

Landsea Homes has initiated the Process of having interested buyers' names added to a Priority List.

Ellis Priority List Guidelines Process and Rules Effective: May 1, 2021.

Step 1. How do I get added to a Priority List?

- 1.) You must apply and become prequalified with NFM Lending @ Getapproved@nfmlending.com, (209) 900-5969 our Preferred Lender.
- 2.) Once NFM Lending has Prequalified you, they immediately notify Landsea Homes by email.
- 3.) Placement on a Priority List is solely based on the Time & Date stamp of the NFM Lending Prequalification email receipt by Landsea Homes.
- 4.) Landsea Homes will then contact you via email confirming receipt of your Prequalification and notifying you that your name has been added to the Priority List.
- 5.) Landsea Homes does not distribute the Priority List of names and positions to customers as this is a violation of privacy laws. Your position on the list is solely based on the Time & Date stamp of Landsea Homes receiving your Prequalification.
- 6.) You will qualify to purchase a home in a specific neighborhood, based on the maximum pre-qualification amount provided to Landsea Homes by NFM Lending.

Step 2. Once I'm on the Priority List described above, what happens next? Sales Release! These guidelines apply to each individual community Priority List.

- 1.) Priority List buyers will be given notice one week before a sales release is offered. Buyers will only be able to purchase a home in that current sales release.
- 2.) Homes will be released for sale in phases. There is no guarantee of dates, times, or quantity for how many lots in a specific community will be available to purchase.
- 3.) There are no price guarantees for homes in current or future sales releases. Pricing for the current sales release in a community is provided 48 hours prior to the release date.
- 4.) Homes released for sale will be offered to a community Priority List in numerical order for purchase. Starting at the top of the list with #1.
- 5.) On the day of the first sales release, there are 3 possibilities:
 - You may Purchase one of the homes offered when your name is called in numerical order
 - You may Pass upon your name being called for the first time and you will remain in the same position on that Priority List. Upon your name being called for the second time (after you have passed once) and you don't want a home in the current sales release you may pass, however at this time you will remain on the list but your name will be placed at the bottom of the list.
 - The sale release ends when all homes currently offered are sold. If your name was not called yet you simply move up the list as names are removed through purchase or passing. You haven't used any passes yet.

- 6.) When a party on any list purchases a home, they are removed from all remaining lists.
- 7.) If Priority List recipient does not participate in a sales releases (either in person or virtually) and their name is called, their name will be moved automatically to the bottom of the list.
- 8.) Due to Covid restrictions it is unknown at this time if sales releases will be conducted in person or via a virtual zoom meeting. More information forth coming.

Step 3. Special circumstances and notes regarding the process above

Landsea Homes Employees and The Master Developer will have the opportunity to purchase a home in each sales release prior to the sales release becoming available to the public. (See Step 2 note 2 above)

Process for completing a Purchase Agreement:

Landsea homes will need you to perform by the following guidelines:

- Initial Purchase Deposits (3% of Purchase Price) can be wired into the title company. Instructions will be provided later. Landsea Homes must receive confirmation of funds received by the title company within 3 business days from acceptance by customer to purchase a home.
- Complete Purchase Agreement and associated Addendums/Disclosures will be emailed to you for review and sent via DocuSign for completion. The DocuSign envelope must be signed by all parties/buyers no later than 3 days after your receipt. Debbie and Catalina will communicate with you via phone for all questions/answers pertaining to these documents.

Contingency Guideline: For any buyer that has a home to sell to financially qualify to purchase a home at Ellis - the following will apply:

- 1) A CMA, Listing Agreement and Listing Agent information must be presented to the Sales Counselor within 3 days of accepting one of the released homes for sale at the designated sales release day/time.
- 2) Landsea Homes has the right to decline or accept the contingency.
- 3) If contingency is accepted by Landsea Homes, buyer will actively list their contingent home within 72 hours from execution of Purchase Agreement.

Investment property ownership will **Not** be accepted at this time.

Prices, terms, and availability are subject to change without prior notice. Inclusion on the priority list does not guarantee pricing.

By participating in the Ellis Sales Release, each interested buyer acknowledges and agrees that Landsea Homes shall be the sole decision maker for any disputes arising out of the Ellis process, and the decision of Landsea Homes shall be final.

Landsea has the right to change and or modify the sales process at any time.

Dated: 5.1.2021