/13/16

11/29/16

12/05/16 15:24:26

ITEM	OPTION	LOCATION	DESCRIPTION	QTY	Charge
56	3901-3A	Mstr Bed Fir	Group 3 Carpet Pad Scotchguard Premium Plan options must be priced separately. **See Color Sheet for Actual pad Selection.**	1	290.00
57	3901-3A	Mstr Closet	Group 3 Carpet Pad Scotchguard Premium Plan options must be priced separately. **See Color Sheet for Actual pad Selection.**	1	160.00
58	3901-3A	Remain Floor	Group 3 Carpet Pad Scotchguard Premium Plan options must be priced separately. **See Color Sheet for Actual pad Selection.**	1	1,640.00
59	1200-03	Add On Optis	STRUCTURAL 5' Storage - Front Load Elev 3 Inclds 3x3 flatwork at rear door.	1	Standard
TOTAL					80,245.00

CONDITIONS:
It is understood that charges, if any, for above work are to be paid on request of Seller, in full and in advance of above work being started. It is also understood that payment for change is not refundable for any reason, except for breach of earnest money contract by Seller. Should the cost of these items be added to the sales price it is understood that if the appraisal is not equal to the base sales price plus the extras then the difference is to be paid by the buyer in cash at closing.

BUYER SIGNATURE

DESIGNER/SALES SIGNATURE

DATE

DATE

BUYER SIGNATURE

CO APPROVAL SIGNATURE

DATE

DATE

191 CLEARWATER - CF8

X

CITY OF KYLE, TX

Upgrade Features

West Rim - 2013 Enchanted Hilltop Way

Elevation 4 With 1x6 Tongue and Groove Soffit at Front Porch, and Exterior Tile at 2nd Story Dining Window Recess

Study Option, Including Double French Doors, and Additional Storage Closet

Upgrade Exterior Stone Level With Buff Mortar, and Dry Rake

Media Room Option with Optional Stadium Seating and Step Lighting

Outdoor Living Option with 3 Panel Multi-Sliding Doors between Outdoor Living & Family Room Two-Sided Linear Fireplace with Upgraded Tile Surround to Ceiling, and Double Juliette Balcony

Volute with Full Starter Step, Including First 3 Steps & Landing to be Stain Grade Material Upgrade Scroll with Twisted Picket at Stairs and Juliet Balcony in Oil Rubbed Bronze Finish

Built-in at Study and Media Room, with Swing-in Hidden Bookcase at Study

Wet Bar, Upgraded Sink, Discontinued Countertop and Level of Tile Splash at Upstairs Game Room

Upgrade Double Iron Cantera Door and 5' Forward Garage Extension

Bedroom 5 with Shower at Powder, With Soft Close Comfort Height Toilet

Utility Cabinets and Sink Option with Upgrade Utility Pilar Faucet

Corner Upper Kitchen Cabinets with Appliance Garage Below, and Open Letter Shelves at Kitchen Desk

Gourmet Island Option with Professional Appliance Package, & Upgraded Pot Filler

Level of Kitchen Backsplash and Added Backsplash to Ceiling

Maple Cabinets, Painted Cabinets, Upgrade Stain Finishes, & Split Cabinet Fee for More than 2

Selections

Full Overlay Cabinets with Cabinet Pulls, Soft Close Drawers and Doors at Kitchen and Island

Refrigerator Enclosure with Open Shelves Above, Glass Inserts, and Upgrade Crown at Kitchen

Kitchen Aid Stainless Refrigerator, Beverage Refrigerator at Game Room & Outdoor 24" Refrigerator

Upgrade Single Bowl Silgranit Sink at Kitchen and Veggie Sink

Removed Courtyard Wall and installed Landscaping

Wall Tile Level, Pattern, & Added Deco for all Baths

Upgraded Level of Wall Tile at Tub Skirt, Tub Deck, Tub Surround & Shower Surround at Master Bath,

Level of Shower Tile at Master Spa Bath, and Optional Powder Shower

Upgrade Floor Tile Patterns & Split Carpet Fee for 2 Carpet Selections

Level of Bath Hardware & Upgrade Bath and Kitchen Plumbing Fixtures

Upgraded Secondary Tubs to Stainless Steel and Upgrade all Bathroom Vanity Sinks

Granite Selection at Kitchen Countertops-Unavailable, Level of Silestone at Bath 2, Utility Room, & Bath 3

Level of Granite and Granite Edges at Master Spa, Kitchen, Kitchen Island, and Bath 4

Added Hardwood, Level of Carpet, and Level of all Floor Tile and Added Tile at Bath 2 Dressing Area

36" Vanity Height and Bank of Drawers at Secondary Baths

Upgrade Interior Lights, Added Pendant Lighting at Bedroom 5, and Sconce Lighting at Media Room

Upgrade Landscape Package, Added Sod, Flower Beds, and 6' Iron Fence

Porch & Stone Pavers, Irrigation System, and 5" Gutters at Sides and Rear

Yard Lights, Puck Step Lights, Christmas Light Package, Over and Undercounter Lighting

Music Prewire, Indoor and Outdoor Speakers with Volume Controls

Additional Outlets, 5.1 Surround, Electrical Wiring, and Structured Wiring

Custom Shelves at Master Closets and Additional Crown Molding

Added Solarvue Shades at Study Windows and Stained Blinds at Bedroom 4

The Following Items are Decorator Enhancements, Which are Available through Scott Felder Homes as a Custom Option.

Various Accent Paint and Trim Details

Family Room, Media Room, and Master Bedroom Ceiling Detail

Formal Dining, Beneath Kitchen Island, Family Room, and Game Room Wall Detail

Bedroom 4 Wood Plank Detail and Bedroom 5 Trim Detail

Selections in Model Home are Subject to Being Discontinued. Products and Options Vary Between Vendors.

Standard Features are Subject to Change.

Please See Sales Agent for Details

5/26/2015



SCOTT FELDER
HOMES

PRODUCT ACCEPTANCE ACKNOWLEDGEMENT

Address: **191 Clearwater Way**

Buyer: **City of Kyle, Texas**

Brick - Acceptance of brick/stone selection are subject to approval by the Architectural Control Committee of your community and availability. Samples are intended to fairly represent the color, quality, and size of the blends of brick. There may be some variation in color in all shipments and the brick may not conform exactly to the shade and texture of the sample. Print photography and a small quantity of bricks limit the perception of colors, percentages of color, and imperfections that may be contained in thousands of brick. Brick from different production runs may vary slightly in color range and texture.

Initial _____

Exterior Stone - Acceptance of Stone selections are subject to approval by the Architectural Control Committee of your community. Stone is a product of nature and will vary depending on the time and location from which the stone is quarried. Please note that pictures represent the color of the stone, but the range of color and size of the stones will vary. When stone is selected, certain raised details (Rowlocks, Soldier Courses) on the elevation may be eliminated due to the size of the stones.

Initial _____

Cabinets - Due to the inherent characteristics of natural wood, there may be variations of color and/or texture in finished and unfinished wood products. Wood is vulnerable to the humidity and temperature of its environment which can cause shrinking and/or swelling. The finish on the interior of the cabinet box may vary based on the cabinet option selected. This finish could even vary within the same room location. Please see design representative for more information. These variations are to be expected and are not cause for replacement.

Initial _____

Painted Cabinets - Painted cabinets will display visible cracks at the joints due to the natural occurrence of shrinking and swelling. The strength and integrity of the door is not compromised by these cracks.

Initial _____

Faux Painted/ Glazed Cabinets - Faux painted and glazed cabinets are finished by hand and will vary a great deal. Expect uneven retention of the glaze on the details on the front of your cabinet doors and drawers. The degree of variation is based on the hardness and grain of the wood and is not intentional. No two panels will look the same.

Initial _____

Inking - The inking procedure creates a dark or light profile outline of the various dimensions of the cabinet box, doors, and drawers. The inking process is hand-created, therefore, expect less than perfect uniformity of thickness of the profile.

Initial _____

Mahogany Front Door-Due to the inherent characteristics of natural wood there may be variations of color in stain of the finished wood product. These variations are to be expected and are not cause for replacement.

Initial _____

Wood Stains – Influencers such as species of wood, stain products, lighting, grain, sealants and varnishes will cause variances in color between stained products. Stair railing, newel posts, stair nosing, wood floors, stained beams, cabinets, mantels and any other stained wood will not match exactly. Color change will occur during the aging process. Samples displayed will not show all variations of grain and shade. Perception from a smaller sample may be different from the installed outcome.

Initial _____

Ceramic and Porcelain Tile - Variation in shading, pattern and texture are inherent in ceramic tile. Color samples as shown may not be an exact product match. Samples of HEAVY shade variation tiles are examples but are not an exact representation of what will be installed. Colors and shades will vary from one dye lot to another. No floor is “slip proof”. This product has many shades and pattern ranges within it.

Initial _____

Broken Joint Tile Installation- All tile 18” and larger (length or width) must have the broken joint occur at the 33% joint location.

Initial _____

Stone Tiles – All stones are porous. Variation of grain structure and veining formations differ from stone to stone. No two pieces are exactly alike. Product might contain dry seams, pits, fossils and glass veins that are filled. Natural stones contain deposits of minerals and iron that may react to moisture. Stone bleeding or rusting is a common example of this. Sealing is highly recommended. No floor is “slip proof”.

Initial _____

Deco Tile/ listello – Most Deco pieces will vary in color and size from piece to piece. Tumbled stone and resin decos are designed to have a worn, rustic look and will have a great deal of variation. It is also common for the edges to be uneven. Electrical outlets may also intersect the deco in some cases. Outlets are placed per code and cannot be relocated. When different tiles are used (for example, stone and c-tile, glass and c-tile, granite insert and stone, granite insert and tile, etc.) in a pattern, it will cause “lipping” and one tile will protrude further than another due to the different thickness of each material type. Mesh mounted tile mosaics (whether assembled on sheets or listello’s) will have noticeable differences in the thickness of finish grout joints between each break in the products on each mesh piece. This is apparent due to tile edges not being mechanically finished. These types of deco/listello’s will produce more natural variations in grout joint spacing. In addition, all tiles have a certain amount of surface or thickness variation from piece to piece as part of the firing process. This can and will create a look of uneven or crooked installation. Small tile deco/listello pieces will not be cut perfectly due to the overall shape and size of tile. Certain cuts will leave jagged edges and voids at the end of a tile run. This is normal installation procedure. Please be aware that these variations should not be viewed as a product defect or installation error.

Initial _____

Glass Tile – Glass tile color, stain, shade, swirling, tone, size, thickness and surface texture ***will*** vary from ***piece to piece and sample to sample***. Factors such as lighting (both natural from windows *and* light from fixtures), grout color, dye lots, and corresponding interior products (such as the countertop selection, cabinet selection, paint color selection, etc.) ***will*** alter the overall finished appearance and color of your glass tile due to the natural reflective features of glass products. In many cases, there will be folds, wrinkles and bubbles in the glass. These characteristics are inherent to the glass manufacturing process and are not considered defects. Uneven installation should be expected with mesh type designs. When an installation requires glass tile to be cut, there is small chipping that will be visible on the edge that is cut.

Initial _____

Grout - Grout is porous and will stain and/ or darken over time. As a result, it is recommended that you seal your grout after closing. No grout is stain proof. Grout sealers can be purchased through any home improvement store. The cementitious nature of grout will cause grout colors to vary and also allows for expansion and contraction of grout joints sometimes resulting in cracks in the grout. Small grout lines will show irregularities in tile sizes. Standard grout lines are 3/16”.

Initial _____

Carpet – No carpet is stain proof. Seams may be visible. They are more visible in lighter carpet color and Berber types. Some carpet styles shed for a period of time after installation. Colors and shades will vary from one dye lot to another. It is not recommended to use a rotary vacuum due to the possibility of pulls in the carpet. Indoor pets can damage Berber carpet. These conditions are normal and do not warrant replacement.

Initial _____

Hardwoods – Wood is a natural product and will have variations in color, tone and grain. Wood floors will scratch and indent. Color change will occur during the aging process. UV rays from the sun can fade wood floors. Samples displayed will not show all variations of grain and shade. Perception from a smaller sample may be different when an entire floor is installed. Hand-scraped wood installed will look different from the sample. Scraping will be more pronounced and/or deeper in some areas than others. These characteristics are inherent to the natural beauty of the product and do not warrant replacement. Indoor pets can scratch floors. Scratches of this nature are not covered by warranty.

Initial _____

Adura Vinyl Plank - Adura Plank is manufactured to replicate the visual styling of a real wood floor and therefore might have characteristics in your finished installed floor that are not represented in the sample (i.e. knot holes, grain variation, chatter marks). Caution must be taken to ensure your Adura Plank stays scratch.



CONSTRUCTION START ACKNOWLEDGEMENT

Name: City of Kyle, Texas

Address: 191 Clearwater Way

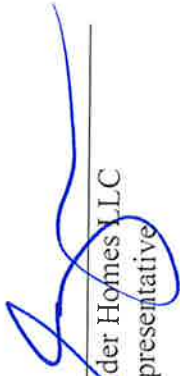
Community: Cypress Forest 80s

Contract Date: 12/12/16

Buyer acknowledges that Scott Felder Homes LLC has made no representation concerning the actual physical start of above referenced home. Due to ongoing site development and the initial permitting process home construction may be delayed for an undetermined period. If Buyer has an existing property or a residence to sell, and the Buyer is required by lender to sell such property or residence as a condition of loan approval, or the proceeds from such sale are required as the source of funds to close, Seller reserves the right to delay the start of construction in Seller's sole discretion.

Buyer
Date

Buyer
Date



Scott Felder Homes LLC
Sales Representative
Date 12-12-16

* CITY ORDINANCES
** RESTRICTIVE COVENANTS
*** BU

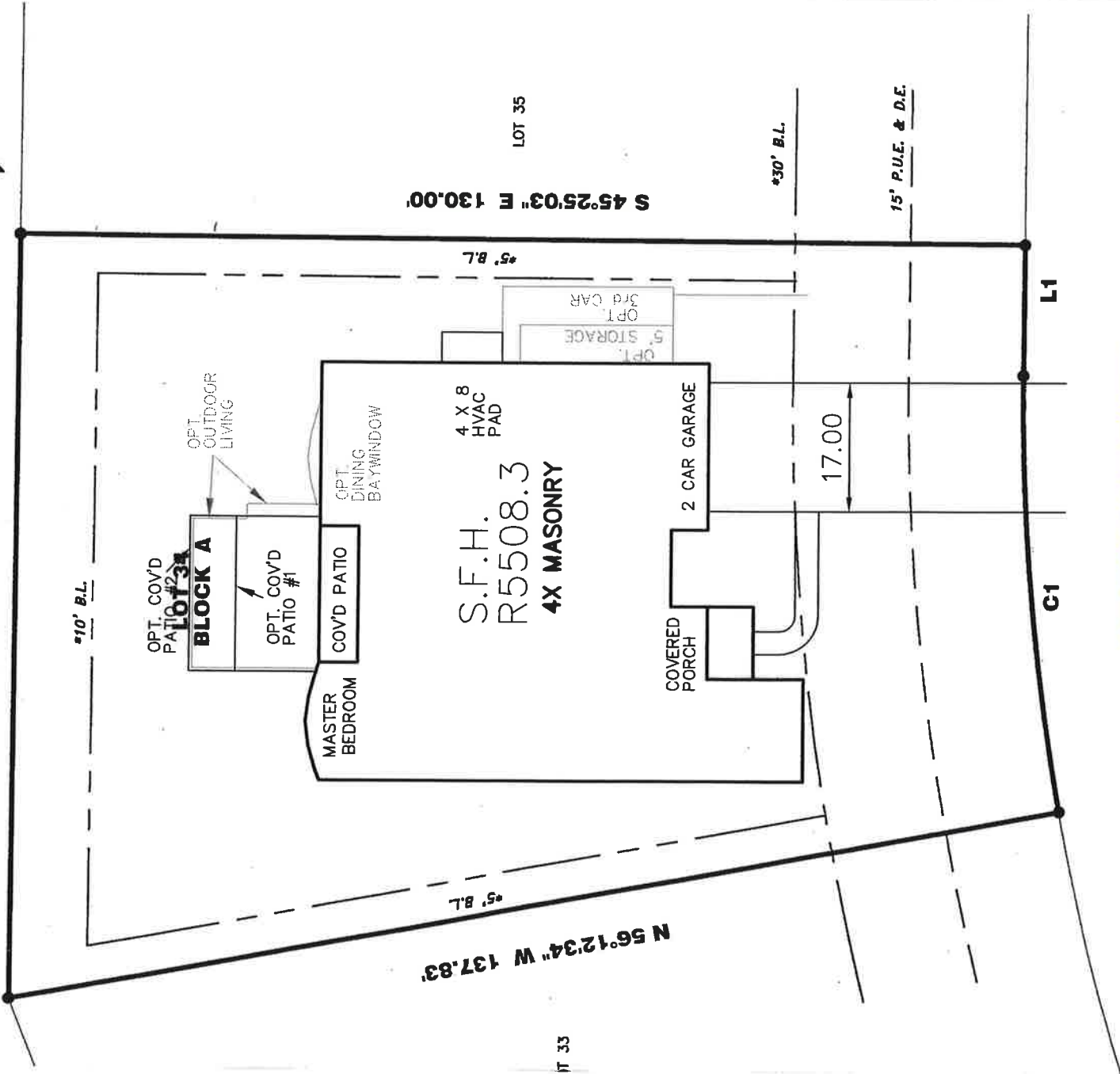
REFERE

NOT FOR CONSTRUCTION



LOT 26
OPEN SPACE/D.E.

N 44°34'57" E 99.97'



L1
S 44°34'57" W 17.05'
C1
R=305.00'
L=57.45'
C=57.36'
CB=S 39°11'11" W

LOT
E: 11,491 SQ. FT.

LOT:34 BLOCK: A
CYPRESS FOREST, PHASE 1
JOB# SMS-SF678-16 CLIENT JOB#N/A
DRAWN BY: NG / JTL / DATE:06-14-16

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT CABINET 19, PGS. 195-198, M.R.H.C.TX.
PER DOC.NO 2015-15025332, H.C.TX.

THIS LOT STUDY/LCT FIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF SCOTT FELDER HOMES AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS LOT STUDY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF KYLE), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.



SCOTT FELDER
HOMES

LOT STUDY

THIS IS NOT A BOUNDARY SURVEY



TRI-TECH
SURVEYING CO., L.P.

W.W.W. SURVEYINGCOMPANY.COM
100 E. San Antonio St. Ste 100 | Phone: (512) 440-0222
San Marcos, Texas 78666 | Fax: (512) 440-0224

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NON-REFUNDABLE FEE ACKNOWLEDGEMENT

Scott Felder Homes LLC wishes to give you every opportunity to personalize your home to the specifications you desire. However, homebuilding requires extensive planning and scheduling to take place in order for a home to be built and completed in an efficient and timely manner. For this reason, we ask that you initial each blank to show that you have read and understand the following non-refundable fee policy.

Initial _____ **Redraw Fee - \$3,000.00** - This fee is required for custom changes that affect the architectural plan. Changes can only be made prior to the start of the home. Payment must be received before any architecture work can begin. In some cases, payment may be required before contract acceptance to determine if the request is structurally or aesthetically possible. Examples are, but not limited to:

- Framing Changes: moving walls, removing walls, changing plate heights, custom covered porches.
- Adding Living Area: using attic space for living area, incorporating a covered porch into living area, using garage space for living area, additions to the floor plan that are not a designed plan option.
- Plan or Plan Option Configuration Changes: changing an outdoor living layout, changing a cabinet layout, changing appliance layouts, room reconfiguration, changing garage sizes and layouts.
- Plumbing Changes: relocating plumbing, changing plumbing configuration.

Initial _____ **Custom Price Request Fee - \$500.00** - This fee is required for custom changes that do not affect the architectural plan or are not available through the pricing catalog. **Fee is per item requested.**

- Contract related custom pricing – fee is due at contract submittal.
- Design studio custom pricing – fee is due with price request submittal.
- All other custom pricing - fee is due with price request submittal.

Initial _____ **Late Change Fee - \$750.00 for the 1st request and \$1,500.00 per item for any requests after** - This fee is required for additions and/or deletions requested after contract acceptance. Buyer will be responsible for the late fee, cost of the option and any additional late fees incurred by the builder. Requests must be submitted prior to the stage in the construction process of the work being done. Some examples are, but not limited to: changing the orientation of the house, adding plan options, deleting plan options, and elevation changes. Payment must be received before the change can be processed.

Initial _____ **Reselect Fee - \$750.00 per item reselected** - This fee is required for changes to any interior or exterior selection made after finalization in the design studio. These items are typically, but not always, made through the design studio. Some examples are, but not limited to: change in color, level, style, finish or model. Payment must be received before any reselect can be processed.

While Scott Felder Homes LLC allows homebuyers great flexibility for options in your home, the buyer understands that options are not guaranteed and/or may not be allowed. Seller will price custom options to the best of their ability and, in some cases, is doing so without a finished floor plan. Buyer acknowledges such and understands that additional money may be due based on what could be required to accommodate the buyer's request. Buyer agrees Seller will not be responsible for any compensation to the Buyer if changes to do not meet ACC guidelines and/or code requirements. If fees and/or deposits are not received by the change order due date, additional money may be required or the request may be denied.

Buyer's Signature	_____	Buyer's Signature	_____
Date	_____	Date	_____
Realtor's Signature	_____	Sales Representative	_____
Date	_____	Date	12-12-16



Deposits Form

Date: 12/12/16 Sub-Job: CF8-008 Series: Regency Collection

Buyer: City of Kyle, Texas Address: 191 Clearwater Way

Type of Deposit:

Earnest Money

Commitment

Non-Refundable Custom and Retro

Amount:

Amount: 1000

\$ 33,000

Check Number:

Buyer's Signature: _____

Date: _____

Buyer's Signature: _____

Date: _____

Staple Check Here

- ❖ ***For new contracts:** Turn in this form with your check attached in the contract packet to your community coordinator.
- ❖ ***For deposits after the contract has been accepted:** The original needs to be turned in to Kimmy Gibbs. Copies should be turned in to your Community Coordinator.
- ❖ **Note:** Each check must be broken out appropriately to specify deposit category or it will be sent back to Sales Person for this information. This will hold up the start.
- ❖ **Quick Closings:** All SPEC contracts closing within 30 days require a cashier's check.



Buyer Acknowledgement

Required Lender Documentation

Community: Cypress Forest 80s

Purchaser: City of Kyle, Texas

Address: 191 Clearwater Way, Kyle, TX, 78640

Lender:

Select one below:

 Southern Lending Services (The verbiage below only applies if the buyer changes to an outside lender at any point in the build process)

☒ Cash Buyer (The verbiage below only applies if the buyer changes to an outside lender at any point in the build process)

 Other Lender – Lender Name:
(The verbiage below applies to this buyer)

By signing below, Buyer authorizes and requests that the Mortgage Lender named above provide the following documents to Scott Felder Homes within 10 business days of loan application. The required documents are pursuant to paragraph 4 of the Sales Agreement whereby Buyer agrees to provide the documents listed below to Seller:

- Pre-Approval Letter with purchase price, subject address, LTV, loan type, and conditions required for full loan approval
- Loan Estimate
- **NOTE: TO AVOID CLOSING DELAYS, PURCHASER AGREES NOT TO CHANGE LENDERS WITHIN 45 DAYS OF CLOSING.**

Buyer agrees that, in the event the above-referenced Lender is unwilling to provide the documents to Seller, Buyer will provide the documents to Seller within 3 business days of receipt from Lender. Buyer further acknowledges that providing these documents to Seller is a mandatory provision of the Sales Agreement, and failure to deliver the documents to Seller will be considered default under the terms of the Sales Agreement. Buyer understands this requirement is intended to verify that a full and complete loan application has been completed by Buyer.

Notice: Lender and Buyer are expected to blackout or remove information such as social security number, date of birth, and driver's license from the required documents.

Buyer _____ Date _____

Buyer _____ Date _____

Sales Associate  _____ Date 12-12-16

Authorized SFH Officer _____ Date _____