



NORTH DAKOTA

**Guidelines for Writing a Jordahl Custom Homes
NEW 2019 CONSTRUCTION PURCHASE AGREEMENT**

Line 10 - 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.

Line 13 - Check released to builder and is not refundable

Line 22 - Construction financing shall be the responsibility of the **builder**.

Line 27 - If PA is contingent fill out contingency addendum

Line 31 - Please get closing date from builder.

Line 36 - Write in \$150.00 per day.

Line 45 - Builder to furnish labor and materials

Line 51 - Change orders will be paid at **closing**.

Lines 52 - Covenants to be found on MLS listing and are the responsibility of the realtor to provide for homeowner.

Line 60 & Lines 63-67 - Check appropriate financing boxes

Line 69 - Mortgage interest rate to be best available rate

Line 75 - Forfeited to Builder

Line 79 - Check box at anytime prior to closing

Line 83 - Forfeited to Builder

Line 85 - \$0

Line 89 - Forfeited to Builder

Lines 94-138 - Fill in appropriate type of Finances

Lines 142 and 144 - 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

Line 151 & 154 - Shall Assume

Line 169 - Closing

Line 205 - If buyer chooses to do a home inspection then line 205 to be checked forfeited to builder.

Line 214 - Warranty Deed

Line 357 - Check type of water - check **rural water** if selling a house south of 52nd Ave South.

Lines 357 - Check **no** & provide customer with **Radon in Real Estate publication**.

Line 369 - Each Jordahl Custom Home has a **Builder's Standard Two Year Warranty**. Buyers are required to read and sign warranty information at the time of closing.

Please write: yard to be rough graded (if not doing hydroseed/sod)

Please write: promotion information - see price sheet for wording

If contingent please write: Closing Date to be established once contingency is removed

Fill out address at top of each page

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

CONTINGENCY ADDENDUM

Line 60-67 - 48 hour right of first refusal

Line 23 - Initial

Line 30 - Initial

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 price sheet** (included in the listing OR sent by JCH sales person) please include with the PA. PA Purchase price and price sheet need to be the same number.

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 listing and selling agent sign **Commission Disclosure 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