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**MINNESOTA**

**Guidelines for Writing a Jordahl Custom Homes  
NEW CONSTRUCTION PURCHASE AGREEMENT**

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- 1 **Line 7/8/9** - Earnest money check to be written to **Jordahl Custom Homes (builder)** and will be **released to Builder** - \$2,000 Earnest Money is required for contracts less than \$250,000. \$5,000 Earnest Money is required for contracts over \$250,000. All funds released to builder are not refundable to buyer. Lot holds require at least \$2,000 in earnest money. Funds are **non-refundable**.
- 2 **Line 10** - Check first box – “Given immediately....”
- 3 **Lines 100/102/113** - Cross off closing, write “Accepted Purchase Agreement” and initial by all.  
**Exception: Buyer to assume ALL taxes/specials if lot purchased is not currently in JCH lot inventory.**
- 4 **Line 308** - Check box “HAVE NOT”
- 5 **Line 313** - Check box “IS”
- 6 **Line 316** - “Radon mitigation per MN new construction code”
- 7 **Line 323** - Initial - Covenants to be found on MLS listing and are the responsibility of the realtor to provide for homeowner.
- 8 **Lines 393-398** - All funds including Earnest Money released to builder is non refundable.
  - Builder’s Standard One Year Warranty
  - Yard to be rough graded. Not included are decks, landscaping & appliances.
  - If for any reason closing is delayed by Buyer or Builder, either party shall have the option of assessing a penalty of \$150 per day.

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**FINANCE ADDENDUM**

- 9 On financing addendum, do not write a specific interest amount buyer is willing to accept. Write in buyer to accept **best prevailing interest rate**.
- 10 Seller will not pay to make repairs as required by Lender commitment.
- 11 Re-inspection fees shall be paid by Buyer.

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**JORDAHL DOCUMENTS**

- 12 Attach a copy of **pre-approval letter w/lender contact info** to purchase agreement.
- 13 Have customer **sign bid sheet** (which lists specs for their home) and attach to the purchase agreement.
- 14 Have customer **sign print of home that matches bid sheet** and attach to the purchase agreement.
- 15 Attach copy of **Customer Information Form** to purchase agreement.
- 16 Have customer, listing agent and buying agent **sign No Early Move In form**.
- 17 Have Customer **sign Showing Form**.
- 18 Have listing and selling agent **sign Commission Disclosure form**.

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**Please contact our Sales Team with questions at  
701-234-0404 or Sales@JordahlCustomHomes.com**