



Dear Homebuyer

Congratulations on the purchase of your new RAM Home. Our real estate team represents the Builder and will serve as coordinator between the seller, lender and real estate agent (*if applicable*) as well as the closing attorney.

A few things to keep in mind as the construction of your home progresses.

- It is important to get all requested loan application documents to your lender in a timely manner. Any delay may affect the closing date and time.
- Please do **NOT** lock your interest rate, schedule movers, or give notice to your landlord without speaking with us first. Delays in the construction process can occur and while the builder will make every effort to mitigate these delays, it will not be responsible for costs associated with any delay and does not offer compensation should this occur.
- Please understand that an estimated closing date may be outlined on your Offer to Purchase however, it is a target date and subject to change. Closing dates can be affected by any number of factors including weather, availability of materials and labor as well as inspections. We will endeavor to keep you (and your real estate agent) updated on the status of construction.
- Please do not make any major purchases until after you close on your new home. This includes cars, appliances, furniture, etc. These types of purchases may adversely affect your credit score and ultimately your ability to obtain approval for the financing on your new home. Additionally, please do not open any new lines of credit without checking with your lender in advance.
- Please know that the builder will require that you (or your representative) attend an orientation for your new home. This typically takes place the week prior to closing and it is at this meeting that you will have a chance to conduct your “blue tape” walk through. These meetings can be scheduled Monday through Friday from 8am to 4pm. We will be in touch to schedule this appointment as the time draws closer.
- Your new home will have been inspected by the City/County throughout the construction process. However, should you wish to have an independent third party home inspection, it must be requested in advance and your inspector will be asked to provide a copy of their license along with liability and workman’s comp insurance information before any inspection can be performed.
- Please keep in mind that you may have to wait after closing while the signed documents are confirmed with your lender and the closing attorney records your deed of ownership. This is to be expected and is not unusual. Keys may not available until that process has been completed. Please plan accordingly.

We will contact you and/or your real estate agent to coordinate the closing date and time with all parties involved once that time frame has been established. We look forward to working with you!

RAM Homes reserves the right to substitute products of comparable value if needed without prior notification. All included features are “per plan” – see the Sales Consultant for a list of any changes based on the plan/elevation being constructed. Advertised listing may reflect optional features not included in the build.

Buyer

date

Buyer

date

Name

/ Lot



Number

Buyer Initials / Date

Standard Feature Sheet

General Interior

- Luxury vinyl plank flooring on the main level (*per plan*) with carpet on the stairs and other living spaces
- Paneled interior doors
- Baseboard trim and shoe molding
- Nickel fixtures throughout
- White ventilated shelving in all closets
- Ceiling fans in the primary bedroom and living room

Kitchen

- Birch wood cabinets (*door/drawer pulls are not included*)
- Black Whirlpool appliance package to include a smooth top range, microwave, dishwasher and garbage disposal
- Granite kitchen countertops
- Chrome single-lever faucet with sprayer
- White ventilated shelving in the pantry
- Stainless double bowl kitchen sink

Baths

- Fiberglass tub/shower insert in both full bathrooms
- Cultured marble double vanity in primary bathroom
- Pedestal sink in the half bath

RAM Homes reserves the right to substitute products of comparable value if needed without prior notification. All included features are "per plan" – see the Sales Consultant for a list of any changes based on the plan/elevation being constructed. Advertised listing may reflect optional features not included in the build.

General Exterior

- 20 year fiberglass shingled roof
- Gutters and splash blocks
- Single-hung dual pane vinyl windows
- Integrated termite pre-treatment system
- Two exterior hose bibs
- Garage door opener with remotes
- Concrete pad or deck at rear door (*8' x 10' standard*)
- Covered front entrance (*plan specific*)
- Electric heat pump with dual thermostat control
- Slab foundation
- Landscape package includes a seed/straw starter lawn, shrubbery, pine straw and tree
- Neighborhood will have a cluster mailbox serving the entire community

OPTIONAL FEATURES – please see the listing agent for details and current pricing.

- Stainless appliance package (*smooth top range, MW and DW*)
- Stained oak stair treads

- Option to enlarge the concrete patio

Disclosures and Contract Checklist

The following documents have been provided to me by either my Buyers Agent or the Sales Agent representing RAM Homes.

___ **Working with Real Estate Agents Brochure to Purchase**

___ **Copy of the Offer**

___ **Mineral Oil and Gas Disclosure**

___ **Lot Plot Map**

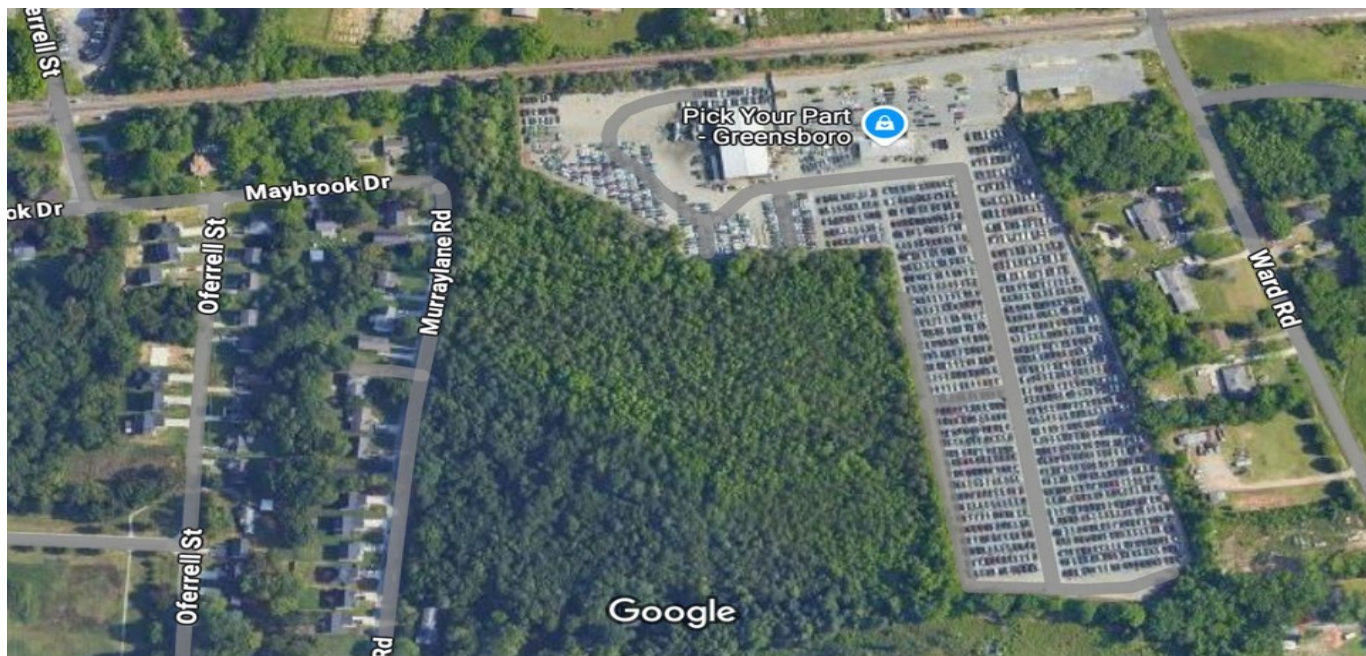
___ **Owners Association Addendum**

___ **HOA Covenants and Declarations**

___ **Exterior Elevation / Floor Plan**

___ **Color / Options Selection Sheet**

RAM Homes reserves to right to substitute products of comparable value if needed without prior notification. All included features are "per plan" - see the Sales Consultant for a list of any changes based on the plan/elevation being constructed. Advertised listing may reflect optional features not included in the build.



Disclosure:

Seller discloses that the Murraylane North subdivision abuts the U-Pick-It Auto Salvage lot on the east side of the subdivision and a railroad to the north. A 50 foot undisturbed wooded buffer has been dedicated within the subdivision per the City of Greensboro. Buyer acknowledges that Seller has disclosed the existence of the auto salvage lot and railroad and Buyer has had the opportunity to further investigate prior to entering into contract.

Builder date

Buyer date

Buyer date

Buyers Agent (if applicable) date

RAM Homes reserves to right to substitute products of comparable value if needed without prior notification. All included features are "per plan" - see the Sales Consultant for a list of any changes based on the plan/elevation being constructed. Advertised listing may reflect optional features not included in the build.