



Upgrade Addendum

“Your Home Your Way”



Purchaser _____

Lot # _____ Plan # _____

Attention Agents:

All upgrades, changes and/or comments must appear on this form

GENERAL EXTERIOR UPGRADES

A. Concrete _____ sq. ft	\$ 7.00 per sq. ft.	\$ _____	
B. Exposed Aggregate	\$10.00 per sq. ft.	\$ _____	
C. Stone Accents (Garage sides approx. 3ft high not applicable on 1131 rambler)	\$1,250.00	\$ _____	Model Package

GARAGE UPGRADES

A. Side access door w/pad & light	\$1,500.00	\$ _____	
B. Garage door opener (per each installation) (includes pre-wiring & one hand unit)	\$ 450.00*	\$ _____	Model Package
Extra Remote	\$ 100.00	\$ _____	
Keyless Entry Pad	\$ 125.00	\$ _____	Model Package
C. Windows in garage door	\$ 450.00	\$ _____	
D. Fully finished (tape, textured & paint)	\$1,500.00	\$ _____	
E. Fully insulated	\$ 600.00	\$ _____	
F. 40 gallon gas hot water heater & Gas furnace (Applicable only on 1131 plan)	\$2,000.00	\$ _____	Model Package
G. 8 Foot Garage door	\$ 500.00	\$ _____	Model Package

WINDOWS AND EXTERIOR DOOR UPGRADES

A. Wood wrap in Living/Dining area	\$ 2,000.00	\$ _____	
B. French Doors in place of Slider	\$ 2,000.00	\$ _____	
C. Screens on all opening windows	\$ 450.00	\$ _____	Model Package

KITCHEN / APPLIANCE UPGRADES

A. ½ H.P. garbage disposal	\$ 450.00	\$ _____	Model Package
B. Install gas line for appliances(s) @ \$350.00* each: Location(s) Range: _____ Dryer: _____ Exterior _____		\$ _____	
*On presales only. Price to be determined if under construction			Model Package

C. Microwave	\$ 500.00	\$ _____
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BATHROOM UPGRADES

A. Shower doors – each set	\$ 400.00	\$ _____	Model Package
B. Dual Shower Heads, any 5' Shower	\$ 700.00	\$ _____	
C. Jetted Tub (if applicable)	\$2,000.00	\$ _____	
D. 5-piece in master bath (if applicable per plan) (not available on 1131 Rambler plan)	\$2,500.00	\$ _____	Model Package
E. Corner Tub (if applicable per plan)	\$2,300.00	\$ _____	

LAUNDRY ROOM

A. Rough – in plumbing for laundry sink (*if available)	\$ 450.00	\$ _____
B. Laundry sink (*includes plumbing and sink with faucet)	\$ 750.00	\$ _____
C. Washing Machine overflow pan (at framing stage)	\$ 500.00	\$ _____

GENERAL INTERIOR UPGRADES

A. White painted millwork package	\$5,500.00	\$ _____	
B. Rounded Corners (Priced per floor)	\$ 650.00	\$ _____	
C. Add Electrical and/or Cable Outlets	\$ 125.00 each	\$ _____	
D. Air Conditioning (Pre-Construction Stage)	\$5,200.00	\$ _____	
E. Ceiling Fan in Master bedroom	\$ 500.00	\$ _____	Model Package
F. Laminate Hardwood Entry, per sq. ft.	TBD w/Supplier	\$ _____	Model Package
G. Coffered Ceiling or Arched Doorway (if applicable)	\$ 275.00 each	\$ _____	Model Package
H. Oil Rubbed Bronze Door Hardware	\$ 500.00	\$ _____	Model Package
I. Oil Rubbed Lighting fixtures	\$ 975.00	\$ _____	Model Package
J. Vaulted Ceiling (if applicable per plan)	\$ 425.00 each	\$ _____	Model Package
K. Warm Interior Paint color Latte	\$ 750.00	\$ _____	Model Package
L. White Door Package	\$ 1,750.00	\$ _____	Model Package

FIREPLACE

A. Gas Fireplace (Applicable only on 1131 plan)	\$1,400.00	\$ _____	Model Package
B. Add blower to gas fireplace, includes wall switch	\$ 450.00	\$ _____	

LANDSCAPING & FENCING UPGRADES

A. Install wood fencing	\$ 30.00 per lineal ft	\$ _____	
B. Install wood 4' gate (right _____ left _____)	\$ 500.00 per gate	\$ _____	
C. Install Sprinkler System (1 zone included in package)	\$1,000.00 per zone	\$ _____	Model Package
D. Backyard Landscaping	\$1850.00	\$ _____	

MODEL HOME PACKAGE PRICE

\$6,000.00	\$ _____	Model Package
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Miscellaneous

One quarter (25%) of the cost of any upgrades on Upgrade Addendum B requested by Purchaser and approved by Seller will be paid at the time of such selection. The balance will be paid at closing by Purchaser. This amount may be added to the loan (purchase price), subject to sellers approval. All upgrades are subject to a 2% surcharge paid to Seller for Seller's cost of additional excise and title fees. Seller's upgrade price list only applies to changes requested prior to commencement of construction. All payments for upgrades shall be considered to constitute a non-refundable payment to the Seller and shall be retained by the Seller in the event Purchaser is unable to and/or elects, for any reason whatsoever, not to complete the transaction contemplated by this Agreement. All items are subject to reasonable availability. Special Purchaser selected items shall not delay construction scheduling or completion. Any changes made after finalizing this "Upgrade Addendum B" will cost \$200 per change in addition to the cost of the upgrade/change requested. Any back out changes made after approval of requests will cost \$500 for administration fees of scheduling.

PRICE OF ALL UPGRADES		\$ _____
SALES TAX		\$ _____
TOTAL UPGRADE PRICE		\$ _____
25% DOWN PAYMENT	Less -	\$ _____
BALANCE OWING ON UPGRADES		\$ _____
CLOSING COSTS ADDED (From Purchase and Sale agreement)	+	\$ _____
2% COVERING SELLER COSTS	+	\$ _____
SUB-TOTAL TO BE ADDED TO BASE PRICE	=	\$ _____
TOTAL BASE PRICE	+	\$ _____
	+	<i>TOTAL SALES PRICE</i> \$ _____

BUYER _____ DATE _____, 200__

BUYER _____ DATE _____, 200__

SELLER:

BY: _____ DATE _____, 200__

***Please make checks payable to BRC, Inc.**

Thank You.

Congratulations on Your New Home!