

AGENT INFORMATION FOR PREPARING CONTRACTS-BROOKVIEW ESTATES

- 1. *New Construction Agreement*- use for all new builds/design on townhouses, and single family homes w/ End Loans Only!
- 2. *Land/Lot Agreement*- use for single homes that are using a construction loan. Sale price is based on lot amount only, see builder for price. Builders use their own construction agreement.
- 3. *Standard Agreement of Sale*- Use for existing spec homes or models.

Broker Prudential HSG Phone 717-738-9986  
 Address 5 Old Mill Road- Ephrata, PA 17522 Fax 717-738-2402

1. Seller Garman Builders, Inc.  
471 North Reading Road  
Ephrata, PA 17522

2. Name of Subdivision Brookview Estates Phase 2

Please enter lot and street address- please refer to the address chart. (Available on [www.brookviewinadamstown.com](http://www.brookviewinadamstown.com)) All homes will have a mailing address of Denver, PA 17517. NOTE: the homes are located in Adamstown Boro but will have delivery via Denver post office.

County of Lancaster, in the Borough of Adamstown.

5. Construction shall commence AFTER we receive a clean and clear mortgage commitment. Settlement will then take place 90 to 120 days later.

6. If Mortgage Contingency is elected, the buyer must be pre-qualified by a mortgage lender. Lender's qualification letter must accompany the Agreement of Sale.

10/11. Public Water & Sewer , Adamstown Boro

14. Zoning Classification is Residential

22. Condominium/Planned Community (Homeowner Association)  
 CHECK Applicable : *For townhouses Only, no HOA for the single homes*

31. (F) Please check the blocks as follows:

|   |   |
|---|---|
| Plot Plan of Lot  | Options/Extras/Alterations                          |
| House Plan/Floor Plan/Elevations                                  | New Construction Warranty (Garman Builder Warranty) |
| Construction Specifications                                       | Restrictive Covenants/Deed Restrictions             |
| Standard Features   | Garman Builder Addendum                             |
| Vacant Land Addendum (For construction loans only)                |   |
| If a townhouse, add "Homeowners Association Rules & Regulations". |   |

All of the above must be acknowledged by the buyer & included with the contract. These forms are mandatory! All addendum's, warranties & Garman specs are down-loadable from [www.brookviewinadamstown.com](http://www.brookviewinadamstown.com) .

The following clause shall be written on the contract:

*"The Garman Builder's Agreement Submittal Procedure" addendum shall become part of this agreement of sale".*