

| <b>Ashton Villas</b>                          |   |          |  |
|---|---|----------|--|
| Homeowners Names:                             |   |          |  |
| Job Site Address:                             |   |          |  |
| House Style:                                  |   |          |  |
| Power Company:                                |   |          |  |
| Site Disturbance:                             | Additional costs from adverse soil conditions                       |          |  |
| <b>Standard Quality Construction Features</b> |   |          |  |
|   | 9ft. Ceilings   | Included |  |
|   | 2x6 Exterior Walls-16" on Center                                    | Included |  |
|   | 2x4 Exterior Walls-16" on Center                                    | Included |  |
|   | Spacious Two-Car Garage   | Included |  |
|   | 200 AMP Electrical Service Panel                                    | Included |  |
|   | Vented Crawl Space Foundation with Zero-Step Entry                  | Included |  |
|   | Laminated Roof (Limited Lifetime Warranty)                          | Included |  |
| <b>Energy Efficient Features</b>              |   |          |  |
|   | Dual Glazed Low-E Vinyl White Windows                               | Included |  |
|   | Insulated Overhead Garage Door with Opener                          | Included |  |
|   | R-30 Under Floor Insulation   | Included |  |
|   | R-38 Ceiling Insulation   | Included |  |
|   | R-19 Exterior Wall Insulation                                       | Included |  |
|   | 95% Efficient Heating System & Nest Learning Thermostat             | Included |  |
|   | Tankless Gas Hot Water Heater                                       | Included |  |
|   | Gas Stub with 220 Outlet to Dryer and Range                         | Included |  |
| <b>Exterior Standard Features</b>             |   |          |  |
| Foundation:                                   | Excavate,backfill, and final grade around the house site            | Included |  |
| Lot Description:                              | Flat or Sloping   | Included |  |
| Excess Soils:                                 | Spread out on site, no haul off (can be done at time and material)  | Included |  |
| Site Clearing:                                | Included (Meets Minimum Idaho Code Requirement)                     | Included |  |
| Top Soil:                                     | Included (Meets Minimum Idaho Code Requirement)                     | Included |  |
| Landscaping:                                  | Full Yard Sprinklers and Landscaping                                | Included |  |
| Driveway:                                     | Asphalt with Pipe Sleeve  | Included |  |
| 10x10 Rear Patio:                             | Broom Finished and Covered  | Included |  |
| Front Patio/ Walkway:                         | Broom Finish  | Included |  |
| Hose Bibs:                                    | 2 Standard-Location Determined Per Plan                             | Included |  |
| Rain Gutters:                                 | Full  | Included |  |
| Siding:                                       | 25-Year Fiber-Cement Board Siding-Painted                           | Included |  |
| Metal Accents                                 | To Match Shop   | Included |  |
| Windows:                                      | Craftsman Style on Front Elevation                                  | Included |  |
| <b>Interior Standard Features</b>             |   |          |  |
| Drywall Corners:                              | Square  | Included |  |
| Door Hardware:                                | Brushed Nickel  | Included |  |
| Telephone/Cable:                              | Number and Location Determined Per Plan                             | Included |  |
| Trim Package:                                 | Stained to Match Cabinets   | Included |  |
| Interior Doors:                               | Craftsman T-Panel Hollow Core (3-Panel)                             | Included |  |
| Entry Door:                                   | 3-Panel Insulated White Painted Fiberglass Includes Deadbolt        | Included |  |
| HVAC:   | Full Air Conditioning   | Included |  |
| Cabinets:                                     | Crowned and Staggered Beech Cabinets                                | Included |  |
| Floors:                                       | Easy-Care Laminate Wood in Kitchen, Dining, Bath, Laundry and Entry | Included |  |

| <b>Interior Standard Features Continued</b> |   |          |  |
|---|---|----------|--|
| Fireplace:                                  | Tile Surround with Mantel   | Included |  |
| Laundry:                                    | Laundry Sink in 36" Cabinet Quartz or Granite Top and 6" Backsplash | Included |  |
| Fans:                                       | Fan in Living Room and Master Bedroom                               | Included |  |

| <b>Custom Crafted Kitchen Standard</b> |  |          |  |
|--|--|----------|--|
| Appliances:                            | Basic Name Brand Appliances, Including Self-Cleaning Gas Range or Electric Smooth Top, Dishwasher, Disposal, Over-The-Range Microwave (Option A) |          |  |
| Counter Tops:                          | Quartz Series 1 _____ or Granite Series 1 _____ 6" Tile Backsplash   | Included |  |
| Sink:                                  | 50/50 Stainless Steel Under-Mount  | Included |  |
| Faucet:                                | Chrome Pull Out Hand-Held Vegetable Sprayer  | Included |  |

| <b>Classic Bath Design Standard</b> |  |          |  |
|-------------------------------------|--|----------|--|
| Counter Tops:                       | Quartz Series 1 _____ or Granite Series 1 _____ 6" Tile Backsplash | Included |  |
| Cabinets:                           | Custom Crafted Beech Vanity  | Included |  |
| Flooring:                           | Easy Care Laminate Wood Bathrooms and Utility Room                 | Included |  |
| Sinks:                              | White Porcelain Top Mount Round                                    | Included |  |
| Faucets:                            | Chrome Finish  | Included |  |
| Toilets:                            | Elongated  | Included |  |

| <b>Garage Standard Features</b> |   |          |  |
|---------------------------------|---|----------|--|
|                                 | Insulate Garage Door with Opener                    | Included |  |
|                                 | Unfinished Interior-Meets Minimum Code Requirements | Included |  |
|                                 | Deadbolt on Man-Door                                | Included |  |

| <b>Interior Upgrades</b> |  |               |  |
|--------------------------|--|---------------|--|
|                          | Upgraded Fireplace Option-Masonry with Raised Hearth or Tile with <b>Painted</b> __ or <b>Stained</b> __ Surround and Tile Hearth (Not Raised) | \$3,800.00    |  |
|                          | Clay Windows (Must Request at Contract Signing)  | \$600.00      |  |
|                          | Atrium Door to Replace Slider  | \$1,200.00    |  |
|                          | French Door (10 Panel Interior Light)  | \$1,200.00    |  |
|                          | Pocket Door (To Replace Existing Door if Plan Allows)  | \$240.00      |  |
|                          | Paint Interior Doors to Match Trim or Walls  | \$30.00/ea    |  |
|                          | Front Door Painted One Color (Interior and Exterior Same Color)  | \$150.00      |  |
|                          | Front Door Painted Two Colors (Interior and Exterior Different Color)  | \$350.00      |  |
|                          | White Painted Trim Package - <b>Could Extend Close Date</b>  | \$2.20/sq.ft. |  |
|                          | Interior Paint Color Change (Accent Wall)  | \$300.00      |  |
|                          | White Painted Ceilings   | \$2.25/sq.ft. |  |

| <b>Kitchen Upgrades</b> |   |                |  |
|-------------------------|---|----------------|--|
|                         | Appliance Pkg. B (Upgrades Dishwasher, Microwave)                       | \$400.00       |  |
|                         | Appliance Pkg. C (Upgrades Range)                                       | \$1,000.00     |  |
|                         | Appliance Pkg. D (Upgrades Range, Dishwasher, Microwave)                | \$1,400.00     |  |
|                         | Stainless Steel Undermount: <b>60/40</b> _____ <b>Single Bowl</b> _____ | \$350.00       |  |
|                         | White Self-Rimming Sink   | \$360.00       |  |
|                         | White Under-Mount Sink Composite  | Quote          |  |
|                         | Farm Sink: <b>Stainless Steel</b> _____ <b>White Fire Clay</b> _____    | Quote          |  |
|                         | Granite Series 2 with 6" Tile Backsplash*                               | \$13.00/sq.ft. |  |
|                         | Quartz Series 2 Slab with 6" Tile Backsplash*                           | \$18.00/sq.ft. |  |
|                         | Cambria Quartz Series 1 with 6" Tile Backsplash*                        | \$48.00/sq.ft. |  |
|                         | Cambria Quartz Series 2 with 6" Tile Backsplash*                        | \$78.00/sq.ft. |  |

Buyer(s) \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

No Credits will be issued for removal of standard features

|  |  | Page Two Total  |  |
|--|--|-----------------|--|
| <b>Bathroom Upgrades</b>                 |  |                 |  |
|  | Granite Series 2 with 6" Tile Backsplash*                                | \$13.00/sq.ft.  |  |
|  | Quartz Series 2 Slab with 6" Tile Backsplash*                            | \$18.00/sq.ft.  |  |
|  | Cambria Quartz Series 1 with 6" Tile Backsplash*                         | \$48.00/sq.ft.  |  |
|  | Cambria Quartz Series 2 with 6" Tile Backsplash*                         | \$78.00/sq.ft.  |  |
|  | White Under-Mount Sink Oval-Granite/Quartz Only                          | \$130.00/ea     |  |
|  | White Under-Mount Sink Rectangle-Granite/Quartz Only                     | \$150.00/ea     |  |
|  | Comfort Height Toilet x _____  | \$95.00/ea      |  |
|  | Wood Stained Trim Around Mirrors   | \$180.00/ea     |  |
|  | Free-Standing Tub Plus Hardware  | Quote           |  |
|  | Full Tile Shower--Walls and Mud Set Pan(does not include shower door)    | \$5,500.00      |  |
|  | Tile Shower--Walls with Fiberglass Pan (does not include shower door)    | \$3,500.00      |  |
|  | Fiberglass Step in Shower-Does Not Include Shower Door                   | \$150.00        |  |
|  | 5 Ft. Bi-Pass Shower Door(To Match Hardware)                             | \$800.00        |  |
|  | Swing Shower Door (To Match Hardware)-If Plan Allows                     | \$1,000.00      |  |
|  | Frameless Shower Door  | Quote           |  |
|  | *See Agents for Upgraded Choices   |                 |  |
| <b>Electric Upgrades</b>                 |  |                 |  |
|  | Recessed Ceiling Lights-5" (LED Bulbs Not Included)**                    | \$100.00/ea     |  |
|  | Sloped Recessed Ceiling Lights-" (LED Bulbs Not Included)**              | \$140.00/ea     |  |
|  | Dimmer Switches**  | \$80.00/ea      |  |
|  | Pre-Wire for Ceiling Fan (Fan Not Included)                              | \$140.00/ea     |  |
|  | One Pendant Light Over Kitchen Island with Switch                        | \$200.00        |  |
|  | Additional Pendant Light Over Kitchen Island                             | \$125.00        |  |
|  | Extra Interior <b>Outlets#_____**Phone Jacks#_____**TV Jacks#_____**</b> | \$100.00/ea     |  |
|  | Floor Outlets#_____**  | \$200.00/ea     |  |
|  | Smurf Tube Including Outlet Above Fireplace for TV                       | \$350.00        |  |
|  | Freezer Outlet**   | \$210.00/ea     |  |
|  | 220 Outlet**   | \$260.00/ea     |  |
|  | Exterior/Christmas Outlets(two outlets and one switch)**                 | \$300.00        |  |
|  | Prewire for Hot Tub**  | \$1,100.00      |  |
| <b>Exterior Upgrades</b>                 |  |                 |  |
|  | Front Door with Peep-Hole  | \$40.00         |  |
|  | Front Door with Window   | \$300.00        |  |
|  | Frost Free Outside Spigot  | Quote           |  |
|  | BBQ Gas Stub   | \$275.00        |  |
|  | Additional Concrete (Broom Finished)                                     | \$8.00/sq.ft.   |  |
|  | Upgrade Broom Finished to Exposed Aggregate Concrete or Stamped          | \$10.25/sq.ft.  |  |
|  | Additional Exposed Aggregate Concrete or Stamped                         | \$18.25/sq.ft.  |  |
|  | Stamped Paver Pattern (Upgraded from Standard Stamped)                   | \$2.00/sq.ft.   |  |
|  | Vinyl Fencing (Minimum May Apply)  | \$34.50/lin.ft. |  |
|  | Vinyl Man Gate   | \$420.00/ea     |  |
|  | Vinyl Porch Railing  | \$40.00/lin.ft. |  |
|  | Brick or Rock Accents  | \$40.00/sq.ft.  |  |
| <b>Garage and Miscellaneous Upgrades</b> |  |                 |  |
|  | Extra Hose Bib(Placement Determined by Plumber)                          | \$350.00        |  |
|  | Key-Less Garage Entry Pad  | \$100.00        |  |
|  | 8Ft. Garage Door   | \$200.00/ea     |  |

|  |                                    |          |  |
|--|------------------------------------|----------|--|
|  | Deadbolt x ____ Placements on Plan | \$90.00  |  |
|  | Framed Header for Future Man Door  | \$100.00 |  |
|  | Page Three Total                   |          |  |

**Garage and Miscellaneous Upgrades Continued**

|  |                          |             |  |
|--|--------------------------|-------------|--|
|  | Garage Door with Windows | \$535.00/ea |  |
|  | Passive Radon Rancher    | \$540.00    |  |
|  | Passive Radon 2-Story    | \$1,080.00  |  |
|  | Revising Original Plan   | \$1,500.00  |  |

**Other Additions**

**Cost      Total**

|                |  |  |  |
|----------------|--|--|--|
| <b>Item #1</b> |  |  |  |
| <b>Item #2</b> |  |  |  |
| <b>Item #3</b> |  |  |  |

Page Four Total

**Base Price:**

**Total Page #2**

**Total Page #3**

**Total Page #4**

**Total Sales Price:**

**Builder immediately schedules each step of construction after Buyers acceptance of plans and specs. Builder will try to accommodate any reasonable requests but makes no guarantee that changes will be available after Buyers acceptance of final plans and specs. If changes are possible Buyer will be required to sign a Change Order Form before changes will be implemented. After permits are issued prices listed in Addendum One are no longer valid and a quote request will be submitted to the Builders office.**

**"Seller is entitled to all rebates for items purchased by Seller"**

**Seller Signature**

**Date**

**Buyers Signature**

**Date**

**Buyers Signature**

**Date**

Benway Quality Homes, Inc. (BQH) is continually involved in improving our product. Therefore, floor plans, elevations, prices and specifications are for illustration purposes only and may change or contain upgrades. BQH does not warrant

Buyer(s) \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

No Credits will be issued for removal of standard features

prices and specifications are for illustration purposes only and may change or contain upgrades. BQI does not warrant illustrations to be exact and reserves the right to make modifications without notification. Square footage is approximate. Seldom do exactly the same individuals work on every home. Therefore, each home will be unique.

**Services Included In Contract**

- One Preliminary Plan (Including plot plan) electronic (not printed)
- One Hour for Revisions
- One Final Plan (Including Plot Plan)
- One Plan copy for permit submittal (Including Plot Plan)
- One Framing Plan for Framing Contractor
- One Foundation Plan for Foundation Contractor
- Emailed plans to all other Trades
- One Quote after selection meeting with Vendor/Contractor for: Lighting, Flooring/Countertops
- Optional: **One** Follow-up quote request for: Lighting, Flooring/Countertops (**within 2 weeks** of initial selection at vendor)
- Three Additional quotes for items not listed in Benway Quality Homes Features list
- Structural quotes requiring drafting prior to quote will require retainer listed under "AdditionalServices"

**Additional Services**

**To Customize Existing Plan: Retainer of \$1,500.00 required  
(Any remaining funds to be credited back to buyer at close)**

|  |                  |
|--|------------------|
| Drafting Fees  | \$0.50/sqft      |
| Consultation/Revisions*  | \$45.00/hr.      |
| Prints* (24x36)  | \$2.50/page      |
| Plot Plan*   | \$50.00/per      |
| Planning/Colorization at Benway office in excess of one hour*          | \$45.00/hr.      |
| Change Order Pricing requests* (may be waived if estimate is accepted) | \$75.00/per      |
| Colorization Changes*  | \$25.00/per      |
| <br>Physical Walks with Electricians, Landscaper, Plumbing, HVAC**     | <br>\$100.00/per |

\*Costs to be calculated when planning exceeds the times/amounts included in contract

**\*\*Please be aware that because of the time sensitivity of "Walks" with Landscaper, Electrician, Plumber and Heating there may not be time to provide an estimate for any changes or overages. All verbal, written, or drawn instructions given to electrician or landscaper will go into immediate effect. Home buyer agrees that any costs or major changes associated with the "walk" is the buyer's sole responsibility. Benway Quality Homes, Inc. is not responsible for any overages, changes or miscommunication between home buyer and Trades. This includes any marks the homeowner makes on the structure for additional items whether a formal "walk" has been performed or not. Buyer also understands that any costs associated with these changes will also include a contractor fee.**

***Policies***

1. Drafting Services must be paid up front. In the event of a subsequent signed construction contract amount paid for drafting services will be converted to nonrefundable Earnest Money.
  
2. If Changes are requested after the final plan is approved customer will be charged for: alteration time, reprinting of subsequent prints and any resubmittal costs. See Additional Services.
  
3. Within 4 weeks of permit being issued all final selection must be made with the exclusion of Landscaping. Landscaping to be finalized after house is placed on lot.
  
4. All Selections and Services must be provided by a Benway Quality Homes Approved Vendor/Subcontractor. No quotes will be accepted by unapproved Vendor/Subcontractor. No Credits will be given for work performed by customer or unapproved Vendor/Subcontractors whether prior to closing or after.
  
5. To produce a high-quality product, we must direct and maintain control over the work being done. To achieve this, we must insist that customers not interfere with the work being done on the job site nor with any subcontractor or worker. NO COMMUNICATION may be directed to workers onsite as to the means, method or manner in which they are performing their work. NO COMMUNICATION may be directed to workers onsite regarding changes requested by customer. If Customer delays the progress of the work, causing loss (or increased costs) to the builder, the builder shall be entitled to reimbursement from the customer for such loss. All communications should be directed through the Realtor. In the absence of a Realtor all communications to be directed to the Benway Quality Homes Office or Project Manager assigned to the project.
  
6. Benway Quality Homes, Inc. (BQH) is continually involved in improving our product. Therefore, floor plans, elevations, prices and specifications are for illustration purposes only and may change or contain upgrades. BQH does not warrant illustrations to be exact and reserves the right to make modifications without notification. Square footage is approximate. Seldom do exactly the same individuals work on every home. Therefore, each home will be unique.

|                         |             |
|-------------------------|-------------|
| <b>Seller Signature</b> | <b>Date</b> |
| <b>Buyers Signature</b> | <b>Date</b> |
| <b>Buyers Signature</b> | <b>Date</b> |

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