



Thank you for considering building with Cole Construction! To ensure that you have the smoothest experience during your home build, please read through the following document. We are a small family owned husband and wife team and our process is outlined below. With the help of our real estate team, the Keith Home Team and your Realtor this should be a fun and exciting time! The following information will help everyone understand our expectations. It clearly states below that at the builders discretion not all homes will be built to the plans. So, please check with the builder about ceiling height, windows , ect.

#### **Builder Disclosure / Disclaimer**

- The buyer is fully aware that this is **not a custom home build, it is a spec home.**
- All selections that the builder is allowing are based on a specific budget and any selection that is going to exceed this budget will be the buyers responsibility to pay for, in full prior to installation. Payment for such upgrades is non-refundable. Any potential overages would have to be approved by the builder. If approved, these will need to be in writing and signed by both parties.
- The buyer will need to be accompanied by their Realtor or representative to open the home, as combo codes and access can only be given to licensed real estate agents. This includes after the home is under contract. Please do not come out to the home unaccompanied without scheduling an appointment through your Realtor. Please keep in mind that we as the builder bare the full responsibility for the home and are working diligently to meet your deadlines. Any interruptions with our subcontractors could cause delays or confusion. Some subcontractors will leave the site if buyers are present.
- You, the buyer, acknowledge that at the builder's discretion, some design changes may be made. This can include framing alterations, etc. The buyer is aware that due to product availability and other factors the builder may make changes without notice at any phase in construction.
- Ceiling height, window dimensions or placement, gable structures or removal of a gable, ect. are the builders choice and may not be built to the plans specifications.
- Some plans show a breakfast bar, but the builder might do an island.
- Stone, shutters, gutters, outdoor fireplaces, storm cellars, ect. are all an upgrade
- Builder may choose to have siding on different parts of the exterior
- The buyers are responsible for filling out the builders 1st and 2nd phase of selections (which will be emailed to the buyer) in the allotted time frames. Due to the availability of



subcontractors and scheduling conflicts, if the selections are not made within the allotted time frame, the builders will make the selections.

- The first selection list is normally emailed when the house is being framed and the second selection list is normally emailed during sheetrock.
- The buyers will have the option upon initial negotiations to request any upgrades or modifications. All agreements will need to be agreed upon in writing on the contract or on a change order/upgrade form.
- The buyers Realtor will be responsible for keeping a record of all buyer requests, change orders/upgrade requests, agreements and presenting these in writing. All upgrades or changes must be in writing and signed by both parties.
- The builder prohibits early occupancy of any sort. If for any reason your home does not close on the scheduled closing date, possession still will not take place until funding is complete. Early occupancy includes but is not limited to storing belongings in the home or exterior of the property, installing fences, and appliance delivery. To help with ease of process, we urge you as a buyer to set your closing date for early in the week.
- Homes come standard with a 10 year warranty.
- After we have a signed contract, the builders will start a 'slack' conversation with the buyers and both realtors. This is to help ease the going back and forth between two Realtors when the builders have a quick question. The buyers can also ask questions here as well. Your Realtor will remain your primary point of contact for the transaction.
- Your Realtor is expected to present us with a change order/upgrade form at the time of request with payment. If these forms and payment are not received at that phase of construction, your request may not be upgraded or installed. All change order/upgrade fees are due at the time of request and non-refundable. Please send all change order/upgrade forms to [nov8th2011@aol.com](mailto:nov8th2011@aol.com) for approval.

All payments are to be mailed to Kimberly Cole PO Box 1234 Blanchard, OK 73010. Any conversations that are had in regards to updates and changes with the builder or others do not guarantee the change. A change order form will need to be submitted and approved for these to take effect.

- **Realtors-** please be specific. Use directions and terms that will help clearly identify changes. You are welcome to ask for help with descriptions if needed.
- The buyer is responsible for locking their rate with their lender and also responsible for any lock extension fees. In the event that there are delays in construction due to weather, etc. the builder is not responsible and will not cover the cost of lock extension. Our estimated time of completion is 6 months from the ground up. Occasionally we are able to complete them in 4 months.
- Builder prefers to close at Washita Valley Abstract in Chickasha. 317 W Choctaw Ave, Chickasha, OK 73018 (405) 224-6111



## COVID Addendum

- You, as a buyer, will be provided with a selection form that is submitted to you via email in a Google document that is submitted directly to us. There will be an option to choose your 1st & 2nd phase of selections.
- We will do the best to accommodate your requests for selections. However, due to product availability and price increases, this may require some alterations or changes.
- The current timeline for a home starting at the ground up has been 6 months from the time of contract. Due to delays in product availability the timeline may vary.
- As the builder, we reserve the right to make selections if need be to meet the required due dates and timelines. In addition, we reserve the right to make changes if need be to stay within the builder's budget.

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Buyers Signature

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Buyers Signature

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Buyers Realtor Signature



Congratulations on your build with Cole Construction!

You should have received in your buyers packet a copy of the following documents

**Builder Disclosure** - itemizes the process and change order form

**Covid Disclosure**

**Copy of the Change Order Form**

**Buyers Selection Info Sheet**

**Frequently Asked Question Info Sheet**

Please sign below acknowledging receipt of your buyers packet

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Buyer

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Buyer

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Buyers Representative / Realtor

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Cole Construction / Terry Mark Cole Jr. / Kimberly Cole