



Sterling Land Co., LLC

DESIGN-BUILD AGREEMENT

PURCHASERS: _____

BUILDER: **Sterling Land Co., LLC**
1037 Hinesburg Road, Suite A
South Burlington, Vermont 05403

HOUSE LOCATION: _____

1. Purchasers and Builder shall work together in good faith to design and price the Purchasers' new home. Purchasers shall pay Developer a non-refundable design fee of \$7,500.00 upon the signing of this Agreement.
 - a. The entire deposit is non-refundable, unless the Developer fails to complete the design and pricing work in a timely manner, in which case the entire deposit shall be returned to the Purchasers.
 - b. The entire design fee shall be credited at the time of closing to the Contract Price.
 - c. Lot _____ will be reserved for the Purchaser for the timeframe of this contract.
2. Builder shall begin design and pricing work on _____.
3. The design and pricing work shall include sketches, floor plans, drawn details of special items, the pricing of agreed upon options and alternative materials and designs. The design and pricing work shall be reviewed with the Purchasers periodically.
4. Upon the completion of the design and pricing work, the Builder shall create a final package of information concerning this job. The package shall include floor plans, site plan, details of special items, written specifications and purchase price for the work.
5. Purchasers and Builder shall complete the design and pricing work by _____. Purchaser shall have until _____ to sign the Construction Contract. If Purchasers elect not to sign the Construction Contract, by _____, the reservation for the Lot will be cancelled.
6. *Purchase and Sale Contract:* This Contract is signed upon your finalization of your house plan. The Contract provides you with purchase price, house plans and Specifications. A 5% non-refundable deposit is paid at the signing of the Contract.
7. *Option & Selection Addendum:* Addendum is signed after you have chosen your Selections/decorator items. Options and Selections addendum sets the starting and closing date. An additional 5% non-refundable deposit is paid at the signing of the O&S Addendum, making a total of 10% deposit of base price.
8. Building of your home. This takes approximately 140 days, with the closing date stated in the O&S Addendum. Construction will include a minimum of two on-site walk-thru's with you.
9. Live happily in your new home.

Purchasers shall have rights to all plans, details and specifications that have been part of this Design-Build Agreement at no further cost.

This is agreed to on this day, _____.

Purchasers:

Sterling Land Co., LLC:

By: _____

By: _____

By: _____