



OFFER *details*

ATTENTION REALTORS®

PLEASE REFER TO LIST PRIOR TO WRITING AN OFFER

1. Please address all offers to GROUND BREAKER HOMES, LLC.
2. Offers must be accompanied by:
 - a. \$1,000 Earnest Check payable to Peoples Company Trust
 - b. Pre-approval letter
 - c. Ground Breaker Homes' Addendum to Residential Purchase Agreement
3. A copy of the covenants is included in this packet and/or on the MLS. Please give them to your clients as they will be signing that they have received them in the 'Addendum to Residential Purchase Agreement.' If not included please ask for copy.
4. When filling out the 'Addendum to Residential Purchase Agreement' please note:
 - a. Fill out all buyer information on page 1.
 - b. Please have buyer initial every page.
 - c. In Section 2, if the second box (B) is checked you will need to use Ground Breaker Homes 'CONSTRUCTION ADDENDUM' to add any selections, upgrades, extras, and modifications that the buyer is requesting.
 - d. In Section 2, if the second box (B) is checked the buyer and builder will meet within 10 days to have a Plan and Spec Meeting and agree on all selections or else otherwise noted.
 - e. Please have buyer fill out Section 7 about showing home after closing. Advance notice will always be asked of buyer and if it does NOT work for a showing we understand. Cross out if not interested.

If you are new to writing New Construction Offers feel free to give me a call and I can walk you through the process. Thank you!



KALEN LUDWIG

Director of Sales and Marketing
Kalen@GroundBreakerHomes.com
515.402.3169