

DDJ Properties
PURCHASE AGREEMENT
Customer Information Form

ATTENTION REALTORS: PLEASE ATTACH THIS FORM TO THE PURCHASE AGREEMENT

BUYER'S CONTACT INFO:

Buyer's Name: _____

New Address: _____

Phone: _____

Email: _____

DDJ Sales Contact: _____

Buyer's Agent: _____

Agency: _____

Phone: _____

Email: _____

Listing Agent: _____

Agency: _____

Phone: _____

Email: _____

LENDER'S CONTACT INFO:

Name: _____

Company: _____

Phone: _____

Email: _____

Loan Type: _____

DDJ Properties Guidelines
NEW CONSTRUCTION PURCHASE AGREEMENT

1. **Line 5** - Earnest money to be 5% of Lot Price.
2. **Line 106** - Locking of Mortgage Interest Rate shall be locked by the buyer at any time prior to closing or as required by the lender.
3. **Line 109** - DDJ Properties will not pay any funds towards lender commitment work orders.
4. **Line 151** - DDJ Properties will not be contributing to Buyer's costs.
5. **Line 207** - Buyer shall pay **PRORATED FROM DAY OF CLOSING** real estate taxes due and payable in the year of closing.
6. **Line 209** - Seller shall pay **PRORATED TO DAY OF CLOSING** real estate taxes due and payable in the year of closing.
7. **Line 215** - **BUYER SHALL PAY** on date of closing any deferred real estate taxes or special assessments, payment of which is required as a result of the closing of this sale.
8. **Line 219** - **BUYER AND SELLER SHALL PRORATE AS OF THE DATE OF CLOSING** all installments of special assessments.
9. **Line 222** - **BUYER SHALL ASSUME** on date of closing all other special assessments levied as of the date of this Purchase Agreement.
10. **Line 224** - **BUYER SHALL ASSUME** special assessments pending as of the date of the Purchase Agreement for improvements that have been ordered by any assessing authorities.

11. **Line 257 - Check Box C** - Buyer obtaining approval of city/township of proposed subdivision development plans at **SELLER** expense.
12. **Line 265 - Check Box G** - Buyer obtaining approval of building plans and/or specifications in accordance with any recorded subdivision covenants and approval of the architectural control committee.
13. **Line 267 - Check Box H** – Buyer obtaining, at **SELLER** expense, copies of all covenants, reservations, and restrictions affecting the Property.
14. **Line 273 - Check Warranty Deed Box**
15. **Line 408 - Check Yes** for Connection to Public Water
16. **Line 409 - Check Yes** for Connection to Public Sewer
17. **Line 411 - Check Yes** for Connection to Electric Utility
18. **Line 412 - Check Yes** Connection to Natural Gas
19. **Line 418** - Property has **CITY SEWER** and **CITY WATER**.
20. **Line 420** - Seller **DOES NOT KNOW** OF A WELL ON OR SERVING THE PROPERTY.
21. **Line 428** - THIS PURCHASE AGREEMENT IS **NOT** SUBJECT TO AN ADDENDUM TO PURCHASE AGREEMENT; SUBSURFACE SEWAGE TREATMENT SYSTEM AND WELL INSPECTION CONTINGENCY.
22. **Line 495** – Add these terms to the Purchase Agreement:

***Buyer is to close on lot purchase within 30 days of notice from developer that lot is ready to build on.**

***Once developer has started with development and infrastructure installation earnest money becomes non-refundable to the buyer.**

***Buyer is responsible to pay for installation of sidewalk on property.**

***Closing of this purchase agreement to be at The Title Company.**

***Buyer acknowledges that they have read and received covenants for Summerwood 3rd Addition.**

***Specials are estimated by developer at this time and are approximately \$50,000.
Shall be certified Spring 2018.**