
NORTH DAKOTA

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

1 **Line 11** - Earnest Money **to be released to builder.**

Earnest money check to be written to **Jordahl Custom Homes** - \$2,000 Earnest Money is required for contracts less than \$250,000. \$5,000 Earnest Money is required for contracts over \$250,000. Lot holds require at least \$2,000 in earnest money. All Funds are non-refundable.

2 **Line 17** - Construction financing shall be the responsibility of the **builder.**

3 **Line 27** - Write in \$150.00 per day.

4 **Line 39** - Change orders will be paid at **closing.**

5 **Lines 40** - Covenants to be found on MLS listing and are the responsibility of the realtor to provide for homeowner.

6 **Lines 46 and 51** - Specials and taxes are prorated from date of **purchase agreement acceptance** by builder

Exception: Buyer to assume ALL taxes/specials if lot purchased is not currently in JCH lot

7 **Line 69** - Buyer

8 **Line 71** - Closing

9 **Line 72** - Please be sure to check **rural water** if selling a house south of 52nd Ave South.

10 **Line 84** - Check **Warranty deed.**

11 **Lines 188-189** - Check **no** & provide customer with **Radon in Real Estate publication.**

12 **Line 212** - Each Jordahl Custom Home has a **Builder's Standard One Year Warranty.** Buyers are required to read and sign warranty information at the time of closing.

FINANCE ADDENDUM

14 On financing addendum, do not write a specific interest amount buyer is willing to accept. Write in buyer to accept **best prevailing interest rate.**

15 **Lines 33** - Reinspection fee to be paid by the Buyer

JORDAHL DOCUMENTS

16 Attach a copy of **pre-approval letter w/lender contact info** to purchase agreement.

17 Have customer **sign bid sheet** (which lists specs for their home) and attach to the purchase agreement.

18 Have customer **sign print of home that matches bid sheet** and attach to the purchase agreement.

19 Attach copy of **Customer Information Form** to purchase agreement.

20 Have customer, listing agent and buying agent **sign No Early Move In form.**

21 Have Customer **sign Showing Form.**

22 Have listing and selling agent **sign Commission Disclosure form.**

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