

Hill Country Inc.  
dba  
Hill Country Homes and Hill Country Construction

Standard Addendum or Amendment for all Contracts

This is an \_\_\_Addendum \_\_\_Amendment number \_\_\_\_.

For Purchase and Sale contract ID#\_\_\_\_\_ dated \_\_\_\_\_

This document is to be attached to a Purchase and Sale Agreement and is preceded by and subject to all provisions within that document unless specifically addressed herein.

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

Buyer(s): \_\_\_\_\_

Seller(s): Hill Country Inc.

Both parties agree to the following terms and conditions:

- 1) Seller is a licensed real estate agent in the state of Idaho
- 2) Seller is a licensed contractor in the state of Idaho #RCE 6283
- 3) Title insurance work to be done by Debbie Plant at Title One in Eagle, Id.
- 4) Buyer's lender to accept Sellers Construction Appraisal at no additional cost to Seller. If Buyers Lender will not accept Buyer agrees to pay for cost of new appraisal.
- 5) Buyers Earnest Money to be \$\_\_\_\_\_ and released to Seller no later than \_\_\_\_\_ which will be a non-refundable deposit.
- 6) If closing is unable to occur due to the Buyers Lender and an extension is required. It is a 150.00 fee plus 50.00 per day for every day after original closing date up to and including the day of recorded transfer of title to be paid by the Buyer or buyer's agents, representative or lender.
- 7) Until transfer of title is complete no personal items of Buyer may be left, stored or moved onto the property.
- 8) Until transfer of title all activities on said property by Buyer(s) and or agents, representatives or associations of Buyer shall be at your own risk and Buyer agrees to hold harmless Hill Country Inc. and its agents, representatives and associations harmless of any and all liability. (construction sites are inherently dangerous and all activities not approved by Hill Country Inc. are considered unauthorized)
- 9) Buyer has received and reviewed the Home Owners Limited Warranty Information and agreed to its terms. Buyers Initials: \_\_\_\_/\_\_\_\_
- 10) \_\_\_\_\_
- 11) \_\_\_\_\_

This Addendum or Amendment may modify or conflict with prior amendments, addendums and or the Purchase and Sale Agreement the terms in this document shall control. Any terms not addressed or modified in this document shall remain the same in preceding documents.

Buyer(s) \_\_\_\_\_/\_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Seller(s) \_\_\_\_\_/\_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Andrew George - President, Hill Country Inc.