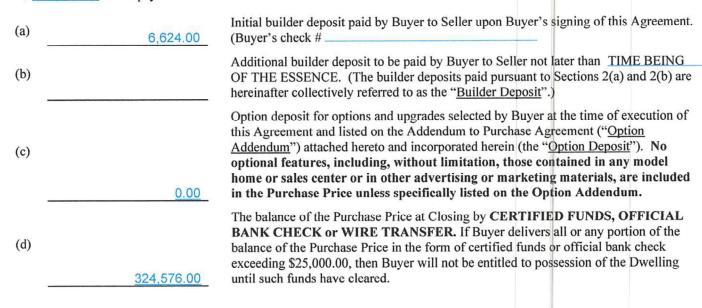
NEW HOME INC.

NEW HOME PURCHASE AGREEMENT

NEW HOME INC. LLC ("Seller") agrees to sell the Property described below to: The Kelsey Living Trust, Lisa Kelsey herein, whether one or more persons, referred to as "Buyer"), and Buyer agrees to purchase the Property from Seller, subject to the terms and conditions of this New Home Purchase Agreement entered into on 12/17/2024 (the "Agreement").

- 1. Property. Located in <u>Harnett</u> County, North Carolina, and being Lot <u>32</u>, Phase/Section in <u>Duncans Creek Trademark Series</u> Subdivision, having a street address of <u>Beacon Hill Road Lillington NC 27546</u> (the "<u>Property</u>") together with the dwelling constructed or to be constructed <u>Plan Name</u>: <u>Hanover Elevation</u>: <u>Traditional Garage Handing</u>: <u>Left thereon by Seller, including those options Buyer selects on the Selection Sheet, attached hereto and incorporated herein (the "<u>Dwelling</u>"). <u>Buyer acknowledges that governmental authority over property taxes, school districts, utilities, zoning, and mail delivery may differ from the street address shown above.</u></u>
- Purchase Price. The Purchase Price of the Property, including the Dwelling and all options identified below, is \$331,200.00 and is payable as follows:



The Builder Deposit, Option Deposit, and subsequent deposits, if any (sometimes referred to herein as the "<u>Deposits</u>"), shall be applied to the Purchase Price at Closing but are otherwise non-refundable to Buyer unless Seller defaults in its obligations under this Agreement or as otherwise provided in this Agreement.

Any checks accepted by Seller shall be subject to collection and payment. If, for any reason, any check or other funds paid by Buyer should be dishonored by the financial institution on which the check or other payment is drawn, Buyer shall have one (1) banking day after written or oral notice from Seller to deliver certified funds to Seller. If Buyer does not deliver certified funds within such time period, Seller, at its option, may either terminate this Agreement or deem such failure to be a default by Buyer under this Agreement.

- 3. Mortgage Financing. (NOT APPLICABLE UNLESS INITIALED BY BUYER and SELLER)
 - (a) Buyer's obligations under this Agreement are contingent upon Buyer's ability to obtain a mortgage loan to purchase the Property if buyer is obtaining financing.
 - (b) Buyer shall apply for the Loan within five (5) business days after the Effective Date (TIME BEING OF THE ESSENCE). Buyer shall promptly furnish all information and documents requested by the lender in connection with the Loan, and, in all other respects, diligently and in good faith pursue qualification for an approval of the Loan. Buyer shall promptly provide Seller written confirmation from Buyer's lender of application for the Loan.

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