

**Maddies Way – Process and Reservation**  
First come, First Served Throughout Process



1. **Home Site Hold:** a \$2,000 refundable deposit holds your site until under Reservation. During this time, the base price of your home is subject to change based on evolving material and labor costs.
2. **Home Site Reservation:** (no more than 3 at one time) holds a Home Site for 14 days while you work with Sterling to confirm your house style, options, and base pricing. Your \$2K deposit remains fully refundable.
3. **Purchase and Sale Contract:** Contract is signed upon your finalization of your House Plan, Options, and Contract Price. The Contract provides you with Pricing Summation, House Plans and Specifications. A 5% non-refundable deposit is paid at the signing of the Contract.
4. **Selection Addendum:** Addendum is signed within 28 days of contract (or Contract Price is re-priced) and includes pricing on applicable Selections. An additional 5% non-refundable deposit is paid at the signing of the Selections Addendum, making a total of 10% deposit of Contract price (minus the \$2,000 Hold deposit previously paid), PLUS any Selections upgrades.
5. **Building of your home.** A planning date will be stated in the Selections Addendum. A final closing date will be confirmed once there is a Clear Path to Close. Construction will include a minimum of two on-site orientations.
6. **Live happily in your new home.**

**Home Site Hold Date/Time:** \_\_\_\_\_ **Reservation Date/Time:** \_\_\_\_\_

1. Home Site Selection: Site # \_\_\_\_\_ Hold Deposit: \$2,000.00 Check # \_\_\_\_\_

Street Address: \_\_\_\_\_

2. Name: \_\_\_\_\_

3. Contact Information Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

This is agreed to this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
For: Sterling Homes

\_\_\_\_\_  
Purchaser

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