

Studio Option Contract

KB Home Raleigh Design Studio **Consultant:** Curtis Kung **Phone:** 919-768-7960 **Email:** ckung@kbhome.com

KB Home Design Studio - Raleigh 4506 South Miami Blvd. Suite 100A Durham, NC 27703 USA

Community: Birchwood Grove 1350590 **Arch Plan:** 2338-238 **Elevation:** B **Orientation:** Right

Purchaser: Birajan Pant

Primary Address: 16843 S Cyan Ct **Primary Phone:** (318) 436-1886

Purchaser: Durga Hamal

Primary Email: birajan.pant@gmail.com

Lot Address: 296 Robert Howe Drive **Tract:** 1 **Lot:** 058

Previously Selected Options	Qty	Unit Price	Extended Price
House 2338-238 01350-VU	1.00	390,990.00	390,990.00
Lot Premium Lot Premium Lot Premium Lot Premium assigned to the lot	1.00	6,000.00	6,000.00
Credits and Adjustments Adjustment Lot Premium Reduction Only	1.00	-3,000.00	-3,000.00
Exterior Colors Exterior Colors Scheme D	1.00	No Charge	0.00
Patio Options Extended Patio Slab Per Plan Option 1 Second upgrade from included stoop off Patio door / size per brochure or plan.	1.00	799.00	799.00
Roofing Material Whole House Limited Lifetime Warranty Roofing Shingles Architectural shingle.	1.00	679.00	679.00
Garage Door(s) Options Windows for Wayne Dalton 9100 Sonoma Panel Door 16' Garage Door Style: Stockton III	1.00	650.00	650.00
Garage Options Garage Interior Gypsum and Tape at 2nd Bay NO Paint on Garage walls. Standard Drywall finish only. No garage door opener, homebuyer to install after-close	1.00	Included	0.00
Kitchen Conversions Optional Kitchen Island	1.00	1,559.00	1,559.00

Buyers Initials

DS BP DS DH

Date 9/26/2023

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Previously Selected Options	Qty	Unit Price	Extended Price
Secondary Bathroom(s) Conversions Bathroom 3 Shower in lieu of Tub and Shower Converts the tub to a Fiberglass Shower with a sliding bypass door at Bath 3. Keep fiberglass surround, no tile Upgrade to matte black shower frame ILO chrome shower frame	1.00	529.00	529.00
Other Room Conversions 9' Ceilings 1st Floor Only	1.00	4,309.00	4,309.00
Other Room Conversions Den and Powder Room to Bedroom with Bathroom Removes Powder Room on 1st floor.	1.00	3,779.00	3,779.00
Window Conversions 4' x 1' Optional Window Per Plan Must be have 9' Ceiling when used over shower area / indicate for Primary / Bathroom 2 or Bathroom 3 / fixed window.	1.00	449.00	449.00
Window Conversions Transom Window at Front Door 3010 transom at front door / must have 9' Ceiling.	1.00	No Charge	0.00
Dishwashers Whirlpool WDT751SAPZ Energy Star Large Capacity Dishwasher, 3rd Rack, 5 Cycles, 5 Options, Triple Wash Spray - FSS No refrigerator, washer, or dryer	1.00	329.00	329.00
Ranges Whirlpool WFG515S0MS 5.0CuFt Freestanding Gas Range, Storage Drawer, SpeedHeat Burners, Frozen Bake - Stainless Steel	1.00	669.00	669.00
Hoods Whirlpool WVV53UC0LS 30" Chimney Wall Mount Range Hood 3 Speed, 400 CFM, LED Light, 6" Damper Included - Stainless Steel Homebuyer opting for chimney hood ILO micro/hood combo. Homebuyer to source microwave on own after-close.	1.00	750.00	750.00
Whole House Cabinets Whole House Aristokraft Sinclair with 42" Upper Cabinets Cabinet Aristokraft Finish/Color: Umber Stained Birch No cabinet hardware	1.00	Included	0.00
Kitchen Cabinet Extras Kitchen Extra - Kitchen Accessory Package 1 Contains Pullout Trash Bins and tilt out sink tray . Location to be pre-determined.	1.00	549.00	549.00

Previously Selected Options	Qty	Unit Price	Extended Price
Kitchen Island/Peninsula Cabinets Kitchen Island Cabinets Aristokraft Sinclair Partial Overlay Recessed Panel Cabinet Aristokraft Finish/Color: Umber Stained Birch No cabinet hardware	1.00	No Charge	0.00
Kitchen Solid Surface Countertops Backsplashes Kitchen Countertop Silestone with Included Edge Elite Countertop Silestone Color: Helix Keep 4" included backsplash	1.00	689.00	689.00
Island/Pen Solid Surface Countertops Backsplashes Kitchen Island Countertop Silestone with Included Edge Elite Countertop Silestone Color: Helix	1.00	329.00	329.00
Primary Solid Surface Countertops Backsplashes Primary Bathroom Countertop Silestone with Included Edge Signature Primary bath 1.6 CM Silestone countertop with undermount sink. Countertop Silestone Color: Blanco Maple	1.00	Included	0.00
Bathroom(s) Solid Surface Countertops Backsplashes Bathroom 2 Countertop Silestone with Included Edge Signature Bath 2 1.6 CM Silestone countertop with undermount sink. Countertop Silestone Color: Blanco Maple	1.00	Included	0.00
Bathroom(s) Solid Surface Countertops Backsplashes Bathroom 3 Countertop Silestone with Included Edge Signature Bath 3 1.6 CM Silestone countertop with undermount sink. Countertop Silestone Color: Blanco Maple	1.00	No Charge	0.00
Primary Shower Surround and Enclosures Shower in lieu of Tub with Fiberglass Surround at Primary Bathroom Keep fiberglass surround, no tile	1.00	Included	0.00
Bathroom(s) Shower Surround and Enclosures Shower Enclosure Frame Color Change 2 Optional Bathroom 3 Shower Enclosure Styles - LD: Matte Black Install matte black shower frame at downstairs bathroom 3 ILO chrome shower frame	1.00	349.00	349.00
Kitchen Sinks Kohler Kitchen Sink Cairn K-8206 Single Basin Neoroc composite with sink rack - Full Line Tubs, Sinks & Toilets Category Color: CM1 Matte Black	1.00	589.00	589.00
Kitchen Faucets Moen Sleek Kitchen Faucet 7864 One Handle High Arc with Pulldown Spout - Chrome	1.00	139.00	139.00

Previously Selected Options	Qty	Unit Price	Extended Price
Bathroom Faucets Moen Glyde Bathroom Faucet 6172BL WaterSense Two Handle Centerset Lav - Matte Black Bathroom 2 (1x); Optional Bathroom 3 (1x) Matte black finishes at bathrooms 2 & 3 ONLY	2.00	139.00	278.00
Bathroom Faucets Moen Seena Bathroom Faucet 5010 WaterSense 2 Handle Low Arc Centerset Lav - Chrome Primary Bathroom Included Mason chrome bathroom accessories	2.00	Included	0.00
Primary Bathroom Sinks China Undermount Sink at Primary Bathroom Group 2 Rectangle sink upgrade - Both sinks in Primary Bathroom	1.00	150.00	150.00
Secondary Bathroom Sinks China Undermount Sink at Bathroom 2 Group 2 Rectangle sink upgrade Bathroom 2	1.00	75.00	75.00
Secondary Bathroom Sinks China Undermount Sink at Bathroom 3 Group 2 Rectangle sink upgrade Optional Bathroom 3	1.00	75.00	75.00
Other Room(s) Faucets Moen Transitional Soap/Lotion Dispenser S3946C - Chrome Locate 1 to the right corner of the kitchen sink, to be used for future water filtration. Locate the other 2 to the left of the kitchen faucet. Locate first soap pump 8", or standard spread, from kitchen faucet. Locate second soap pump 4" from first soap pump.	3.00	209.00	627.00
Other Room(s) Toilets Elongated Toilet 1 Gerber 1.28 Maxwell Elongated Commode with white seat and tank. Bathroom 2 (1x); Optional Bathroom 3 (1x); Primary Bathroom (1x)	3.00	Included	0.00
Shower Faucets Moen Seena Shower Only T5152EP WaterSense Showerhead and Trim - Chrome Primary Bathroom	1.00	Included	0.00
Shower Faucets Moen Glyde Shower Faucet T2842EPBL WaterSense Rainshower Showerhead and Trim - Matte Black Optional Bathroom 3	1.00	259.00	259.00

Previously Selected Options	Qty	Unit Price	Extended Price
Tub Shower Faucets Moen Glyde Tub/Shower Faucet T2843EPBL WaterSense Rainshower Showerhead, Trim and Spout - Matte Black Bathroom 2	1.00	299.00	299.00
Plumbing Accessories Moen Glyde Bathroom Accessories 24" Towel Bar YB2324BL and Paper Holder YB2308BL - Matte Black Bathroom 2 (1x); Optional Bathroom 3 (1x)	2.00	155.00	310.00
Plumbing Extras 50 Gallon Water Heater	1.00	Included	0.00
Air Conditioner Options ecobee3 Lite Energy Star Qualified, Wi-Fi Smart Thermostat	1.00	Included	0.00
Electrical Jacks Electrical Outlet Package 2 exterior dedicated outlets/placement buyers' choice, 1 dedicated garage outlet for freezer/fridge/located in garage only, 2 interior 110v shared circuit outlets/placement buyers' choice/not for wet areas Whole House See diagram for placement: 1 additional exterior @ rear exterior 1 additional exterior @ garage exterior, standard height 1 interior dedicated @ garage 1 additional interior @ family room 58" AFF, for future wall TV use 1 additional interior @ loft on ceiling as close to rear exterior wall as possible, for future projector use	1.00	825.00	825.00
Low Voltage KB Connect - Choice Package 28" connection center (8) single outlets (1) cable & (1) phone CAT6 feed to the outside of the home. Laundry Room See diagram for all locations	1.00	710.00	710.00
Interior Generation Lighting Energy Star Traverse Lyte 14550S Surface Mount 6 Inch LED 3000K, White - Package 2 New Traverse Lyte model 14550S-15/ 2 light package. Bedroom 2 (1x); Bedroom 3 with Closet (1x); Optional Bedroom 5 (1x) This 2-pack of traverse lights will be in addition to included dome light fixture See diagram for placement	3.00	229.00	687.00

Previously Selected Options	Qty	Unit Price	Extended Price
Interior Generation Lighting Energy Star Traverse Lyte 14550S Surface Mount 6 Inch LED 3000K, White - Package 1 New Traverse Lyte model 14550S-15/ Single light. Bathroom 2 (1x); Primary Bathroom (1x) See diagram for placement	2.00	149.00	298.00
Interior Generation Lighting Energy Star Traverse Lyte 14550S Surface Mount 6 Inch LED 3000K, White - Package 4 New Traverse Lyte model 14550S-15/ 4 light package in lieu of of flush mount fixture. Primary Bedroom with Closet This 4-pack of traverse lights will be ILO included dome light fixture See diagram for placement	1.00	289.00	289.00
Exterior Lights Double Flood Lights with Motion Detector Exterior (1x); Patio (1x) See diagram for placement	2.00	269.00	538.00
Exterior Generation Lighting Energy Star Garage Coach New Castle 8592001EN3 One Light Outdoor Lantern with White Glass Lighting Finishes: 12 Black	1.00	Included	0.00
Exterior Generation Lighting Energy Star Patio New Castle 8592001EN3 One Light Outdoor Wall Lantern with White Glass Lighting Finishes: 12 Black	1.00	Included	0.00
Kitchen Generation Lighting Energy Star Kitchen Zire 6690305EN Five Light Island Pendant with Clear Glass Lighting Finishes: 962 Brushed Nickel Install above kitchen island	1.00	419.00	419.00
Kitchen Generation Lighting Energy Star Nook Seville 3120203EN3 Three Light Chandelier with Etched White Glass Shades Lighting Finishes: 962 Brushed Nickel	1.00	Included	0.00
Secondary Bedroom(s) Generation Lighting Energy Star Bedroom 77064EN3 Two Light Ceiling Flush Mount Bedroom 2 (1x); Bedroom 3 with Closet (1x); Optional Bedroom 5 (1x) Lighting Finishes - LD: 962 Brushed Nickel	3.00	Included	0.00
Primary Bathroom Generation Lighting Energy Star Primary Bathroom Seville 4420202EN3 Two Light Wall Bath with White Glass Pair of Lights, 1 above each sink. Lighting Finishes: 05 Chrome	1.00	Included	0.00

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Secondary Bathroom(s) Generation Lighting Energy Star Bathroom Alturas 4424603EN3 Three Light Wall Bath Bathroom 2 (1x); Optional Bathroom 3 (1x) Lighting Finishes - LD: 112 Midnight Black	2.00	59.00	118.00
Ceiling Fans Ceiling Fan Prewire at Existing Light with 2 Switches Bedroom 2 (1x); Bedroom 3 with Closet (1x); Optional Bedroom 5 (1x)	3.00	169.00	507.00
Ceiling Fans Ceiling Fan Prewire Only with 2 Switches Family Room (1x); Primary Bedroom with Closet (1x)	2.00	239.00	478.00
Handrail Paint Grade Wall Cap Low wall(s) / whole house excluding low wall at shower. Paint to match trim Half wall all around 3" baseboards throughout	1.00	Included	0.00
Paint/Drywall Sherwin-Williams Low-VOC Painters Edge paint, SW 7008 Alabaster	1.00	Included	0.00
6'8" Entry Doors Therma-Tru Entry Door S982 Smooth-Star, Saratoga 3/4 Lite - Paint Grade	1.00	959.00	959.00
Entry Door Hardware Kwikset SmartKey Entry Door Hardware Polo Level 1 Standard Exterior door hardware. Door Hardware Finish: 15 Microban Satin Nickel Exterior door Polo satin nickel finish Interior door Ladera matte black finish	1.00	Included	0.00
Interior Doors Whole House 5 Panel Interior Door 1	1.00	No Charge	0.00
Interior Door Hardware Kwikset Interior Door Hardware Ladera Level 1 Door Hardware Finish: 514 Microban Matte Black Interior door Ladera matte black finish Exterior door Polo satin nickel finish	1.00	269.00	269.00
Carpet Avery Circle Polyester-Performance Fiber Included Carpet Area (Bedroom 2, Bedroom 3 with Closet, Hallway to Bedroom(s), Loft, Primary Bedroom with Closet, Stairs); Optional Bedroom 5 Avery Circle Carpet Colors: 00501 - Silversmith, Carpet Pad: 1/2" Titan 8lb (\$24.31) Material Price per SF \$ 0.95	1.00	773.00	773.00

Buyers Initials

DS DS
 BP DA

Date 9/26/2023

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Previously Selected Options	Qty	Unit Price	Extended Price
<p>Vinyl Plank Layton Lake 7" x 48" - Choice Bathroom 2; Extended Entry; Family Room; Front Entry Area; Kitchen and Nook; Laundry Room; Optional Bathroom 3; Primary Bathroom Layton Lake Vinyl Plank Colors: 5052 Fresh Pine, Flooring Lay Types: Straight</p>	1.00	2,180.00	2,180.00

Selected Options	Qty	Unit Price	Extended Price
<p>Kitchen Generation Lighting Energy Star Kitchen Zire 6690305EN Five Light Island Pendant with Clear Glass Lighting Finishes: 962 Brushed Nickel Install above kitchen island</p>	0.00		0.00

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Quote: 00625873-1 Printed: 9/26/2023

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I accept the terms of this Options Contract, as it may be amended through any option re-selection(s). If requested by Seller or its representative, I agree to sign an Amendment to the Purchase Agreement on or before the close of Escrow that will reflect the total sales price of the home, including the choices I have selected pursuant to this Option Contract, as it may be amended through any option re-selection(s).

Total Section	Net Amount
Base Price	390,990.00
Lot Premium	6,000.00
Total Options	28,268.00
Credits and Adjustments	-3,000.00
Net Total	\$422,258.00
Total Net Deposits Received	\$5,000.00

Buyer #1

DocuSigned by:

Birajan Pant

691FD9A28DE94FA...

Signature

Birajan Pant

Name

9/26/2023

Date**Buyer #2**

DocuSigned by:

Durga Hamal

A7B9E352135643D...

Signature

Durga Hamal

Name

9/26/2023

Date**Seller Representative**

DocuSigned by:

Rachel Cavalear

DFC52D88FA2C49C...

Signature

Rachel Cavalear

Name

9/27/2023

Date