

MINNESOTA

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

Line 7/8/9 - Earnest money check to be written to **Jordahl Custom Homes (builder)** and will be **released to Builder** - \$2,500 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 \$2,500 in earnest money. Funds are **non-refundable**.

Line 10 - Check first box – "Given immediately...."

Line 23 – Find style of home on the bid that corresponds with address

Line 27 – Price to match bid sheet

Line 43 – If PA is contingent fill out contingency addendum

Line 58 – best rate available

Line 67 – FORFEITED TO BUILDER

Line 112 – \$0

Line 121 – buyer

Line 122 & 127 – *FHA ONLY - purchase price

Line 135, 139, 140 – \$0

Line 152– If Jordahl is paying any closing costs - put amount here

Lines 206/208/218 - Cross off closing, write "PA Acceptance" and initial by all.

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

Line 216– Builder shall pay

Line 223 & 225– Buyer shall assume

Line 48 - \$0

Line 264 - closing

Line 274 - Warranty deed

Line 285 - Immediately after closing

Line 407 - Seller is NOT aware

Line 423 - YES & YES

Line 425 / 429 / 431 / 433 - DOES NOT

Line 459 - HAVE NOT

Line 464 - IS

Line 467 - "Radon mitigation per MN new construction code"

Line 474 - Initial - Covenants to be found on MLS listing and are the responsibility of the realtor to provide for homeowner.

Lines 543 All funds including Earnest Money released to builder is non refundable.

Builder's Standard One Year Warranty

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.

Yard is to be rough-graded

**Any promotion information - see bid for promotion wording

Line 570 - IS NOT

Line 592 - **please sign

*****ADDITIONAL ITEMS NEEDED FOR - JCH NO LOT agreements. If JCH does NOT own the lot.**

ADDITIONAL ITEMS TO INCLUDE

Attach a copy of **pre-approval letter w/lender contact info** and include with the PA

Please drop off **Earnest Money** at your earliest convenience

Have customer **sign bid sheet** (included in the listing OR sent by JCH sales person) please include with the PA

Have customer **sign print of home** and include with the PA

JORDAHL DOCUMENTS

Please FILL OUT & attach copy of **Customer Information Form** to purchase agreement.

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

Have buyer **sign Showing Form**.

Have buyer **sign Showing Form**.

Have buyers **sign Photo and Consent Release Form**.

Have buyers **sign Notification of Appraisal form**

Have buyer **Lawn & Landscaping Care Guide** if Jordahl is doing their lawn/landscaping

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