



SUMMARY OF TERMS
6/12/2015 11:53 AM

Buyer(s): Keith Shadden & Donna M. Shadden (a married couple)

Current Address: 8760 Greer Way
Valley Springs CA 85338

Home Phone:

Seller: TM Homes of Arizona, Inc.

Contract Date: 5/28/2015
Sales Associate: Barry Merklin
Homesite: 000175
Property Address: 18600 W Pioneer St
Goodyear, AZ 85338

Community: Las Brisas Expedition
Plan/ Model/Elev: 15079 / Adelaide /
Garage Orientation: R

Total Purchase Price Terms:

Base Home Price:		<u>\$229,990.00</u>
Lot Premium Price:		<u>\$0.00</u>
Options Total Price:		<u>\$45,662.00</u>
Buyer Incentive:		<u>(\$8,885.00)</u>
TOTAL Purchase Price:		<u>\$266,767.00</u>
Earnest Money Deposit		<u>\$5,889.00</u>
Earnest Check #		
Additional Deposits	Date Due	Amount Due
		<u>\$0.00</u>

[Signatures appear on next page.]

SELLER:

BUYER:

TM Homes of Arizona, Inc., an Arizona corporation

Karla Paulsen

Authorized Officer

6-23-15

Date

[Signature]

Buyer's Signature

6-12-15

Date

[Signature]

Designated Broker

7/7/15

Date

[Signature]

Buyer's Signature

12 Jun 2015

Date

Buyer's Signature

Date



MODIFIED FINANCE TERMS AMENDMENT

Buyer: Keith Shadden & Donna M. Shadden (a married couple)

Sales Associate: **Barry Merklin**

Neighborhood: Las Brisas Expedition

Lot: 000175

Purchase Agreement Date: 5/28/2015

Addendum Date: 6/12/2015

THIS FINANCE TERMS AMENDMENT to the Purchase Agreement made between **TM Homes of Arizona, Inc.**, an Arizona corporation ("Seller"), and **Keith Shadden & Donna M. Shadden (a married couple)** ("Buyer"), for the purchase of the Property located at **18600 W Pioneer St Goodyear, AZ 85338** (Lot 000175, Las Brisas Expedition) is hereby entered into and made a part of said Purchase Agreement as if fully set forth therein and is effective as of Friday, 12 June 2015 ("Effective Date").

WITNESSETH:

That in consideration of the mutual promises, covenants and conditions hereinafter set forth, Seller and Buyer mutually agree as follows:

A. In the event of any conflict between the terms and provisions of this Amendment and any terms and provisions of the Purchase Agreement, the terms and provisions of this Amendment shall control.

B. Seller agrees that the incentive described in **Paragraph 1** below is being granted to Buyer, which serves to further modify the terms of the Purchase Agreement, and any prior addenda thereto.

AGREEMENT:

- 1 Seller has agreed to provide Buyer with the following incentive, based on the terms and conditions set forth herein:

INCENTIVE TOWARDS TOTAL PURCHASE PRICE:	\$8,885.00
INCENTIVE TOWARDS CLOSING COSTS Subject to respective lender's restrictions , up to	\$7,000.00
TOTAL INCENTIVE:	<u>\$15,885.00</u>

- 2. **Initial** your choice of (1) Approved Lender, (2) Cash Buyer or (3) Unapproved Lender:

Buyer's Choice: **Approved Lender**

Buyer
Initials:

KS DMS

Buyer's Lender:

Lender: Taylor Morrison Home Funding

Branch Address: 495 N. Keller Road, Suite 550 Maitland FL 32751

Lender Contact: Todd Kennedy Phone #: 480-567-9985

Lender Email: tkennedy@taylormorrisonhf.com

FINANCING ADDENDUM

In addition to standard closing cost contributions set forth in Paragraph (d), the below terms of the Financing Addendum provides for additional incentive specific to this transaction as allowed by lender guidelines.

Military discount of 1%= \$2,300

2. To the extent modified by Paragraph 1 of this Addendum, the Summary of Terms attached hereto and incorporated herein represents the revised Total Purchase Price (inclusive of all related terms) originally set forth in Paragraph 3 ("Purchase Price"), as of the Effective Date of this Addendum.

Buyer and Seller have executed this Modified Finance Terms Addendum, effective on the day and year first above written.

SELLER:

TM Homes of Arizona, Inc., an Arizona corporation

Karla Paulsen 6-23-15
Authorized Officer Date

B OCU 7/7/15
Designated Broker Date

BUYER:

[Signature] 6-12-15
Buyer's Signature Date

[Signature] 12 Jun 2015
Buyer's Signature Date

Buyer's Signature Date

taylor
morrison

Homes Inspired by You



Las Brisas Expedition
Adelaide
Sequence #: 2

The information contained in this Addendum constitutes a part of the "Purchase and Sale Agreement" between Buyer and Seller ("Agreement"). Further, Buyer understands this Addendum shall serve as a request for changes to the subject property and will not be binding until signed by the Seller as provided below.

Buyer: Keith Shadden & Donna M. Shadden (a married couple) Sales Associate: Merklin, Barry

Homesite: 000175

Contract Date: 05/28/2015

Addendum Date: 06/12/2015

Product Code	Seq No	Description	Amount	Qty	Subtotal
Category: Appliances					
Subcategory: Appliances					
APGE00245	2	Optional GE Gas Appliance Package #16 STAINLESS	\$1,855.00	1.00	\$1,855.00
Category: Cabinets					
Subcategory: Cabinets					
CARV00020	2	Optional Raised Vanity @ Bath #2	\$275.00	1.00	\$275.00
CARV00030	2	Optional Raised Vanity @ Bath #3	\$90.00	1.00	\$90.00
Subcategory: Cabinets: Quality					
CABQ00020	2	Optional Seacrest Recessed Panel Square in Birch (Available w/Glaze, must select CABQ01000) Color Clove	\$530.00	1.00	\$530.00
Subcategory: Cabinets Accessories					
CAAC00050	2	Optional Light Rail @ Kitchen Cabinets	\$575.00	1.00	\$575.00
CAAC00090	2	Optional Pots & Pans Drawer @ Kitchen	\$335.00	1.00	\$335.00
Category: Countertops/Surrounds					
Subcategory: Granite					
CTGT00010	2	Optional Granite Group 1 Countertop @ Kitchen GIALLO ORNAMENTAL / GIALLO SANTO Edge 1.5" Bullnose	\$1,810.00	1.00	\$1,810.00
				Hole for accessory None required	
Category: Decorator Items					
Subcategory: Window Treatments					
WCUG00020	2	Optional Window Covering Upgrade (select color) 2" FAUX WOOD BLINDS - PEARL VERTICAL BLIND - SEDONA IVORY	\$1.00	1585.00	\$1,585.00
				0	

Buyers:

Product Code	Seq No	Description	Amount	Qty	Subtotal
Category: Doors/Windows					
Subcategory: Garage Doors					
GAAC00010	2	Optional Garage Door Keyless Entry Style N/A	\$75.00	1.00	\$75.00
		Location 2-Car Garage			
GAAC00030	2	Optional Insulation @ 2-Car Garage Door	\$235.00	1.00	\$235.00
Subcategory: Windows					
WIRG00010	2	Optional Rain Glass Window above Tub @ Master Bath *SUPER SHOWER*	\$90.00	1.00	\$90.00
Category: Electrical					
Subcategory: Electrical					
ELFN00030	2	Optional Ceiling Fan Prewire w/Two Switches PATIO, CASITA SLEEPING & SITTING, BEDROOMS 2, 3	\$190.00	5.00	\$950.00
ELJB00010	2	Optional J-Box on Existing Switch OVER THE ISLAND FOR FUTURE PENDANT LIGHTS MASTER FOR FUTURE SCONCES	\$80.00	3.00	\$240.00
ELJB00020	2	Optional J-Box w/ One Switch OVER THE ISLAND FOR FUTURE PENDANT LIGHTS MASTER FOR FUTURE SCONCES	\$165.00	2.00	\$330.00
ELRE00010	2	Optional 110V GFCI Outlet on Existing Circuit GARAGE	\$80.00	3.00	\$240.00
ELRE00060	2	Optional 110V Exterior Outlet on Existing Circuit PER MINI PLAN	\$100.00	4.00	\$400.00
ELRL00010	2	Optional Recessed Can Light w/No Switch GREAT ROOM, OWNER SUITE, CASITA SITTING, CASITA SLEEPING	\$165.00	12.00	\$1,980.00
ELRL00020	2	Optional Recessed Can Light w/One Switch GREAT ROOM, OWNER SUITE, CASITA SITTING, CASITA SLEEPING	\$230.00	4.00	\$920.00
Subcategory: Electrical Fixtures					
LFCL00130	2	Std Exterior Coach Lights - Chesapeake (49255)(TZ)	\$0.00	1.00	\$0.00
LFLF00035	2	Standard Light Fixture Package - Wynberg (Brushed Nickel)	\$0.00	1.00	\$0.00
Category: Flooring					
Subcategory: Flooring					
FLCP0000BA	2	Base Carpet SHAW RED BUD BASKETRY AREAS: STD LESS TILE	\$0.00	1.00	\$0.00
FLPD0000BA	2	Base Pad AREAS: STD LESS TILE	\$0.00	1.00	\$0.00
FLTL0000BB	2	Base Buster Tile Upgrade DT TAHOE SAND 18X18 LAID STRAIGHT GRT: 19 CREAM AREAS: 1, 5, 7, 25, 35, 45, 65, 66, 77 70, 3, 74, 11, 12, 72, MASTER ENTRY	\$4,757.00	1.00	\$4,757.00
Category: Insulation/Moisture					
Subcategory: Insulation					
INGA00020	2	Optional Garage Insulation @ 2-Car: R-13 Walls, R-30 Ceiling	\$445.00	1.00	\$445.00
INUG00010	2	Optional R38 Ceiling Insulation ILO R30 (livable only)	\$730.00	1.00	\$730.00

Buyers: 

In Witness Whereof, the parties have hereunto placed their signatures on this Addendum, which is an Addendum to the Purchase Agreement.

TM Homes of Arizona, Inc. an Arizona Corporation.



Authorized Officer / Designated Broker

7/7/15

Date



Buyer



Buyer

Buyer

6-12-15

Date