

Folsom Ranch Dakota II
Dadi (Q-62855)
Lot 733 (000733)

SUMMARY OF TERMS

This Summary of Terms is provided for Buyer's convenience only and is not intended to be part of or modify the terms and conditions set forth in the Purchase Agreement and any amendments thereto. In the event of a conflict between the terms and conditions of the Purchase Agreement and this Summary of Terms, the Purchase Agreement shall control in all events.

Date: 5/1/2021	Purchase Agreement Date: 8/29/2020
Buyer Name: <u>Jagadhis Babu Dadi</u>	
Co-buyer: <u>Geetha Prathyusha Dadi</u>	
Co-buyer 2:	Co-buyer 3:
Property Address: 4611 Sparrow Drive, Folsom, CA, 95630	Swing: Right
Operating Unit: ICA\$0360 California - Sacramento	
Homebuilding	Community: Folsom Ranch - Dakota II
Lot: <u>Lot 733 (000733)</u>	Community Sales Manager: <u>Shig Kubota</u>
Model: <u>PLAN 6 (2113) - FRD2</u>	

If this box is checked, Buyer is eligible to receive one or more incentives. Please see the Incentive Addendum attached to your Purchase Agreement for eligibility details.

Taylor Morrison Allowances:*

Closing Cost Incentive:	\$6,500.00
Discounts Given:	\$7,531.00

Current Purchase Price Terms:

Base Price:		\$579,990.00	
Lot Premium:		\$12,000.00	
Options:		\$76,968.00	
Options Addendum No.	Date	Description	Amount
1	08/30/2020		\$6,001.00
2	10/07/2020		\$0.00
3	01/04/2021		\$2,275.00
4	01/26/2021		\$47,597.00
5	01/28/2021		\$21,095.00
Subtotal		\$76,968.00	
Discount:		\$7,531.00	
Total Purchase Price:		\$661,427.00	
Deposit Schedule			
Date	Type	Check #	Amount
08/29/20	Earnest	184	\$10,000.00
01/27/21	Options	349	\$10,000.00
			\$20,000.00

*All allowances and incentives contained herein, if any, are subject to: (i) Buyer's satisfaction of all conditions precedent to receiving any allowance or incentive; and (ii) approval by Buyer's Lender, if applicable, of all allowances and incentives as reflected in the Closing Disclosure or settlement statement accepted by all parties on or before the Closing Date. Once all conditions to receiving an incentive have been met, the incentive may be reflected in the discount noted above.

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OPTIONS REPORT AMENDMENT

This Options Report Amendment ("**Amendment**") amends and supplements that Purchase Agreement ("**Purchase Agreement**") between Buyer and Seller for the Property referenced in the Purchase Agreement. Each capitalized term used but not defined in this Amendment has the meaning given to that term in the Purchase Agreement. If there is a conflict between the terms of this Amendment and the Purchase Agreement, this Amendment will prevail.

Product Code	Name	Qty	List Unit Price	Total Price
(Order #: 1 - 8/30/2020)				

Category: Architectural Enhancements

ARCH0004	Architectural Enhancements - 4 Sided - Elev C	1	\$0.00	\$0.00
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Category: Elevation

ELEV0000C	Elevation C	1	\$6,000.00	\$6,000.00
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Category: Exterior Color Scheme

EXTC0290	Exterior Color Scheme #9	1	\$1.00	\$1.00
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Category: Landscaping

LAND0005	Corner Lot Landscaping	1	\$0.00	\$0.00
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Category: Rough

RPLM0400	Sewer Backwater valve - Single story	1	\$0.00	\$0.00
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(Order #: 2 - 10/7/2020)

Category: TMLivewell

OCLW0010	TMLivewell	1	\$0.00	\$0.00
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(Order #: 3 - 1/4/2021)

Category: Exterior Doors

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EXTD0122	Sliding Glass Door at Owners Bedroom	1	\$2,275.00	\$2,275.00
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(Order #: 4 - 1/26/2021)

Category: Additional Cabinets

CABS1205	Upper Cabinets @ Laundry Across from W-D	1	\$1,450.00	\$1,450.00
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Category: Appliance Packages

APPL3101	Appliance Spec Level 3 Upgrade 1 SS 36" Built-In Gas Cooktop 36" Hood 30" Built-In Wall Oven Built-In Microwave with Trim Kit Dishwasher	1	\$3,425.00	\$3,425.00
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Category: Cabinet Upgrade Accessories

CABM0212	Recycle/Trash Roll Out Cabinet - refer to cabinet layout for STD location per plan	1	\$460.00	\$460.00
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Category: Cabinet Upgrade Convenience Pk

CABI0873	Cabinet Convenience Package : Includes (1) sliding shelf to lower shelf in all base cabinets - excludes sink cab. Must choose qty 2 for both shelves to include sliding shelf.	2	\$285.00	\$570.00
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Category: Design Center Custom Option

CUST0002	Custom Option - Kitchen Backsplash	1	\$3,265.00	\$3,265.00
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SEE SELECTION SHEET

CUST0005	Custom Option - Tile Flooring	1	\$0.00	\$0.00
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SEE SELECTION SHEET

CUST0011	Custom Option - Solid Surface Kit Countertops	1	\$3,191.00	\$3,191.00
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SEE SELECTION SHEETS

Category: Drywall Options

DRYW0002	Drywall Square Corner Bead Throughout	1	\$120.00	\$120.00
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Category:	Fan			
EFIX4002	Fan Renew Brushed Nickel - 330100 NI * includes fan speed control	1	\$390.00	\$390.00
	<i>OWNER'S BEDROOM</i>			
	<i>Blade Color - Walnut</i>	1		

Category:	Fencing Options			
FENC0001	3 Foot Side Gate	1	\$200.00	\$200.00

Category:	Finish			
FPLM0074	M Bath Undermount Lavs (2) - Gerber Logan 12-765	1	\$545.00	\$545.00
FPLM0179	Under Counter Set Lav (Ea) - Gerber Logan 12-765	1	\$545.00	\$545.00
	<i>BATH 2</i>			
FPLM0293	Under-Counter Set Lav (Each) - Gerber Oval 12-780	1	\$275.00	\$275.00
	<i>BATH 3</i>			
FPBF0000	STANDARD OWNERS & PWDR BATH FIXTURE	1	\$0.00	\$0.00
FPBF0001	STANDARD SECONDARY BATH FIXTURES	1	\$0.00	\$0.00
FPKS0000	STANDARD KITCHEN SINK	1	\$0.00	\$0.00
FPLM0333	Standard Kitchen Faucet - Stainless Spot Resistant - 7864EW **TM LIVEWELL HOMES ONLY**	1	\$0.00	\$0.00
FPLM0321	Moen Soap Dispenser - Stainless 3944CSL	1	\$250.00	\$250.00

Category:	Flooring - Non Commission			
CUST0006	Custom Option - Carpet/Pad	1	\$788.00	\$788.00
	<i>SEE SELECTION SHEET</i>			
CUST0008	Custom Option - Hardwood/Laminate Products	1	\$13,483.00	\$13,483.00
	<i>SEE SELECTION SHEET</i>			

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Category:	Framed Vanity Mirrors			
MIRR0500	Framed Mirror at Owners Bath - Select Color	1	\$0.00	\$0.00
	<i>Color - Espresso</i>	1		

Category:	Insulation Options			
INSU0001	Insulate Interior Walls	1	\$2,565.00	\$2,565.00
INSU0021	Garage Insulation - 2 Car	1	\$780.00	\$780.00

Category:	Interior Door Hardware			
HDWR0000	STANDARD INTERIOR DOOR HARDWARE	1	\$0.00	\$0.00

Category:	Interior Door Trim & Hardware			
HDWR0130BE	Schlage Connect Touchscreen Deadbolt w/ Century Trim - BE469NX CEN FINSH TO MATCH EXTERIOR DOOR HANDLE FINISH	1	\$365.00	\$365.00
	<i>Schlage Finishes - Satin Nickel (619)</i>	1		
HDWR0120F	Schlage Latitude (LAT-F Series) Lever	1	\$110.00	\$110.00
	<i>Schlage Finishes - Aged Bronze (716)</i>	1		

Category:	Light Fixtures			
EFIX9005	Kitchen Island Pendants (2) Eileen - Brushed Nickel Includes Pre-Wire and dimmer switch 3497NIL16	1	\$645.00	\$645.00

Category:	Low Voltage 1			
HOME0027	Flat Screen Future Pipe w/ recessed power box (for cables). Must select additional 110V outlet. Outlet not included.	1	\$350.00	\$350.00
	<i>GATHERING ROOM</i>			

Category:	Low Voltage 2			
HOME0020	Home Theater 7.1 Prewire Only	1	\$525.00	\$525.00

GATHERING ROOM

TECH0015	Add Telephone Drop	4	\$100.00	\$400.00
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*SEE REI DIAGRAMS***Category:** *Paint Options*

PINP0000	STANDARD INTERIOR PAINT	1	\$0.00	\$0.00
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Category: *Painted*

CCAB0023	Cabinet Upgrade Shaker - Painted w/Hardware	1	\$7,430.00	\$7,430.00
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Color - Naval

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*Hardware - BP53012-G10***Category:** *Rough*

ELEC2010	110V Outlet on Existing Circuit	1	\$135.00	\$135.00
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GATHERING ROOM

ELEC2360	Exterior Light Outlet On Existing Circuit (wiring only does not include fixture)	1	\$135.00	\$135.00
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FRONT OF GARAGE

ELEC2040	WP 110V GFI Outlet on Existing Circuit	1	\$205.00	\$205.00
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BACKYARD

ELEC2080	Holiday Lighting Package. Two WP 110V Outlets on dedicated 20A circuit, switched at Entry. Outlets to be located under the eaves on the side of the house.	1	\$570.00	\$570.00
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ELEC2440	Low Profile LED "Wafer" Light Pkg w/ Dimmer-QTY 6	1	\$970.00	\$970.00
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GATHERING ROOM

ELEC2190	Paddle Fan Pre-Wire w/ Fan-Light Control Switch	5	\$340.00	\$1,700.00
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*ALL BEDROOMS AND DINING***Category:** *Tub/Shower Enclosures*

ENCL0000	STANDARD OWNERS BATH ENCLOSURE	1	\$0.00	\$0.00
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Category: Venetian Marble

MARB0415	STANDARD Venetian Marble @ Owners Shower	1	\$0.00	\$0.00
	<i>Venetian Marble - Vanilla Sky</i>	1		
MARB0425	STANDARD Venetian Marble @ Owners Vanity	1	\$0.00	\$0.00
	<i>Venetian Marble - Vanilla Sky</i>	1		
MARB0500	Venetian Marble at Laundry Room Countertop - Select Color	1	\$195.00	\$195.00
	<i>Venetian Marble - Vanilla Sky</i>	1		
MARB2000	Venetian Marble at Bath 2 Vanity - Select Color	1	\$200.00	\$200.00
	<i>Venetian Marble - Vanilla Sky</i>	1		
MARB2100	Venetian Marble at Bath 2 Tub/Shower - Select Color	1	\$595.00	\$595.00
	<i>Venetian Marble - Vanilla Sky</i>	1		
MARB3000	Venetian Marble at Bath 3 Vanity - Select Color	1	\$170.00	\$170.00
	<i>Venetian Marble - Iridium Gray</i>	1		
MARB3100	Venetian Marble at Bath 3 Tub/Shower - Select Color	1	\$595.00	\$595.00
	<i>Venetian Marble - Iridium Gray</i>	1		

(Order #: 5 - 1/28/2021)

Category: Solar Roofing Option

SOLA0022	Sunrun Solar Purchase - Upsize System	1	\$21,095.00	\$21,095.00
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SubTotal	\$76,968.00
Lot Premium	\$12,000.00
Base price	\$579,990.00
Option Total	\$76,968.00
Incentive Given	\$7,531.00
Total Purchase Price	\$661,427.00

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CANCELLED OPTIONS

Product Code	Date Cancelled in NSE	Name	Qty	List Unit Price	Total Price
Category:		<i>TMLivewell</i>			
OCLW0000	10/07/2020	TMLivewell	1	\$0.00	\$0.00

FEDERAL HOUSING ADMINISTRATION AMENDATORY CLAUSE

If Buyer has elected to finance all or any portion of the purchase of the Property using a mortgage insured by the Department of Housing and Urban Development ("**HUD**"), it is expressly agreed that notwithstanding any other provisions of the Purchase Agreement, the Buyer shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of Deposits or otherwise unless the Buyer has been given, in accordance with HUD/FHA or VA requirements, a written statement by the Federal Housing Commissioner, Department of Veteran Affairs, or a Direct Endorsement lender setting forth the appraised value of the Property of not less than **\$661,427.00**, as may be modified in an Options Report Amendment. Buyer shall have the privilege and option of proceeding with the consummation of the Purchase Agreement without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage HUD will insure. HUD does not warrant the value nor the condition of the Property. Buyer should satisfy himself/herself that the price and condition of the Property are acceptable.

(Signatures to Follow)

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BUYER:

DocuSigned by:
Jagadhish Babu Dadi
7338BCD68532407...

Jagadhish Babu Dadi

DocuSigned by:
Geetha Prathyusha Dadi
7338BCD68532407...

Geetha Prathyusha Dadi

5/1/2021

Date

5/1/2021

Date

Date

Date

SELLER'S AUTHORIZED REPRESENTATIVE:

Taylor Morrison of California, LLC, a California limited liability company

By:

DocuSigned by:
Tim Hearl
9B162DCE35E74C8...

Name:

Tim Hearl

Title:

VP, Sales & Marketing

5/3/2021

Date