



MAGIC VALLEY OFFER INFORMATION FORM

Please complete the information below and contact a CBH Home Specialist to help you with your offer submission, as we use our own contacts. This is not an offer to purchase or sell and shall not be part of any purchase and sale agreement.

Agent Contact Information:

Selling Agent/Agency: _____
Name Brokerage Broker

Selling Agent Contact Info: _____
Name Email TC Name & Email

Buyer(s) Contact Information:

Buyer/Co-Buyer Legal Name(s): _____
Buyer Phone and Email: _____
Current Address: _____

Property Information (home your Buyer is making offer on):

Address: _____
Lot: _____ Block: _____ Subdivision: _____

Offer Price: \$ _____

Terms of Offer (please list in order of importance:

- 1): _____
- 2): _____
- 3): _____
- 4): _____

CBH Homes pays: Standard Title insurance Coverage, 1/2 Closing Escrow Fee, and Tax Service Fee. Seller's One Year Home Warranty is included.

Earnest Money Guidelines: Earnest Money Guidelines to be paid to the Seller, CBH Homes

<u>Purchase Price</u>	<u>Required Earnest Money</u>	<u>Purchase Price</u>	<u>Required Earnest Money</u>
\$201,000 - \$250,000	\$1,500	\$251,000 - \$300,000	\$2,500
\$301,000 - \$350,000	\$3,000	\$351,000 plus	\$3,500

Electronic Payment (preferred)_____ Other_____

You will be sent a link to submit Earnest Money Digitally upon acceptance of your contract.
Complete details & benefits of Electronic Payment [HERE](#)

Title Company (please check one): Builder will respond with their designated escrow officer
 Alliance Title Title One

Financing Information:

Lender Name and Company: _____
Loan Type: FHA___ CONV___ IHFA___ VA___ RD___ CASH___ 1031___
Inspection: ___Yes ___No *We believe in our product and process, and if you choose NOT to have an inspection you will receive a \$500 credit towards the purchase price of your home.

Is this an investment property? Yes ___ No ___

Requested Closing Date: _____ Contingent Offer?: _____

Thank you!

RCE -923

Dear New CBH Homeowner -

Here's what you need to know prior to electing to have a third party inspection on your new CBH Home!

We believe in our process and our product and we're here to help you with your new home purchase.

Before you spend over \$500 cash out of your pocket, we want to be sure you are aware of the items an inspector might make note of and what **we will** and **will not** cover. You will also want to know that having an inspection will add a minimum of two weeks to your closing time frame which can be frustrating when you are ready to close and move into your new home.

We understand inspections are very common and necessary in the resale home market, because older homes typically do not come with a home warranty. Our 89 point CBH new home inspection checklist along with our one year home warranty will give you the peace of mind you need.

We also have a wonderful Customer Care & Warranty department here to serve you and help as you get settled in your new CBH home.

Please refer to the attached CBH HOMes inspection FAQs document, our CBH construction manager new home inspection checklist, and our one year new home warranty when deciding to opt in or out of a third party inspection.

Our reputation depends on top-quality construction and service. We're building more than a new home for you and we want you to be sure every dime out of your pocket is well spent.

Love wins,

Team CBH



New Home Construction Inspection FAQs for Buyers

Items we always complete regardless of an inspection:

1. Touching up paint/blue tape.
2. Resolving fine grading/drainage issues.
3. Spreading visqueen out in crawlspace to fully cover dirt.
4. Removal of trash/debris in crawl space.
5. Removing water in crawlspace (seasonal).

Items we receive but decline on a home inspection:

1. Blowing out sprinklers.
2. Caulking of exterior windows to the trim.
3. Additional items (gutters, downspouts, garage door openers, fencing, etc.) not included in Purchase and Sale Agreement.
4. Discoloration of concrete (blanket marks) due to the application of thermal blankets during winter.
5. Finishing interior of furnace closet.
6. Painting/staining threshold at main doors.

Items we receive that are at our Construction Manager's discretion and depend on if there is an unresolved or other related issue:

1. Sealing cracks in foundations that are deemed normal.
2. Removing dust in HVAC system
3. Addressing filter on fresh air intake. **City determines.*

Categories covered at our Construction Manager's final walk-through and inspection checklist:

- | | |
|---|---|
| 1. Plumbing rough-in: 6 point checklist | 7. Insulation Foam Seal: 5 point checklist |
| 2. Electrical rough-in: 1 point checklist | 8. Siding Install: 4 point checklist |
| 3. Stake out: 4 point checklist | 9. Paint: 3 point checklist |
| 4. HVAC Rough-in: 13 point checklist | 10. Grading: 4 point checklist |
| 5. Backfill/Compaction: 4 point checklist | 11. Vinyl Flooring Install: 2 point checklist |
| 6. Heat Duct Install: 3 point checklist | 12. HVAC Trim: 6 point checklis |