



## Dear Homebuyer

First, we would like to congratulate you 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 and availability of materials and labor to name a few. 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 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!

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Buyer

date

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Buyer

date



Community Name \_\_\_\_\_

Model / Lot Number \_\_\_\_\_

Buyer Initials / Date \_\_\_\_\_

## Feature Sheet

### General Interior

- Smooth surface walls and ceilings
- Vinyl flooring in kitchen, bathrooms and laundry. Carpet in the remaining living areas
- Paneled interior doors
- Baseboard trim and shoe molding
- Nickel fixtures throughout
- White ventilated shelving in all closets

### Kitchen

- Wood cabinets (*door/drawer pulls are not included*)
- Appliance package to include:
  - 4-burner coil top range
  - Vent hood with exhaust fan and light kit
  - Dishwasher
- Laminate granite-look countertop
- Chrome single-lever faucet with sprayer
- White ventilated shelving in the pantry
- Stainless double bowl kitchen sink

### Baths

- Fiberglass tub/shower combo
- Cultured marble vanity top (*cabinet base matches the kitchen*)
- Vanity mirror in all baths
- Pedestal sink in half bath
- All baths come with a single vanity sink standard

### General Exterior

- Architecturally designed exteriors clad in low maintenance vinyl siding
- 20 year fiberglass shingled roof
- Single-hung dual pane vinyl windows
- Integrated termite pre-treatment system
- Two exterior hose bibs
- Concrete driveway
- Concrete pad or deck at rear door (*per plan*)
- Covered front entrance (*see plan elevation for specifics*)
- Efficient 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.

- Installed microwave (replaces the standard vent hood)
- Smooth top range (replaces the coil top range)
- Garage door opener
- Garbage disposal
- Gutters



## 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**

\_\_\_\_ **Copy of the Offer to Purchase**

\_\_\_\_ **Mineral Oil and Gas Disclosure**

\_\_\_\_ **Community Plat Map**

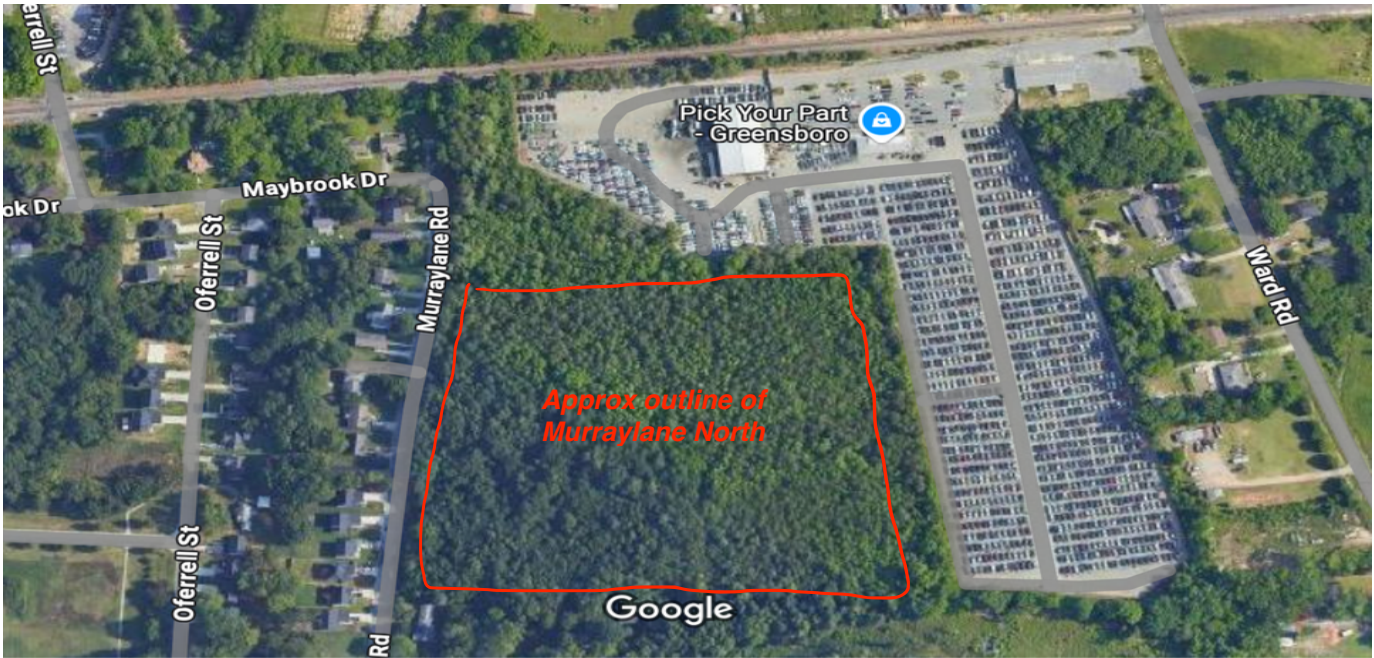
\_\_\_\_ **Owners Association Addendum**

\_\_\_\_ **HOA Covenants and Declarations**

\_\_\_\_ **Exterior Elevation / Floor Plan**

\_\_\_\_ **Color / Options Selection Sheet**

\_\_\_\_ **Lot Plot Map**



**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 any ramifications 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.