

**SAMPLE:
NEIGHBORHOOD DESIGN-BUILD AGREEMENT**



PURCHASERS: _____

BUILDER: **Sterling Homes**
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 Builder a non-refundable design fee of \$9,500.00 upon the signing of this Agreement.
 - a. The entire deposit is non-refundable, unless the Builder 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 time frame 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 canceled.
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. 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. O & S Upgrades are also due at this time.
8. Building of your home. This takes approximately 150 days, with the closing target stated in the O&S Addendum. Construction will include a minimum of two on-site orientations 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:

Builder:

For Sterling Homes