

Section 2: Purchasing Your Home

1. Purchaser Checklist—your opportunity to confirm we have communicated clearly and have delivered all necessary documents
2. Purchase Agreement—a brief description of each of the documents you will receive
3. *Purchaser Checklist*—a copy of the form you sign at the end of your purchase agreement session

Purchasing Your Home

You will use several standard forms when you buy your new home. These include the building construction agreement, the specifications document, and several addenda. These documents become binding only when all parties have signed all forms and attachments. These documents record the legal binding contract and all agreements whether written or oral now become void.

If you are new to the United States, Hartman Homes welcomes you and understands that you may be unfamiliar with our business procedures and traditions. We will gladly discuss any questions you may have about the U.S. business practices we will be following.

Purchaser Checklist

This sheet confirms that we delivered all necessary documents and discussed key topics in order to prevent surprises. Our experience shows that the new home process progresses more smoothly with good communication. To be certain that we have been clear in explaining our purchase agreement and that we have called your attention to clauses or topics that have caused confusion in the past, we will ask you to sign this confirmation at the end of the meeting.

Building Construction Agreement

The building construction agreement is the legal document that represents your decision to purchase a home. It describes your home (both a legal description and the street address), financing information, homeowner association information, if applicable, and additional legal provisions. We recommend that you read these documents carefully. In particular, please take note of the topics listed on our Buyer's Checklist which we will discuss with you prior to your signing your building construction agreement.

Purchaser Checklist

Purchasers _____ Date _____

Your signature below confirms that we have delivered the following items to you:

- ___ Building construction agreement
- ___ Specifications document
- ___ Allowance schedule on building construction agreement
- ___ Limited warranty on building construction agreement
- ___ Homeowner association documents, if applicable
- ___ Homeowner manual
- ___ Receipt for your deposit, \$ _____

That we discussed the following clauses from your purchase agreement:

- Allowances
- Reimbursable expenses
- Financing
- Commence and complete construction
- Change orders: procedure and schedule
- Conformance with plans and specifications
- Plan ownership
- Site visits: procedures and safety
- Noninterference
- Inspection and acceptance: orientation
- Site clean-up
- Insulation notice
- Radon disclosure
- Limited warranty: written lists for non-emergency items; standard checkpoints at 60 days and 11 months; emergency items by phone
- Homeowner Association
- Settlement or closing: target delivery date and delivery date updates
- Possession
- Insurance
- Default or termination
- Alternative dispute resolution
- Entire agreement

Hartman Homes Homeowner Manual

Other

Purchaser _____

Date _____

Purchaser _____

Date _____

Builder _____

Date _____