



MINNESOTA

**Guidelines for Writing a Jordahl Custom Homes
NEW CONSTRUCTION PURCHASE AGREEMENT**

Line 7/8/9 - Earnest money check to be written to **Jordahl Custom Homes (builder)** and will be **released to Builder** - \$2,500 Earnest Money is required for contracts less than \$250,000. \$5,000 Earnest Money is required for contracts over \$250,000. All funds released to builder are not refundable to buyer. Lot holds require at least \$2,500 in earnest money. Funds are **non-refundable**.

Line 10 - Check first box – “Given immediately....”

Line 24 – Find style of home on the bid that corresponds with address

Line 28 – Price to match bid sheet

Line 43 – If PA is contingent fill out contingency addendum

Line 55 – best rate available

Line 67 – FORFEITED TO BUILDER

Line 112 – \$0

Line 117 – buyer

Line 118 & 123 – *FHA ONLY - purchase price

Line 131, 135, 136 - \$0

Line 150 – If Jordahl is paying any closing costs - put amount here

Lines 204/206/217 - Cross off closing, write “PA Acceptance” and initial by all.
Exception: Buyer to assume ALL taxes/specials if lot purchased is not currently in JCH lot inventory.

Line 214 – Builder shall pay

Line 222 & 224 – Buyer shall assume

Line 248 - \$0

Line 264 - closing

Line 273 - Warranty deed

Line 283 - Immediately after closing

Line 408 - Seller is NOT aware

Line 423 - YES & YES

Line 428 / 432 / 434 / 436 - DOES NOT

Line 442 - “Radon mitigation per MN new construction code”

Line 462 - HAVE NOT

Line 467 - IS

Line 474 - Initial - Covenants to be found on MLS listing and are the responsibility of the realtor to provide for homeowner.

Lines 548 - All funds including Earnest Money released to builder is non refundable.
Builder's Standard Two Year Warranty
Yard is to be rough-graded
Builder promotion - see bid for details

Line 577 - IS NOT

Line 597 - **please sign

*****ADDITIONAL ITEMS NEEDED FOR - JCH NO LOT agreements. If JCH does NOT own the lot.**
ADDITIONAL ITEMS TO INCLUDE

Attach a copy of **pre-approval letter w/lender contact info** and include with the PA

Please drop off **Earnest Money** at your earliest convenience

Have customer **sign bid sheet** (included in the listing OR sent by JCH sales person) please include with the PA

Have customer **sign print of home** and include with the PA

JORDAHL DOCUMENTS

Please FILL OUT & attach copy of **Customer Information Form** to purchase agreement.

Have buyer, listing agent and buying agent **sign No Early Move In form**.

Have buyer **sign Showing Form**.

Have listing and selling agent sign **Commission Disclosure form**.

Have buyers **sign Photo and Consent Release Form**.

Have buyers **sign Notification of Appraisal form**

Have buyer **Lawn & Landscaping Care Guide** if Jordahl is doing their lawn/landscaping

Please contact our Sales Team with questions at
701-234-0404 or Sales@JordahlCustomHomes.com