

## BUYING PROCESS

- BUYER SIGNS A LETTER OF INTENT (LOI)
- SUBMITS A \$10,000 REFUNDABLE DEPOSIT TO RESERVE THE LOT
- WE HOLD THE PROPERTY OFF-MARKET WHILE CONTRACTS ARE DRAFTED

### LOT RESERVATION

- BUYER SIGNS A PURCHASE AGREEMENT WITH THE LAND-OWNING AFFILIATE ENTITY
- SIMULTANEOUSLY SIGNS A CONSTRUCTION CONTRACT WITH PARADIGM
- BUYER FUNDS:
  - LAND COST IN FULL
  - 10% OF CONSTRUCTION BUDGET AT CLOSING TO COVER (PERMITS, PLANS, MOBILIZATION)

### LAND CLOSING + SOFT COSTS

### CONSTRUCTION & FINANCIAL DRAW SCHEDULE

REMAINING CONSTRUCTION BUDGET IS PAID IN PHASED DRAW SCHEDULE, BASED ON BUILD MILESTONES:

- FOUNDATION & UTILITIES
- FRAMING, ROOF, AND SIDING
- MEP ROUGH-INS
- DRYWALL
- CABINETS
- FINAL FINISHES
- FINAL PUNCH OUT
- BUILD TIMELINE: 6–7 MONTHS FROM GROUNDBREAKING
  - ALL SITES ARE PRE-PERMITTED AND ENTITLED

## BUYER REQUIREMENTS

- PURCHASING ENTITY DETAILS
  - FULL LEGAL NAME OF LLC, TRUST, OR PERSONAL NAME
  - STATE OF REGISTRATION
  - ARTICLES OF INCORPORATION OR EIN
  - NAME AND CONTACT OF AUTHORIZED SIGNER
- PROOF OF FUNDS / FINANCING
  - IF CASH: RECENT STATEMENT OR BANKER CONTACT TO VERIFY LIQUIDITY
  - IF FINANCING: PRE-APPROVAL LETTER AND LENDER CONTACT
- CLOSING CONTACT INFO
  - PREFERRED MAILING ADDRESS
  - BUYER EMAIL AND PHONE
  - ANY ATTORNEY OR PARTNER TO BE LOOPED IN

\*\*TITLE PREP AND CONTRACT DRAFTING BEGIN UPON RECEIPT OF \$10K DEPOSIT

## INCLUDED IN PURCHASE

- FULLY ENTITLED, SHOVEL-READY INFILL LOTS
- PREDEFINED FINISH PACKAGES (INVESTOR-GRADE OR UPGRADED)
- LICENSED GC MANAGEMENT FROM MOBILIZATION THROUGH CO
- FULL TRANSPARENCY ON COSTS, DRAWS, AND SCHEDULE