



Addendum D to the Offer to Purchase
Page 1 of 2

Addendum attached to and made part of the Offer to Purchase dated _____
made by the Buyer, _____ with respect to
the Property at _____, Wisconsin.

1. Buyer is aware that the closing date may need to be extended due to weather conditions, supply delivery schedules, and any other items outside of the builder's control. Builder will notify Buyer with a written notice 5 days prior to any scheduled closing date should a delay occur. Buyer shall hold the Seller/Builder harmless should the Buyer incur any additional fees due to the delay.
2. Buyer is aware Builder/Seller is a state licensed Real Estate Agent/Broker.
3. Buyer is aware that any requested upgrades are to be prepaid in non-refundable earnest money directly to ACS RBHS LLC. Buyer is further aware that purchase price will be amended to reflect all agreed to upgrades.
4. Buyer is aware the Seller will/has install(ed) a vent pipe into the build of the home. It is Buyer's responsibility to inquire whether any precautionary measures should be taken to avoid accumulation of radon gas in Buyer's proposed dwelling.
5. Valido Homes shall provide a 1-year home warranty to the Buyer at no cost.
6. Buyer is aware that a Valido Home includes sidewalk from the driveway to the front porch, driveway, egress window in the basement, stubbed 3rd bath, final grade and seed along with two landscape islands, unless otherwise agreed to by all parties in writing.
7. If Buyer is requesting pricing for the upgrades, Buyer shall submit all requested upgrades to Seller in writing. Seller has 14 days from acceptance to deliver to Buyer requested pricing for upgrades. Buyer has 3 days from receipt of bids to deliver to Seller an amendment with all selected upgrades listed and the purchase price shall be changed to reflect all selected upgrades. Buyer has 14 days from acceptance of the amendment by all parties to deliver non-refundable earnest money to ACS RBHS LLC.

Buyer Initials _____ Seller Initials _____

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Page 2 of 2

8. Builder/Seller shall conduct a walk-through of the property with the Buyer no sooner than 3 days prior to closing.
9. Buyer is aware that the builder and/or its contractors may have to return to the property post-closing to complete small items such as, but not limited to, touch-up paint on wall or trim, front door paint, fill nail holes, etc. Builder will make best efforts to complete post-closing work as expeditiously as possible. However, based on availability of replacement material and subcontractors, some items may take anywhere from thirty (30) to one hundred eighty (180) days to fully get remediated.
10. Buyer is aware that final grade and seed is included in the purchase price. Buyer is aware that Builder/Seller makes no warranties on the lawn. Buyer is also aware they are responsible for watering and maintaining the lawn after closing.
11. **ADVERTISING MATERIALS.** Buyer is aware that printed advertising materials previously provided to Buyer concerning this property may not be entirely accurate, including but not limited to items such as lot sizes, lot boundaries, elevations, grades, depictions of stone exteriors, landscaping objects, furniture, locations of public streets and other subdivision improvements, references to deed restrictions, etc. Buyer has been advised to include appropriate contingencies in this Offer for the verification of all matters which are material to Buyer's decision to purchase this Property.
12. **CONFLICT WITH APPROVED FORMS.** It is intended that this document be used with an approved form as set forth in RL 16.03. In the event any provisions on this Addendum conflicts with the provisions of the approved form, the provisions of this Addendum shall control.
13. Appliances are the sole responsibility of the Buyer. Appliances shall be delivered to the Property post-closing. If appliances are required to be installed for appraisal purposes prior to closing, all liability is assumed by the Buyer. This liability includes, but is not limited to, delivery costs, and potential damage to the appliances or to the home resulting from the appliance, their installation, or their related fixtures regardless of whom may be involved in the events that led up to and/or caused the damage.
14. Buyer is aware that if Buyer(s) lender requires funds to be escrowed for any reason in a trust account that charges a fee, the Buyer will be responsible for all fees.

(Buyer's Signature)	Date	(Seller's Signature)	Date
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(Buyer's Signature)	Date	(Seller's Signature)	Date
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