



SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Address: Lots 32, 33, 36, 37, 38, 39 Dows Farm Agri-Community 1st Addition, Cedar Rapids, IA 52403

Property Owner (Seller – please print per title): Twenty40 Building Concepts, Inc.

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

☐ Property is exempt because one or more of the above exemptions apply. (If exempt -**STOP HERE** – skip to signature line)

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of Agent. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

I. Property Conditions, Improvements and Additional Information:

- Basement/Foundation:** Has there been known water or other problems? Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____
- Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type Asphalt Unknown ☐
Date of repairs/replacement _____ Unknown ☐ Describe: _____
- Well and pump:** Any known problems? Yes ☐ No ☐ Unknown ☐ Type of well (depth/diameter), age and date of repair: N/A Has the water been tested? Yes ☐ No ☐
Unknown ☐ If yes, date of last report/results: N/A
- Septic tanks/drain fields:** Any known problems? Yes ☐ no ☐ Unknown ☐ / Location of tank N/A
Unknown ☐ Age Unknown ☐ / Date tank last inspected N/A Unknown ☐
- Sewer:** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒ Date of repairs _____
- Heating system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒ Date of repairs _____
- Central Cooling system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒
Date of repairs _____
- Plumbing system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒ Date of repairs _____
- Electrical system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒ Date of repairs _____

Buyer initials _____ **Seller initials** _____

- 10. Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes ☐ No ☒ Unknown ☐ Date of treatment _____ Previous Infestation/Structural Damage? Yes ☐ No ☒ Date of repairs _____
- 11. Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☒ Unknown ☐ If yes, explain: _____

- 12. Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, who tested? _____ Test results? _____ Date of last report _____ Seller Agrees to release any testing results. **If not, Check here** ☐
- 13. Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes ☐ No ☒ Unknown ☐ If yes, what were the test results? _____

- 14. Any known** encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes ☒ No ☐ Unknown ☐
- 15. Features** of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property? Yes ☒ No ☐ Unknown ☐
- 16. Structural Damage:** Any known structural damage? Yes ☐ No ☒ Unknown ☐
- 17. Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes ☐ No ☒ Unknown ☐
- 18. Is the property located in a flood plain?** Yes ☐ No ☒ Unknown ☐ If yes, flood plain designation _____

- 19. Do you know the zoning classification of this property?** Yes ☒ No ☐ Unknown ☐ What is the zoning? Single Family Zero Lot _____
- 20. Covenants:** Is the property subject to restrictive covenants? Yes ☒ No ☐ Unknown ☐ If yes attach a copy **OR** state where a true, current copy of the covenants can be obtained: Linn County Recorder _____
- 21. Has there been "major" structural remodeling?** ☐ Yes ☒ No If yes, please explain: _____

You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):

14: Property belongs to HOA where owners collectively own common outlots and various amenities.
15: Property is an attached single family home; Zero Lot Line home with party wall.

Seller has owned the property since 2025 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller Stefan Doerrfeld dotloop verified
04/24/25 1:57 PM CDT
TABV-XJZT-GEUI-59FR Seller _____ Date _____

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____ Buyer _____ Date _____

TWENTY40 BUILDING CONCEPTS, INC.

PURCHASE/SALE CONTRACT BUILDER ADDENDUM

Property Address: _____

Buyer: _____

Seller: _____

Purchase Contract Dated: _____

Closing Date: _____

The below terms and conditions shall be incorporated and supersede any conflicting language in the Purchase/Sale Contract:

1. **DISCLAIMER:** Both parties agree to and understand that the subject property is a new construction project and while the seller will make every attempt to meet the closing and possession dates, delays due to weather, supply chain issues, material issues, labor issues, and/or governmental restrictions are out of the seller's control. In the event a delay due to any of the aforementioned will affect the closing date, the seller will provide at least 15-day's notice so that the buyer may make appropriate moving changes. In the event a delay due to any of the aforementioned will affect certain specifications that can be escrowed for and/or completed after closing, the seller will provide this information at the time the delay occurs.
2. **ESCROW AGREEMENT:** Both parties agree to allow for an escrow agreement for any incomplete work so that closing can occur based on winter weather. This work includes, but is not limited to, the following: Driveways, sidewalks, patios, sod, landscaping, trees, final grading, and/or back-ordered materials.
3. **APPRAISAL RE-INSPECTION (i):** In the event the buyer's lender requires an escrow agreement for incomplete work due to weather, seasonal issues, or due to reasons out of the seller's control, the buyer shall be responsible for any post-closing appraisal re-inspection fees or any escrow fees. In the event the lender requires an escrow agreement for incomplete work due to reasons within the seller's control and not covered by paragraph (1), the seller shall be responsible for any appraisal re-inspection fees or any escrow fees.
4. **APPRAISAL RE-INSPECTION (ii):** The buyer understands and acknowledges that, if applicable, the buyer's lender will require an appraisal re-inspection prior to closing to ensure the home is completed to the lender's satisfaction. The buyer understands and acknowledges that the lender will charge the buyer for this re-inspection fee. Any fees are the responsibility of the buyer.
5. **INTEREST RATE:** The buyer understands and acknowledges the risk in locking the buyer's interest rate in too early and in the event closing is delayed for reasons out of the seller's control, the

buyer may be subject to extension fees or subject to a different interest rate. The seller shall only be responsible to cover the cost of any interest rate extension fees if the closing delay was within the seller's control and proper notice per paragraph (1) was not given. The seller reserves the right to provide early possession to the buyer in lieu of paying for an interest rate extension fee.

6. CLOSING DELAY (i): In the event the buyer needs to take early possession for a closing delay within the seller's control, the seller agrees to obtain an early occupancy permit with the City of Marion at the seller's cost, however, the buyer shall be responsible for any moving related expenses, utilities shall be transferred into the buyer's name, proof of insurance must be provided, and the buyer shall pay the seller a per diem amount of \$50.00/day until closing occurs.
7. CLOSING DELAY (ii): In the event closing is delayed due to a lender-related issue or a delay due to reasons out of the seller's control, the seller may provide early possession to the buyer on a case-by-case basis and for emergency related reasons only. In the event early possession is granted, the buyer shall be responsible for any fees or costs incurred or associated with obtaining an early occupancy permit (temporary stairways, handrails, city fees, etc.) and any moving related expenses. The utilities shall be transferred into the buyer's name, HOA dues shall commence on the day of possession, proof of insurance must be provided, and the buyer shall pay the seller a per diem amount of \$75.00/day until closing occurs.
8. CLOSING DELAY (iii): In the event closing is delayed due to reasons not stated in paragraphs (6) and (7) and the seller is not at fault and the seller agrees to an extension, both parties mutually agree to the following per diem amount of \$100.00/day until closing occurs. The seller may reduce the per diem amount at the seller's discretion.
9. EARNEST MONEY: The minimum earnest money deposit amount shall be \$1,000.00. The buyer understands and acknowledges that all earnest money is non-refundable after the funds are deposited into the listing broker's trust account. In the event closing does not occur, the earnest money shall be forfeited to the seller.
10. SPECIFICATIONS: The buyer understands and acknowledges that the Building Specifications document must be signed by the buyer at the time of the purchase contract acceptance. The buyer further understands and acknowledges that the buyer will not be allowed to request or make changes to the Building Specifications. Any changes shall be at the sole discretion of the seller.
11. CHANGE ORDERS: At the discretion of the seller, should there be an approved change order, each change order shall require a \$150.00 fee per change order. All change orders shall be subject to additional earnest money.
12. SELECTIONS: All selections have been made for this property. The buyer understands and acknowledges that the buyer will not have any choice in the selections.
13. SPECIFICATION OR MATERIAL CHANGE: The buyer understands and acknowledges that some of the standard specifications, selection options, and/or materials may change without notice due to supply chain issues, vendor changes, and/or for reasons out of the seller's control. In the event a change to the specifications of the building are not of "like" grade or quality, the seller shall provide written notice explaining the change, only if deemed appropriate by the seller. In the event the seller deems it appropriate to provide compensation for the change, the seller may do so only at the seller's discretion.

14. **PUNCH LIST WALK-THROUGH:** Prior to closing, the buyer, and/or its representative(s) and the seller, and/or its representative(s), will perform a walk-through to prepare a "punch list" of items in need of touch-up, repair, or completion in accordance with the Warranty Procedures Agreement document. The buyer understands and acknowledges that seller will only remedy punch list item requests that are the result of incomplete work, damage, poor workmanship, and/or failed or defective material. Wood, putty, paint, caulk, and any water-based products expand, contract, and may be subject to cracking, shrinking, or gapping due to humidity and/or changes, or can be subject to imperfections consistent with the nature of the product or manufacturing standards (i.e. wood trim may have a natural knot visible or wood grain visible through the paint). The lumber framing, also a wood product, can and will experience expansion, contraction, and movement, which can affect the baseboard trim, door casing, doors, drywall, caulking, and more. Gaps between drywall and any millwork (baseboard, casing, window sills, cabinetry, door jambs, interior doors, etc.) are not considered repairs, damage, or poor workmanship, and minor gapping (not to exceed 1/16") are common and expected and are within the threshold of tolerance that will not be addressed before or after closing, unless deemed otherwise by the seller. Cracks in drywall, paint, or caulking, while out of the seller's control, will be addressed prior to closing, if deemed necessary, and/or during the 1-Year Builder's Limited Warranty term, as per the warranty documents and procedures. Shrinking of nail hole putty is not considered a repair, damage, or poor workmanship, and, therefore, nail holes that experience shrinkage, but are deemed to be adequately puttied, will not be addressed or re-puttied before or after closing. The buyer understands and acknowledges that all millwork is a pre-finished product, therefore, it's painted or stained at the millwork factory (unless otherwise noted in the specs), consequently, seams, gaps, and puttied nail holes will be visible after installation, and along with the aforementioned factors in this paragraph, said variations do not constitute as repairs, damage, or poor workmanship, but are rather the nature of a pre-finished product, and will not be addressed before or after closing, unless deemed necessary by the seller.
15. **WARRANTY:** The buyer understands and acknowledges that perfection, even in new construction, does not exist. The seller has a high standard of quality and high expectations from its sub-contractors; however, many components of a new construction project differ from home to home and are affected by several factors, including but not limited to time of year, humidity, weather, elements, temperatures, site conditions, manufacturing, supply, materials, vendors, laborers/personnel, and the length of each build. These factors affect many, if not all, phases of the construction process and by nature guarantees no home will be the same. Furthermore, each new construction home undergoes humidity changes, settling, and varied usage over the course of the buyer's first year of ownership and the effects of these factors in no way reflect the quality of the home and are factors that are out of the seller's control. Factors that are within the seller's control, however, are the seller's and sub-contractor's workmanship. The seller warrants workmanship and failed materials (due to defect or workmanship) for the subject property for a period of 1-year, starting on the closing date, as per the Builder's 1-Year Limited Warranty document and Warranty Procedures Agreement document.
16. **ACKNOWLEDGEMENT:** The buyer understands and acknowledges all agreements must be in writing and signed by both parties.

17. PROGRAM REQUIREMENTS: All necessary ECICOG and IDEA documentation and requirements shall supersede any conflicting language in this addendum.

All other terms and conditions of the Purchase/Sale Contract shall remain the same.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Seller: _____ Date: _____

1-Year Builder's Limited Warranty



Twenty40 Building Concepts, Inc., hereinafter called the "Company" extends the following one-year Limited Warranty to Buyer, who has contracted with the Company for purchase of the home located at _____ State of Iowa, hereafter referred to as the "Home".

1. **COVERAGE ON HOME:** The Company expressly warrants to the Buyer that the Home will be free from defects in materials and workmanship.
2. **TERM:** This Limited Warranty shall commence on the date the Buyer is entitled to possession of the Home and shall remain in effect for a period of one (1) year, at which time all warranties created hereunder shall terminate.
3. **DEFINITION:** The Home includes all structures and improvements placed on the lot or parcel upon which the Home is located, but does not include consumer products as defined in Section 4 of this Limited Warranty.
4. **COVERAGE ON CONSUMER PRODUCTS:** For purposes of this Limited Warranty, the term "consumer products" means all appliances, equipment and other items which are consumer products for the purposes of the Magnuson-Moss Warranty Act (15 USC, Sections 2301-2312) and which are located in the Home on the commencement date of the Limited Warranty. The Company hereby assigns to Buyer all rights under manufacturer warranties covering consumer products. The Buyer waives and releases the Company from any express or implied warranty relating to consumer products.
5. **COMPANY OBLIGATIONS:** If a covered defect occurs during the one (1) year limited warranty period, the Company agrees to repair or replace the defective item. The Company's total liability under this Limited Warranty is limited to the purchase price of the Home. Any steps taken by the Company to correct defects shall not act to extend the term of this Limited Warranty. All repairs by the Company that are covered under this Limited Warranty shall be at no charge to the Buyer and shall be performed within a reasonable length of time.
6. **BUYER OBLIGATIONS:** Buyer must provide normal maintenance and proper care of the Home. The Company must be notified in writing, by the original Buyer, of the existence of any defect before the Company is responsible for the correction of that defect. Any defect that may create water damage or a moist condition must be reported immediately by phone to the appropriate sub-contractor to ensure that corrections can be made promptly before mold can develop. A written notice must also be provided to the company. Written notice of a defect must be received by the Company prior to the expiration of the Limited Warranty. No action at law or in equity may be brought by Buyer against the Company for failure to remedy or repair any defect about which the Company has not received timely notice in writing. Buyer must provide access to the Company to inspect the reported defect and, if necessary, to take corrective action.
7. **NO MOLD LIABILITY:** Growth of mold in the Home will depend on how the Buyer manages and maintains the Home. This Limited Warranty is designed to cover those conditions for which the Company has control. Building and energy codes require houses to be built that severely limit the flow of air, thereby facilitating the growth of mold or other similar agents. Therefore, the existence of mold or similar agents is a condition excluded from the coverage of this Limited Warranty.

8. INSURANCE: In the event the Company repairs or replaces any defect covered by this Limited Warranty for which the Buyer is covered by insurance or a warranty provided by another party, Buyer must, upon request of the Company, assign the proceeds of such insurance or other warranty to the Company to the extent of the cost to the Company of such repair or replacement.

9. CONSEQUENTIAL OR INCIDENTAL DAMAGES EXCLUDED: CONSEQUENTIAL OR INCIDENTAL DAMAGES ARE NOT COVERED BY THIS LIMITED WARRANTY AND RIGHT TO INCIDENTAL OR CONSEQUENTIAL DAMAGES ARE HEREBY WAIVED.

10. OTHER EXCLUSIONS – THE FOLLOWING ADDITIONAL ITEMS ARE NOT COVERED BY THIS LIMITED WARRANTY:

- a) Defects in any item which was not part of the original Home as constructed by the Company.
- b) Any defect caused by or worsened by negligence, improper maintenance, lack of maintenance, improper action or inaction, willful or malicious acts by any party other than the Company, its employees, agents or subcontractors.
- c) Normal wear and tear of the Home.
- d) Loss or damage caused by acts of God, including but not limited to fire, explosion, smoke, water escape, changes which are not reasonably foreseeable in the level of underground water table, glass breakage, windstorm, hail, lightning, falling trees, aircraft, vehicles, flood and earthquakes.
- e) Any defect or damage caused by changes in the grading or drainage patterns or by excessive watering of the ground of the Buyer's property or adjacent property by any party other than the Company, its employees, agents or subcontractors.
- f) Any defect which does not cause actual loss or damage.
- g) Any loss or damage which arises while the home is being used primarily for nonresidential purposes.
- h) Any damage to the extent it is caused or made worse by the failure of anyone other than the Company or its employees, agents or subcontractors to comply with the requirements of this Limited Warranty or the requirements of warranties of manufacturers of appliances, equipment or fixtures.
- i) Any defect or damage which is covered by a manufacturer's warranty that has been assigned to Buyer under Section 4 of this Limited Warranty.
- j) Failure of Buyer to take timely action to minimize loss or damage and/or failure of Buyer to give the Company timely notice of the defect.
- k) Bodily injury, damage to personal property or damage to real property which is not part of the Home which was included in the purchase price of the home.
- l) Insect or animal damage.

m) Injury or damage caused by mold or other similar agents.

n) Settling which occurs around the foundation when seed, sod, landscape, and/or sprinkler systems have been installed within five (5) feet of the foundation.

o) Failure of Buyer to give notice to Company of any defect within a reasonable time period.

p) All homes are single family homes, attached or detached. Sod and landscaping maintenance is the responsibility of the Buyer. For attached single family homes, The Company will assist in establishing the sod for a period of 1-3 weeks after closing, depending on the time of year, weather conditions, and time of installation. The Buyer holds some responsibility during this 1-3 week establishing period and must assist with sprinkler placement, ensuring water faucets are on, removing kinks in hoses, adjusting due to wind/weather/shade, etc. While The Company will assist in the initial establishing of the sod, The Company will not warrant sod due to improper maintenance by the Buyer or due to extreme weather conditions. Sod will only be warranted due to improper installation.

11. EXCLUSIVE LIMITED WARRANTY: The Company and Buyer agree that this Limited Warranty on the Home is in lieu of all warranties of habitability, merchantability, suitability or fitness for intended purpose or workmanlike construction, or any other warranties, express or implied, to which Buyer might be entitled. THE BUYER HEREBY WAIVES ALL WARRANTIES OF HABITABILITY, MERCHANTABILITY, SUITABILITY OR FITNESS FOR PARTICULAR PURPOSE, OR OTHER SIMILAR WARRANTIES, WHETHER EXPRESS OR IMPLIED, EXCEPT AS OTHERWISE PROVIDED IN THIS LIMITED WARRANTY. No employee, subcontractor, or agent of the Company, except its president, has the authority to change the terms of this Limited Warranty.

12. VALIDITY: This Limited Warranty shall be valid and enforceable only upon purchase by the Buyer. Should any provisions of this Limited Warranty be deemed unenforceable by a court of competent jurisdiction, that determination will not affect the enforceability of the remaining provisions.

13. 1-YEAR WARRANTY PROCEDURES: This Limited Warranty is subject to the terms and conditions of the attached 1-Year Warranty Procedures Document.

14. PURCHASE-SALE CONTRACT BUILDER ADDENDUM: This Limited Warranty is subject to the terms and conditions of the signed Purchase-Sale Contract Builder Addendum document.

Signed and Agreed: _____
Buyer/Homeowner

Signed and Agreed: _____
Buyer/Homeowner

Address of Home: _____

Closing Date/Commencement Date: _____



TWENTY40
BUILDING CONCEPTS

BUILDER'S 1-YEAR LIMITED WARRANTY
PROCEDURES AGREEMENT

Property Address: _____

Buyer: _____

Company: _____

Closing Date: _____

The undersigned Buyer and Company hereby agree to the following 1-Year Limited Warranty Procedures. This document shall serve as an addendum to the "Builder's 1-year Limited Warranty Agreement" document and any language herein shall supersede language in said warranty agreement.

Builder's 1-Year Limited Warranty Process:

1. Punch List Walk-Through:

- a. 2-5+ days prior to closing, the Buyer and the Company, or any of its associates, shall perform a walk-through to approve the condition of the entire home. Any cosmetic touch-ups, repairs (related to workmanship or otherwise), and/or material defects shall be documented by the Company and marked with colored tape. The Company shall remedy any agreed upon touch-ups and repairs prior to closing.

2. Final Walk-Through:

- a. At any time prior to closing, but after the Punch List Walk-Through, the Buyer shall inspect the entire home and approve the final condition. Any touch-ups or repairs that were agreed to, but not remedied, shall be documented by the Company and addressed on or before the 30-Day Warranty Walk-Through. Any item that cannot be remedied on or before the 30-Day Warranty Walk-Through shall be communicated to the Buyer and shall be remedied as timely as possible. By closing and/or taking possession of the home, the Buyer accepts responsibility for any touch-ups or cosmetic damage discovered after closing. Workmanship and material defects as per the Builder's 1-Year Limited Warranty Agreement shall be warranted after closing. All manufacturer's warranties shall transfer to the Buyer and shall apply.

3. 30-Day Warranty Walk-Through:

- a. On or around 30 days after the closing or possession occurs, the Company shall schedule a 30-day walk through with the Buyer to ensure no flaws in workmanship or defects in materials have occurred or been discovered. Any items that are agreed to be remedied shall be done in a timely manner. Any remediation that is the responsibility of a sub-contractor shall be coordinated directly through the sub-contractor by the Buyer. The company will assist as needed.

4. Remaining 11 Months of Warranty:

- a. The buyer is responsible to maintain their home in good repair and to report any workmanship or defective material warranty claims as timely as possible, per the 1-Year Limited Warranty. Any and all warranty claims discovered after the 30-Day Warranty Walk-Through shall be submitted through the Company's warranty website:

<https://Twenty40Concepts.com/Warranty>

Any warranty claim must be received by the Company prior to the 1-year anniversary of a homeowner's closing date. Failure to meet this deadline may result in a void in your warranty.

In the event of an emergency, read the next paragraph.

Emergency Warranty Claims:

If an EMERGENCY warranty issue occurs after closing or possession takes place, the Buyer MUST contact the appropriate sub-contractor IMMEDIATELY, AND provide a written warranty claim to the Company through the Company's warranty website. Failure to act timely may void the warranty and any further damage caused due to the Buyer's inaction.

WARRANTY CLAIM PROCEDURES:

Any warranty claim not otherwise documented or addressed during the above Walk-Through intervals, must be submitted through the Company's warranty website and the warranty claim form must be completed in its entirety:

Warranty Website Address: <https://Twenty40Concepts.com/Warranty>

Signed and agreed:

Buyer: _____ Dated: _____

Buyer: _____ Dated: _____