

ASHBURN HOMES INCORPORATED  
872A WALKER ROAD, SUITE A  
DOVER, DE 19904

**ADDENDUM TO CONTRACT FOR SALE AND PURCHASE**

LOT #: 20 **Johnsonville**  
 BUYER: \_\_\_\_\_  
 SELLER: Ashburn Homes Incorporated

In reference to this contract between the BUYER and SELLER listed above, it is further AGREED that this Agreement is to make all parties aware of additional items and changes to be added to this Contract. The following are the items and prices.

**MODEL: Bethany**

**Addendum #1**

<b>BASE PRICE:</b>	<b>\$316,900</b>
Lot premium	\$2,500
Cedar Shake accent w/brackets in garage gable:	\$460
<b>BASE PRICE PLUS COST OPTIONS:</b>	<b>\$319,860</b>
1. Side entry garage	\$6,498
2. Cathedral ceiling in master bedroom	\$2,723
3. Cathedral ceiling in great room, kitchen & breakfast area	\$2,763
4. Fieldstone accent under front porch	\$3,345
5. 1 HDMI cord with 1 add'l receptacle	\$645
6. 1 supply & install twin floodlight	\$393
7. 4 sloped ceiling recess lights with step baffle trim in lieu of standard kitchen light	\$1,702
8. 2 brace & wire for paddle fan w/add'l switch for future light kit	\$1,050
9. Brantford 7185C kitchen faucet	\$468
10. (2) comfort height toilets and sediment filter for well line	\$594
11. Gas fireplace with slate surround & mantle	\$6,438
12. Option 3 shower stall walls with fiberglass shower base	\$2,871
13. Option 3 bathroom floor tiles for master bath	\$890
14. Tile to ceiling option for shower stall	\$660
15. LVT for great room, kitchen/breakfast/pantry, garage entry & hall and LVT flooring for hall bath	\$9,892
16. Window trim and mantle package	\$1,335
17. 1st cabinet upgrade and bump up and out microwave cabinet	\$3,948
18. Level 1 granite for kitchen counter tops	\$3,735
19. Credit for 8' 1st floor wall height in lieu of standard 9' height	(\$1,500)
<b>TOTAL OPTIONS</b>	<b>\$48,450</b>
<b>BASE PRICE PLUS OPTIONS</b>	<b>\$368,310</b>
<b>LESS 1/2 OFF OPTIONS:</b>	<b>(\$24,225)</b>
<b>LESS ADDITIONAL BUILDER DISCOUNT:</b>	<b>(\$85)</b>
<b>TOTAL INCENTIVES AND DISCOUNTS:</b>	<b>(\$24,310)</b>
<b>FINAL PURCHASE PRICE AFTER INCENTIVE &amp; DISCOUNTS</b>	<b>\$344,000</b>

This addendum, upon its execution by both parties, is herewith made an integral part of the aforementioned Contract. BUYER is responsible to deliver this addendum to the mortgage company should it be included in your said mortgage.

<u>1/27/2021</u> SELLER _____ Date Ashburn Homes Incorporated	BUYER _____ Date  BUYER _____ Date
---	--