

Standard Features, except Alpha Models

100% quality

Accent lighting

Appliance package included

Baseboards 5 ¼ "

Baths (2) full baths *

Car (2) car garage*

Front door 8' feet high *

Garage door opener

High ceilings (9'4")

Irrigation and timer for lawn

Ladder in garage,

Luxurious tile flooring

Open floor plan

Quartz counter tops

Sheetrock ½ inch sheetrock

Sherwin Williams quality paint

Shower upgrade doors,

Sliding glass door 7' feet high

Tray ceilings in great room and master bedroom

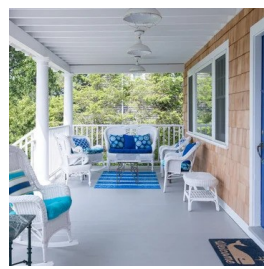
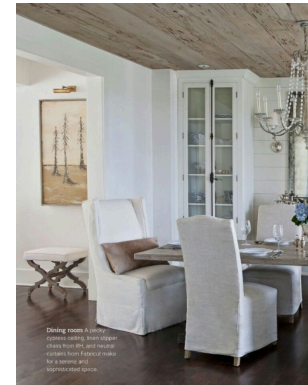
Upgrade tile on floors and shower walls

Wood cabinets with easy closure doors

Note: Subject to change see plan changes

* See blueprints. Information is believed to be true but not guaranteed

Options:



<https://www.nar.realtor/magazine/real-estate-news/sales-marketing/13-features-new-home-buyers-say-are-essential-desirable>
March 11, 2025

All construction shall meet or exceed the standards for hurricane resistant residential construction codes Florida Building Code Residential 2023 8th Edition, and applicable local codes.

Section-1 Excavation

Bearing soil type shall be Sandy Loom.

Section-2 Foundation

Footing concrete mix shall be 3000 PSI. with reinforcing of 2-5/8" rods.

Monolithic footing/slab pretreated with termite protection with a five year warranty, with 6 mill visqueen beneath.

1 5/8 continuous rod shall be used from footing to lintel in corners and cells poured solid with concrete rods tied together with wires at splices. See additional items on foundation plan.

Section -3 Exterior Walls

All Sides of building shall have struck blocks (stucco extra) finish unless otherwise noted.

Masonry construction shall be 8" thick concrete blocks.

Door sills, windowsills, and lintels shall be precast with rods.

Furring shall be 1/2 pretreated pine 24" o.c.

Section -4 Floor framing

Shall be a ground supported concrete slab.

Concrete mix shall be 3000 PSI and be 3-1/2".

Reinforcing shall be fiberglass? over compacted sand fill material of at least 8" thick.

Section-5 Partition Framing

Studs shall be #2 grade spruce species of 2x4 with sole plates pressure treated.

Spacing of studs shall be 24" o.c.

Interior load bearing walls shall have a stud spacing of 16" o.c.

Section-6 Ceiling Framing

Ceiling framing shall be trusses.

Trusses shall be yellow pine.

Truss straps anchored to lintels secured to each to truss.

Section- 7 Roof Framing/Sheathing

Sheathing shall be aspenite.

The shingles shall be grade 'A' , size 37 fiberglass Architectural shingles, with a 25 year warranty.

Underlayment shall be synthetic and shall be fastened with nails.

Nails shall be galvanized 8 gauge nails.

Facia shall be white aluminum unless otherwise stated.

Section-8 Drywall

Drywall shall be sheetrock 1/2 thick with texture on walls/ceilings with orange peel (knock-down extra) finish.

Joint treatment shall be taped and sanded.

Section -9 Decorating

Kitchen shall have a wall finish of approved paint with a ceiling finish of primer and one coat of approved paint.

Bath shall have a wall finish of approved paint.

Other areas shall be finished with primer/latex approved paint.

Section-10 Interior Doors and Trim

Door type shall be 6 panel Masonite prehung interior doors.

Door trim shall be type colonial and made of pine with a base type of 2 piece pine size 2-1/4" and shall be primed and painted.

Section-11 Windows

Windows shall be single hung MI 3540 Vinyl

Glass grade Low-E Insulated.

Balance constant force.

Trim type sheet rock return.

Heavy duty weatherstripping.

All screens shall be fiberglass 6/18 mesh.

Section-12 Entrances and Exteriors

Main entrance door shall be steel or fiberglass of a width of 36" thickness of 7/4 8' high.

Framing shall be fir with a thickness of 7/4.

Other exterior entrance doors shall be steel or fiberglass with a width of 32" and with a framing material of fire and shall be 7/4.

Head flashing shall be caulking.

Weather stripping shall be magnetic.

Door from home into garage shall be solid wood core.

Painting shall be Sherwin Williams approved latex.

Section -13 Cabinets and Interior Details

Kitchen cabinets, wall units, material shall be factory built color shall be white.

Cabinet units shall be plywood/wood.

Tops shall be Quartz or Granite

Backsplash shall be Tile.

Section-14 Special Floors and Wainscot

Kitchen and bathroom floors shall be tile.

Threshold material shall be aluminum.

Wall base material shall be pine.

Under floor material shall be concrete slab.

Bathroom walls shall be painted with approved Sherwin Williams paint.

Height of the tile over tub shall be to ceiling.

Bathroom accessories shall be recessed ceramic.

Note: Reconstruction houses may be different-see plans

Custom Information is believed to be true but not guaranteed houses may be different-see plans

Meadows Realty and Construction Co., LLC

This Contract is made between the contractor whose address is 404 Ridgewood Avenue, Dundee, FL 33838 Email: BigW1937@aol.com Web: www.gomrc.net (863) 287-5981 FL LIC # CBC1250530, referred to as the "Contractor," AND the Property Owner(s) referred to as the "Owner_ (Name, address, phone ,email)

The house will be built at _____
(Name, address, phone ,email)

1.MEADOWS REALTY AND CONSTRUCTION CO., LLC to build the house for \$ _____

Work (referred to as the "work") in accordance with this Contract. All work will be done in a good, sound, and workmanlike manner.

2.The work will begin after the permit is obtained and complete in a reasonable time.

3.The work is described as follows: See attached here to (plans). The work will be completed exactly in accordance with the Drawings, Plans and Specifications made by the Draftsman, Certified by Engineer and or Architect.

4.These Drawings, Plans and Specifications are signed by the Owner or their approved agents and identified as follows: Copies of said Drawings, Plans, and Specifications are attached hereto as Schedule the Owner will provide the Contractor with all the drawings and explanations as required to indicate the work to be done.

5.The Contractor will follow these drawings and explanations if they are consistent with the original Drawings, Plans and Specifications. Plans and specifications will be in accordance with electrical code and number of outlets. Any extract outlets will be extra cost to owner.

6. Compliance with Laws. The Contractor will comply with all applicable Federal, State, and local laws regarding work, materials and the safety of persons or property. The owner will not be responsible for any loss or damage to the work or any property of the owner.

7. Arbitration of Disputes. Either the Owner or the Contractor may submit any dispute related to this Contract to arbitration in accordance with the American Arbitration Association's Construction Industry Arbitration Rules. The decision will be binding upon both the Owner and the Contractor.

8. No Oral Changes. This Contract can only be changed by an agreement in writing signed by both the Owner and the Contractor. no variations, alterations, deviations, deletions, or extra work can be made unless both the Owner and the Contractor specifically agree in writing.

9. Failure to Complete Work. The contractor must properly and diligently complete the work provided for in this Contract. Any additional cost to complete this work will not be charged to the Contractor.

10. Failure to Pay Contractor. The Contractor may stop work and terminate this Contract if the Owner fails to pay the Contractor and/or Subcontractors any sum within days after the date fixed for payment. The Owner must then pay for all work which has been completed together with the contractor's profits and damages.

11. Fire Insurance. The Owner will protect all buildings as well as any work and materials used in the buildings against fire. The policy will provide for extended coverage in the names of both the Owner and the Contractor.

12. Other Insurance The Contractor and owner will maintain Liability insurance coverage required under the Laws of Florida. The contractor will maintain general public liability insurance protecting the Owner from liability for injuries to persons or property which occur on or about the Property. The insurance will provide limits of not less than for injuries to any one person, and for injuries in any one accident or occurrence, and for loss or damage to property. The contractor will protect the owner from all claims and liability related to the construction or repair work. Owner will maintain liability insurance for property or other items on the property.

13. The Contractor and Subcontractor will have access to these materials and work at all reasonable times.

14. Care of Property. The contractor will protect the work, materials, property and adjacent property from damage or loss. The contractor will also take proper precautions for the safety of the public. The Property will be kept free of waste, rubbish, and surplus materials. The contractor will leave the Property "broom clean" before being entitled to the final payment under this Contract. The contractor and Subcontractors will also pay for, repair, or replace any damage or loss caused by failure to perform this Contract.

15. Permits. Builder pays for permits and all expenses to build the house.

16. Payments. The Owner will pay the Contractor according to the terms of this Contract. BUILDER WILL RECEIVE AN UPFRONT DRAW FOR PERMITS AND COMPLETION OF FOOTER AND SLAB. OTHER DRAWS WILL BE BASED ON PERCENTAGE COMPLETION FROM OWNER CONSTRUCTION TO PERM CONTRACT. OWNER PAYS INTEREST ON CONSTRUCTION TO PERM LOAN.

17. Contractor Continuing Liability. The contractor will be liable for defective, faulty, or improper materials. And liable for workmanship. Upon demand, the Owner will immediately remedy all defects, faults or omissions and complete all unfinished work. The Contractor's obligations will not be affected by the issuance of an Architect's Certificate.

18. Notices. All notices under this Contract must be in writing. The notices must be delivered personally or mailed by certified mail, return receipt requested, to the other party at the address written in this Contract or to that party's attorney.

19. Parties. Both the Owner and the Contractor are bound by this Contract. All parties who lawfully succeed in their rights and responsibilities are also bound.

20. NOTICE TO OWNER. Do not sign this contract if it is blank.. You are entitled to a copy of the contract at the time you sign. Keep it to protect your legal rights. Do not sign any completion certificate or agreement stating that you are satisfied with the entire project before this project is complete. Home repair contractors are prohibited by law from requesting or accepting a certificate of completion signed by the owner prior to the actual completion of the work to be performed under the home repair contract.

21. All Subcontractors must have license approved by the City/County and workman's compensation or a certificate of exemption from the State of Florida to work on this job or may be qualified by Contractor or other Venture agreement with Contractor.

Scope of Work: Plans and specification contain the scope of work.

22. Signatures. Both parties sign and agree to this Contract. THE OWNER ACKNOWLEDGES RECEIPT OF A COMPLETELY EXECUTED COPY WITHOU CHARGE. **If errors are found in this contract an addendum will clarify the error; however, will not void all information in this contract.**

Witnessed or Attested by: _____ (Seal)

Owner

_____ (Seal)

Owner

_____ (Seal)

MEADOWS REALTY AND Construction Co., LLC Waymon Meadows MGR and Contractor

Preliminary Questions before interview:

Waymon Ellis Meadows

Direct phone: 863.287.5981

Email: BigW1937@aol.com

Website: WWW.WaymonMeadows.com

Preliminary Questioned respond in writing to Waymon Meadows: questions about experience in the local market, marketing strategies, communication style, commission structure, client testimonials, availability, and understanding of my specific needs, including:

About Experience and Market Knowledge:

- Have you sold homes from a model?
- Have you ever sold homes for a builder?
- Have you sold "On Your Lot" program?
- How long have you been a real estate agent in this area?
- What is your average selling time for homes in this neighborhood?
- How familiar are you with the current market trends in my desired area?
- Can you provide examples of recent successful transactions similar to my property?

Marketing and Selling Strategies:

- What marketing strategies do you use to sell homes? (e.g., online listings, social media, professional photography)
- How will you highlight my property to potential buyers?
- Do you have a network of contacts to reach potential buyers?

Communication and Availability:

- When can I call you daily?
- How often will you update me on the progress of my listing?
- What communication methods do you prefer to use (phone, email, text)?
- What are your typical business hours and how quickly do you respond to inquiries?

Commission and Fees:

- What is your commission rate and how is it structured?
- Are there any additional fees associated with your services?
- Do you offer a tiered commission structure based on the selling price?

Client Service and Approach:

- Can you describe your client-centered approach to real estate transactions?
- How do you handle negotiations with potential buyers?
- How do you stay informed about legal and regulatory changes in the real estate market?

About the Brokerage Firm:

- What is the reputation of your brokerage firm?
- Do you have a team of support staff to assist with transactions?
- What training and ongoing education do your agents receive?

Specific to Your Situation:

- What is your strategy for selling a property like mine (considering its unique features or challenges)?
- How will you handle showing appointments with potential buyers?
- Can you provide references from past clients in a comparable situation?

Important to remember:

- Compare multiple brokers: I am Interviewing several brokers to compare their experience, marketing strategies, and commission structures before making a decision.
 - o How long have you been a broker?
 - o How many Agents work for you or your team
 - o Do you have Agents who have sold new homes "On people lots"
 - o Can you guarantee me 1 sale a month?
 - o Do you have experience Agents who have sold homes from Model homes/
- Ask about their history: Request information about their recent sales history in your desired area.
 - o Sells last year
 - o Number Listings
- Goals: Sell 12 homes this year, 24 homes next year, and 48 homes in the third year
 - o Hire the best Real Estate Agent in the area to sell new homes to peoples lot and our lots.
 - o Sell model home 30 days from issue of C.O.
 - o Pre-selling homes when lot is purchased
 - o Minimum sale 1 sale per month
 - o Sell other builder homes from our model
 - o Sell owners "On Your Lot" program
 - o Sell existing homes from our model
 - o How will you accomplish these goals?

Date _____

15. Additional Terms: Listing the model at 400 Miami Way, Poinciana, Florida, or 1432 Little Joe Avenue, Sebring, Florida with option to cancel thirty days after C.O. is delivered by the county. Waymon Meadows has the right to sell the property without paying Broker any commission.

Waymon Ellis Meadows

Date _____

15. Additional Terms: Listing the model, with option to cancel thirty days after C.O. is delivered by the county. Waymon Meadows has the right to sell the property without paying any commission.
