



Addendum for Build on Your Lot Program

PRICE INCLUDES

- Construction Costs for structure (built to current IRC code)
- Standard Series specifications and features (except as noted on this page).
- Standard elevation.
- Engineered Soil Investigation and Report (final report may affect sales price).
- Foundation up to an average 24" high.
- 800 square feet of concrete flatwork for drive, walks and patio (4" thick on grade; steps, risers and deep beams will be additional).
- All electric appliances per plan (natural gas or plumbed for propane in lieu of all electric at no additional charge if available).
- Electrical stubbed out at house with overhead; overhead to property up to 50' from house
- Water and sewer line up to 50' out from house.
- Land will be graded for positive drainage with topsoil 10' out from home.
- Professional decorating and mortgage service.
- PWC Homebuilders Limited Warranty.

PRICE DOES NOT INCLUDE

- Elevation premium.
- Land.
- Interim expenses.
- Closing costs and Title Policy.
- Surveys (Lot, Form, Final or other types of surveys).
- VA/FHA loan costs other than those specified in Earnest Money Contract.
- Site Costs (slab exposure, rock removal, etc.).
- Water Well or Septic System
- Cost of running utilities up to lot (outlying properties).
- Fencing.
- Propane tanks.
- Land clearing, landscaping or fill and rock removal.
- Requirements needed to meet Subdivisions Specific Restrictive Covenants, Local Municipalities and Building Code requirements other than IRC 2000 code requirements.
- Building permits and utility hook-up fees.
- Upgrades in Model Homes (see New Home Consultant for specifics).
- Any promotions associated with Wilshire Homes.

RESTRICTIONS / REQUIREMENTS

- Buyer will provide survey and copy of current Title Policy on land prior to commencement of construction.
- All contracts will be subject to Architectural Approval by governing subdivision board, if applicable.
- Land must be located within BOL building area. Land outside building area may be priced separately.
- Builder reserves the right to decline contracts within the building area if access or other restrictions will have an adverse impact on the actual construction or timely completion of the home.
- All weather access to building site provided by Buyer.
- Wilshire Homes "Policy for Buyer Requested Changes" applies with the exception of statements # 3 & #4.

Owner

Owner