

# PLANS CHANGES, REVISIONS, AND PAYMENT

Date \_\_\_\_\_

Dear \_\_\_\_\_.

Thank you for choosing Meadows Realty and Construction Co., LLC for your building project! We are excited to start working on your house plans.

Please review our policy below regarding project changes, revisions, and payments:

- No Refunds: Once the house plan process begins and your check is received, all sales are final. We cannot offer refunds, cancellations, or exchanges. No money back: You cannot get a refund for any reason once the process kicks off.
- No stopping the order: If You cancel the order or stop the process you get no money back.
- No swapping plans: You cannot exchange the house plan for a different one if you change your mind later UNLESS you pay AN ADDITIONAL \$2,000. MORE!

Essentially, before you submit your check and give our team the green light to start, make sure you are 100% committed to the specific house plan.

- Included Revisions: Your project includes two (2) free changes to the plans.
- Additional Changes: Any changes requested after the first two free revisions will require a \$500.00 fee per change. This fee must be paid in full before any additional work begins.
- After you make final changes TO YOUR PRELIMINARY PLANS: Send us an email to BigW1937@aol.com accepting your final changes.
- MRC charges for drafting your plans and engineer certification. Price subject to change at any time, No verbal price is a commitment because our cost may increase at any time.

Thank you for your understanding!

Best regards,

Meadows Realty and Construction Co., LLC

\_\_\_\_\_.

## Client Agreement & Acknowledgement

By signing below or submitting payment, I agree to the following terms:

- I understand that once the house plan process begins and payment is received, no refunds, cancellations, or exchanges will be given.
- I understand that I am allowed two (2) free changes to the plans.
- I agree that any additional changes beyond the first two will cost a \$500.00 fee per change, which must be paid before the work is done.

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Manager Meadows Realty and Construction Co., LLC

# OWNERS RESPONSIBILITIES FOR SITE PREPARATION AND UTILITIES

## 1. Owner’s Responsibility for Site Preparation & Utilities

Before any building work can start, the Buyer is fully responsible for preparing the lot and arranging utilities at their own expense:

- ☐ Lot Clearing: Clear the land by removing all trees, roots, brush, and trash debris from the building area. Note: The builder can share names of local contractors as a courtesy, but we highly recommend owners research, and select local contractors to clear their lot and fill dirt if needed, in the specific area of their lot.
- ☐ Water Hookup / Well: Arrange connection to the city/county water system or drill a private water well. Must be fully operational before construction begins.
- ☐ Temporary Electricity: Bring power lines to the property and set up the electrical meter hookup. Must be fully operational before construction begins.
- ☐ Sewer System: Hook up to the city or county sewer system if available.
- ☐ Septic Tank: Install a private waste system if city sewer is not available. Note: This can be scheduled and installed later when the Construction Superintendent requests it, however the application for the septic tank must be filled out IMMEDIATELY!

## 2. Site Survey & Floor Height Policy

The final height of your home's finished floor is calculated using exact land measurements:

- Required Property Survey & Topo Map: The Buyer is fully responsible for hiring a licensed surveyor to create a property survey and a topographic (topo) map showing ground levels. The Buyer must deliver these documents directly to the Waymon Meadows 863.287.5981 or bigw1937@aol.com.
- Draftsman Review: The draftsman will use the survey and topo map to figure out the correct, safe height of the floor before making the final house plans.
- Standard Included Height: Our base price includes a standard floor height of two blocks (16 inches) above the natural grade of the lot.

## 3. Additional Height Charges:

If the draftsman determines that the house must sit higher than the standard 16 inches due to community rules, flood zones, water drainage, or buyer request, the following extra costs apply:

- Foundation Adjustments: The Buyer will pay an additional charge for extra concrete blocks, steel, and labor needed to raise the foundation above 16 inches.
- Fill Dirt Costs: If the house must be raised higher than 16 inches, the Buyer is responsible for the cost of extra fill dirt and the machine work needed to pack it down tightly.
- Written Quotes: We will provide a written price quote for extra blocks or dirt. Work on the foundation will not begin until this quote is signed and approved by the Buyer.

## 4. Additional Buyer Fees, Financing & Finishes

The Buyer is fully responsible for arranging, managing, and paying for these additional items:

- ☐ Impact Fees: All local government fees charged for new home construction in the municipality.
- ☐ Closing Costs: All fees, title searches, and legal costs required to finalize the property transfer or construction loan.
- ☐ Construction/Perm Loan: Securing and maintaining the bank financing to fund the build.
- ☐ Appliances: Purchasing and supplying all kitchen and laundry appliances (refrigerator, stove, oven, disposal, exhaust fan, washer, dryer, etc.).

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### Owner & Builder Acknowledgment

By signing below, the Buyer agrees to the timelines, utility requirements, and cost responsibilities outlined in this policy document.

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Builder Representative: \_\_\_\_\_ Date: \_\_\_\_\_

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# Standard Color & Finish Selection Form

## Meadows Realty & Construction Co., LLC

### Standard Color & Finish Selection Form

Phone: 863-287-5981 | Email: BigW1937@aol.com | Web: www.Waymonmeadows.com

#### Buyer & Property Information

Buyer Name(s): \_\_\_\_\_

Property Address:

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Home Model: \_\_\_\_\_ Date: \_\_\_\_\_

#### 1. Exterior Selections

*Please check your preferred options or write in custom choices if pre-approved by the builder.*

**Main Stucco Body Color:**

☐ Sand Dollar White (Standard) ☐ Custom: \_\_\_\_\_

**Trim & Fascia Color:**

☐ Pure White (Standard) ☐ Custom: \_\_\_\_\_

**Front Door Color:**

☐ Deep Ocean Breeze (Standard Navy) ☐ Custom: \_\_\_\_\_

**Garage Door Color:**

☐ Grounded Gray (Standard) ☐ Match Main Stucco Body

**Roof Shingle Color:**

☐ Charcoal Gray ☐ Weathered Wood / Brown

#### 2. Interior Paint Selections

**Primary Wall Color (Living/Kitchen/Hallways):**

☐ Alabaster Sheen (Standard Warm White) ☐ Custom: \_\_\_\_\_

**Bedroom Wall Color:**

☐ Match Primary Wall Color (Alabaster Sheen) ☐ Tranquil Mist (Standard Accent Gray-Blue)

**Interior Doors, Trim & Baseboards:**

☐ High-Reflective White (Standard Semi-Gloss)

**Ceilings:**

☐ Flat Ceiling White (Standard)

#### 3. Flooring & Countertop Selections (Standard Finishes)

**Note: This home features tile flooring exclusively throughout the entire home. No carpet.**

**Whole-House Tile Selection (All Rooms & Bedrooms):**

# Standard Color & Finish Selection Form

☐ Standard Ceramic Tile — Color/Style Name: \_\_\_\_\_  
Grout Color Selection: \_\_\_\_\_

**Kitchen & Bathroom Countertops:**

☐ Granite — Style Name: \_\_\_\_\_ ☐ Quartz — Style Name: \_\_\_\_\_

**Cabinet Finish:**

☐ Standard White Shaker ☐ Standard Gray Shaker

**4. Buyer Sign-Off & Authorization**

*By signing below, the Buyer(s) acknowledge that these selections are final. Any changes made after this form is submitted may incur a change-order fee and cause construction delays. All selections are subject to material availability.*

**Buyer Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Builder Acceptance:** \_\_\_\_\_

**Date:** \_\_\_\_\_