

CONTRY HOMES OF ILLINOIS

A Checklist to Aid in the Home Buying Process

PLEASE COMPLETE PRIOR TO YOUR MEETING WITH CONTRY HOMES

At your first meeting with Contry Homes, all Buyers will be expected to provide a pre-approval letter from a lender. A firm non-contingent loan commitment must be received by Contry Homes, no later than 21 days from the acceptance date on purchase contract.

Contry Homes will accept a contingency for a "sale of home," subject only to the closing of an existing home on the purchase of a "spec home". On all "pre-sold" transactions, Buyers must show proof and provide to Contry, a non-contingent approval commitment from lender for a bridge loan.

A construction deposit will be required at the time of signing a purchase contract (a cashiers check is preferred). The deposit requirements are as follows:

- \$10,000 for a home over \$200,000 with a maximum note amount of \$5,000
- \$5,000 for homes up to \$200,000 with a maximum note amount of \$2,500
- \$2,000 for condominium units with a maximum note amount of \$1,000

To insure a smooth closing on the close date established on the contract, we recommend the use of one of the following Contry "Preferred Lenders". These quality lenders have proven their ability to be highly responsive to our Buyers and all have excellent performance records with our company:

Amcore Bank	Kathy Roos	815-961-7884	Cell 815-262-4125
Alpine Bank	Ron Balsam	815-231-2752	Cell 815-988-6920
Blackhawk Bank	Tammy Zurfluh	815-986-7108	Cell 815-494-0668
Midwest Mortgage	Steve Hoefle	815-986-5526	Cell 815-238-8830
	Michelle Hoefle		Cell 815-990-0506
Lincoln State Bank	Dave Eckhardt	815-562-2200	Cell 815-739-2583
	Brent Ohlinger		Cell 815-739-5225
Rockford Bank & Trust	Cathy Balsam	815-489-2141	Cell 815-540-6777
1 st Step Mortgage	Shane Hartje	815-742-5323	Cell 815-742-5323
Vision Mortgage	Janet Cameron	815-654-7150	Cell 815-979-8484

As a result of so many problems with lenders failing to have funds available on or before the contract closing date, if you choose to use another lender other than one of the lenders listed above, all flooring allowance overage amounts must be paid in full prior to installation.

All construction deposits will be non-refundable once an acceptable non-contingent loan commitment has been received by Contry Homes. A cancelled closing will constitute a terminated purchase contract at which time the contractor may consider an extension of the closing date but will not be obligated to do so. An extension of the closing date will carry a \$500 penalty fee for the Buyer with an additional \$100 per day for each day that the closing is delayed.

It is expected that both the Buyers and the Buyer's agent have visited the subdivision and are familiar with the lots available, plans and features of the subdivision the Buyer wishes to purchase in. Contry Homes strives to make the new home purchase process as easy and stress-free as possible. Our office will be happy to provide addresses of finished homes to view. We request your cooperation on all of these matters in order to avoid surprises and to assure you the Buyer, a successful outcome at our first meeting.

Agents please review this document with your Buyers and return it to us indicating the time you would like to meet for this first pre-construction meeting. It is expected that the Buyer's agent be present for this meeting.

Buyer's Agent _____ Date _____

Potential Buyer/s _____ Date _____

When would you like to schedule a meeting? Date _____ Time _____

Please let our office know by 5:00 p.m. should you need to reschedule or if you will be late.

•OFFICE: 815-399-8100 •FAX: 815-399-4726 •E-MAIL: INFO@CONTRYHOMES.COM•

02/06 FORMS