



Client Information Form

BUYERS CONTACT INFORMATION:

Buyer's Name: Tyler + Emily Cossette
New Address: 102 Linsey Court, Mapleton, ND 58059
Phone: Tyler: 701.730.1845 & Emily: 320.226.1242
Email: Tyler: cossette_tyler@yahoo.com & Emily: ecossette1028@hotmail.com

How did they hear about us? Check all that apply:

- | | | |
|---|--|---------------------------------------|
| <input checked="" type="checkbox"/> Realtor | <input type="checkbox"/> Lot Sign | <input type="checkbox"/> Ad |
| <input type="checkbox"/> Referral/Friend & Family | <input type="checkbox"/> Open House | <input type="checkbox"/> Social Media |
| <input type="checkbox"/> Internet Search | <input type="checkbox"/> Parade of Homes | |
| <input type="checkbox"/> Repeat Customer | <input type="checkbox"/> Facebook | |

Red Leaf Agent: Sara Worwa
Buyers Agent: Courtney Schuler
Agency: eXp Realty
Phone: 701.680.2351
Email: courtney.schuler@exprealty.com

LENDERS CONTACT INFORMATION:

Name: _____
Company: _____
Phone: _____
Email: _____
Loan Type: Conventional Pre-Approval Letter: _____



Homes Showing Form


Buyer's Name: Tyler + Emily Cossette

New Address: 102 Linsey Court, Mapleton, ND 58059

Condition of the property: Buyer(s) acknowledge that the property as described herein can be used as a display and/or model home in the general sales activities of Red Leaf Custom Homes until closing. Red Leaf Custom Homes reassures your home will be ready for your possession by performing a quality walk-through prior to closing. A final walk-through will be conducted with the Buyer(s) and Red Leaf Custom Homes prior to closing to document any items to be repaired. The Red Leaf Custom Homes 1-yr warranty program is also provided. All other warranties, terms and conditions, and other items included within the attached purchase agreement remain unchanged.

Open Houses and MLS Showings: The Buyer(s) acknowledge that the spec or show home may be shown by Realtor members and Red Leaf Custom Homes sales team for pre-sale purposes. Open houses and Realtor open houses may also be held until closing.

Advertising and Promotional Materials: The Buyer(s) acknowledge that photos of this spec or show home may have been used in Red Leaf Custom Homes advertising and/or promotional materials and those same photos may be used in the future. No address, will accompany any future advertising.

Buyers Signature:  Tyler Cossette

Date: 06/02/23

Buyers Signature:  Emily Cossette

Date: 06/01/23



Guidelines

Buyer's Name: Tyler + Emily Cossette

New Address: 102 Linsey Court, Mapleton, ND 58059

Notification of Appraisal:

Appraisals are done by neutral 3rd party and hired by the Lender of your choice.

- Buyer is aware that adding upgrades specific to them – may not be given full value by the appraiser that's been hired by the buyer's bank. Buyer is aware that any and all additions chosen will be paid in full to Red Leaf Custom Homes regardless of the outcome of the appraisal.
- Buyer will be responsible for the cost of resealing the attic access if opened by the appraiser or home inspector to be paid at closing.

Site visit:

Buyer(s) agree to schedule all site visits with a Red Leaf Custom Homes representative.

Closing Date Delays:

If closing is delayed by buyer and/or buyer's lender once a closing date and time is scheduled, Buyer will pay \$150/day from the date of schedule closing to date of actual closing.

Utilities:

Buyer(s) are responsible for ensuring that all utilities are switched into their names effective the day of closing.

Buyers Signature:  Tyler Cossette

Date: 06/02/23

Buyers Signature:  Emily Cossette

Date: 06/01/23



Guidelines

Buyer's Name: Tyler + Emily Cossette

New Address: 102 Linsey Court, Mapleton, ND 58059

Upgrades:


In the event buyer(s) make additional upgrades after signed purchase agreement, buyer understands additional non-refundable earnest money is required to be delivered to Red Leaf Custom Homes as follows:

- \$15,000 in upgrades: \$2,500 additional EM
- \$25,000 in upgrades: \$5,000 additional EM
- \$50,000 in upgrades: \$10,000 additional EM
- \$100,000 in upgrades: \$15,000 additional EM

Buyer to pay any required third party deposits including, but not limited to, adding a deck, fence and landscaping.

Buyers Signature:  Tyler Cossette

Date: 06/02/23

Buyers Signature:  Emily Cossette

Date: 06/01/23



Commission Disclosure

Buyer's Name: Tyler + Emily Cossette


New Address: 102 Linsey Court, Mapleton, ND 58059

Commission based on model base price. Red Leaf Custom Homes, LLC will not pay additional commissions on any upgrades or lot purchase.

Buyer's agents and seller's agents agree to these terms.

Listing Agent:  Tyler Cossette

Date: 06/02/23

Buyers Agent:  Emily Cossette

Date: 06/01/23



Commission Disclosure

Buyer's Name:

New Address:

No commission to be paid on upgrades after initial Purchase Agreement has been signed.

Buyer's agents and seller's agents agree to these terms.

Listing Agent:

Date:

Buyers Agent:

Date:



WARRANTY MATERIALS

Buyer's Name: Tyler + Emily Cossette

New Address: 102 Linsey Court, Mapleton, ND 58059

Siding:

- Vinyl siding may warp or distort due to heat generated from window reflection and/or the absorption of heat. Darker siding colors will absorb more heat and soften before lighter colors.
- Red Leaf Custom homes will not warranty siding warping or distortion due to but not limited to, a heat source from a grill, fire, or reflection from windows, doors, or other objects.
- Vinyl siding may fade when exposed to the ultraviolet rays of the sun.
- Red Leaf Custom Homes will not warranty the warping and bowing of exterior products such as soffit, fascia, drip edge, and garage door wraps due to expansion and contraction. These materials will expand and contract as they react to climate and seasonal changes. Darker colored materials are more susceptible to warping and bowing.


Indoor Humidity Levels:

Buyer will be educated on maintaining the indoor environment. Maintaining the indoor humidity levels is extremely important to ensure your home acclimates properly. Red Leaf Custom Homes recommends this indoor humidity level to stay between 35-40%. Buyer agrees to ensure this indoor environment is maintained.

Floor Drain:

-Red Leaf Custom Homes provides a garage floor drain as a convenience to the homeowner. This is not a guarantee that all water will flow to the floor drain.

Buyers Signature:  Tyler Cossette Date: 06/02/23

Buyers Signature:  Emily Cossette Date: 06/01/23



WARRANTY MATERIALS

Buyer's Name: Tyler + Emily Cossette

New Address: 102 Linsey Court, Mapleton, ND 58059

Garage:

Red Leaf Custom Homes may include an insulated and sheet rocked garage. This garage is not fully finished. Buyer understands that the sheet rock may be susceptible to visible seams, minor cracking and imperfections in finished garage is normal due to temperature variations caused by opening garage doors. Red Leaf Custom Homes provides no correction for this condition.

Sod or Hydroseed:

If buyer has included landscaping, buyer understands it is their sole responsibility to maintain and care for. Buyer understands that Red Leaf Custom Homes cannot warranty Sod or Hydroseed due to homeowner required maintenance.

Irrigation:

- If buyer has included an Irrigation System, buyer understands it is their sole responsibility to ensure the system is properly prepared after the watering season and before the watering season to prevent damage to the system.

Yard Grade:

Standard yard finish is Rough Grade. Buyer understands they will need to complete a final grade prior to landscaping done after closing and final grade may be require additional dirt loads.

I/we acknowledge that we have received and understand the Homeowner Maintenance and Limited Warranty Coverage and One Year Limited Warranty of Red Leaf Custom Homes.

Buyers Signature:  Tyler Cossette

Date: 06/02/23

Buyers Signature:  Emily Cossette

Date: 06/01/23