

The developer is offering architect designed, modern, efficient homes in desirable neighborhoods with all regulatory, design, and pre-construction work completed - removing one year or more, and substantial headache, risk and expense out of the process for buyers.\* The current model, the *Slope House*, is designed and priced as a 3 bedroom, 2 bath, approx. 2,000 sq. ft. single-level home, covered parking for 2, on 1 acre surrounded by the conservation land, hiking trails, and waterways of Sherwood Forest in Cedar Mountain.

Several options of floor plans and interior design are offered (including available loft and occupiable basement), and professional photographs, plans, and 3D architectural visualizations are available to help prospective buyers fully understand the design and layout of each option.

The seller/developer is offering a unique opportunity for buyers to “pre-close” on one of these architecturally designed, eco-efficient, innovative new homes through a process designed to improve the new-home buying experience.

The proposed process is generally as follows:

1. An interested buyer will sign a purchase agreement for the property provided by the seller/developer.
2. The agreement will include a full-service pre-development package, as more fully set forth below.
3. A 30-60 day due diligence period is recommended in order to finalize the design and pre-construction process.
4. The buyer will meet with the architect and interior designer to choose their desired pre-approved floor plan, finishes, fixtures, & related items.
5. The developer will set up meetings between the buyer and pre-approved builders, finalize cost estimates and facilitate execution of the construction contract between the buyer and the builder.
6. The buyer and seller/developer will close on a sale of the property to the buyer.

The amount due at closing with the developer represents a portion of the total cost of the house (with the balance of the cost to be as set forth in the construction contract with the builder). The amount to the seller/developer at closing includes, among other things:

- The real property and all of the developer’s rights, title and interests to the property.
- All previously approved and completed architectural and engineering drawings, plans and specifications required to build the selected house.
- All neighborhood and regulatory approvals obtained by the developer (POA requirements have been met by the design team and construction has been pre-approved).
- County environmental permits, which have been obtained for the installation of septic and/or well.
- Development and legal fees, including entitlement and contract work.

All other previously acquired permits, approvals, and contracts will be assigned or transferred to the buyer at closing.

At that point, the buyer owns the property and the right to build, and will work with the builder of their choice through the completion of their new home. To streamline and simplify that process, the developer has vetted local contractors and has negotiated building contracts in place ready for new owners to start construction upon closing.

The concept is to offer buyers of new construction homes a higher-end, design-centric experience that is closer to the experience of buying land, hiring an architect, and building a million+ dollar home, but without the extensive time required, or headache of traditional custom home building from scratch.

**\* These are draft marketing materials only and do not constitute representations or warranties of any kind by the seller. Seller reserves the right in its discretion to change these marketing materials or the proposed transaction structure. Transaction expressly subject to execution of definitive legal contract(s) between the parties, which contract(s) will govern and control all aspects of the transaction \***