

PURCHASE PRICE SUMMARY

121070062

2787 TeagardenPlace, Tracy, CA, 95377 aka Elan at Tracy Hills Phase 004 Lot 62**Vivekananda Reddy Yalala, Srujana Reddy Katapally****Purchase Price Summary Date: October 8, 2021**

Vivekananda Reddy Yalala, Srujana Reddy Katapally (collectively “Buyer”) and **Shea Homes Limited Partnership, a California limited partnership** (“Seller”) are parties to that certain Purchase Contract, Receipt and Joint Escrow Instructions (“Contract”) to purchase the Property located at **2787 TeagardenPlace, Tracy, CA, 95377, Phase 004 Tract 3953 Lot 62**. All capitalized terms not specifically defined herein shall have the same meaning as in the Contract.

This Purchase Price Summary is intended to summarize the Purchase Price for the Property as a convenience to the parties.

The Purchase Price is as follows:

Base Price	\$885,000.00
+ Elevation Premium	\$0.00
+ Lot Premium	\$25,000.00
+ Seller Pre-Selected Options	\$21,885.00
+ Buyer Selected Options	\$65,472.00
- Incentives/Allowances (<i>if applicable</i>)	(\$0.00)
= Purchase Price	\$997,357.00

The Options/Upgrades pre-selected by Seller are as follows:

Quantity	Option # and Description	Price (each)	Total Price
1	DRE10100 Optional 2880 Exterior Door To match Front Door. Includes Concrete stoop.~Adds switch and coach Light Eddington 8619301EN3-71	\$1,905.00	\$1,905.00
1	BFP00010 Backflow Preventer	\$0.00	\$0.00
1	EXTPT002 Exterior Color Scheme 2 Roofing:Tile-2680 Los Padres Blend-Vinyl Windows,White--Gutters&Downspouts match adjacent color- Body Color~Stucco SW7035 Aesthetic White- Trim#1-SW2821 Downing~Stone,Braces Secondary Doors Trim-Trim#2-SW7048~Urbane Bronze, Eaves Fascia Garage Doors-Accent Color#1~SW2803 Rookwood Terra Cotta, Front Doors - Acent Color#2~SW6076 Turkish Coffee,Shutters - Prefabricated Pipes SW9100~UmberRust - Garage Door Weatherstrp, Match Garage Door Color	\$0.00	\$0.00

Quantity	Option # and Description	Price (each)	Total Price
1	PLA50010 Optional Laundry Sink Chrome Faucet Moen Integra 67315C~Park Falls Sink K-19022-1-0, Top Mount	\$1,590.00	\$1,590.00

The Options/Upgrades selected by Buyer are as follows:

Quantity	Option # and Description	Price (each)	Total Price
1	SOLAR245 Cash Purchase Solar 5.89 kW	\$17,670.00	\$17,670.00
25,577	DSTOTAL Design Studio Total <i>KITCHEN COUNTER AND BACKSPLASH \$13648.00</i> <i>GROUP 1 TILE OFFSET G/K/D/P/E \$11,929.00</i>	\$1.00	\$25,577.00
1	APA36210 INCLUDED 36" Profile Series Gas Cooktop Package - SS 36" 5 Burner Gas Cooktop (PGP7036S); 36" 590 CFM Designer~Hood (JV966DSS); 2.2 cf Microwave (PEB7227AND) with 30" trim~kit (JX7230SL); 30" Convection Oven (PTS7000SNSS); 42 dBA~Dishwasher (PDT785SYNFS) with Stainless Steel Interior~(Wifi Connect: Oven, Dishwasher) (M241, M212, M233, M213,~M427, M435)	\$0.00	\$0.00
1	APA50780 Included Multi-Gen Ste Haier Range Package - 4 Burner SS 24" Gas Range , Microwave-Hood, SS Refrigerator~Range QGAS740RMSS, Hood HMV1472BHS, Refer 7.7 cu. ft.,~Freezer 4.2 cu. ft. Total Capacity 11.9 cu. ft. GLE12HSLSS.~(M260, M202)	\$0.00	\$0.00
1	CA002300 UPGD Sarah Door - Main Maple Painted-(Specify Color) Battleship Grey, Swiss Coffee, Dove Grey,~Flint, Denim, Porpoise, <i>SWISS COFFEE</i>	\$5,125.00	\$5,125.00
1	CAA01020 8" Cabinet T-Bar Pulls ILO Round Knobs - Main House (Specify Finish: Satin Nickel or Oil Rubbed Bronze) <i>SATIN NICKEL</i>	\$1,425.00	\$1,425.00
1	CA001050 INCLUDED Sarah Door - Beech Beech - Multi-Gen Ste (Specify Stain: Sedona, Chocolate, Sienna) <i>SEDONA</i>	\$0.00	\$0.00
1	CAA00025 INCLUDED Round Cabinet Knobs - Multi-Gen Ste (Specify Finish: Polished Chrome, Satin Nickel or Oil~Rubbed Bronze) <i>SATIN NICKEL</i>	\$0.00	\$0.00
1	DRI01020 ADD Interior Door at Master Bath 2880	\$450.00	\$450.00
1	APWD1105 GE Front Load Washer & Electric Steam Dryer - White 4.8 Cu Ft. Time Saver, UFV, SmartDisp, E-Star~Washer Model GFW650SSNWW~7.5 Cu Ft, Steam Cycles, ADA Compliant, E-Star~Dryer Model GFD65ESSNWW~13" Load Pedestals GFP1528SNWW~Includes 220V OUTLET	\$2,760.00	\$2,760.00

Quantity	Option # and Description	Price (each)	Total Price
1	DRHK2142 UPGD Whole House #15 Satin Nickel Interior Hardware	\$110.00	\$110.00
2	ELL01010 ADD Dimmer Switch (Specify Location) (1) <i>KITCHEN FOR ISLAND PENDANT PRE WIRES</i> (1) <i>FIRST FLOOR SWITCH FOR ENTRY PENDANT PRE WIRE</i>	\$125.00	\$250.00
2	ELL01300 ADD 120V-15A/20A receptacle Circuit On Existing Circuit~*15Amp or 20Amp will be provided as needed per code (1) <i>MASTER WALK IN CLOSET</i> (1) <i>BONUS AT CEILING FOR FUTURE PROJECTOR</i>	\$120.00	\$240.00
1	ELL01400 ADD 120V-15A Weather Proof Receptacle Existing circuit GFI protected Exterior only (Specify Location) (1) <i>REAR</i>	\$200.00	\$200.00
4	ELL01600 LED Flush Light with Prewire for Common Fixture Outlet Switch Not Included (Specify Location) (3) <i>KITCHEN ISLAND</i> (1) <i>ENTRY</i>	\$310.00	\$1,240.00
2	ELL01525 ADD Single Recessed LED Light Must Select Dimmer or tie to existing Switch (Specify Locati (2) <i>GREAT ROOM ON EXISTING SWITCH</i>	\$170.00	\$340.00
4	ELL01524 ADD 4-light Recessed LED Light Package Includes Dimmer Switch (Specify Location) (4) <i>MASTER BEDROOM</i> (4) <i>BEDROOM 2</i> (4) <i>BEDROOM 3</i> (4) <i>BEDROOM 4</i>	\$795.00	\$3,180.00
1	PLA00046 INCLUDED Multi-Gen Suite Sink - Sterling McAllister Sink 24 Single Bowl - 24" - 24738 18 gauge SS	\$0.00	\$0.00
1	INTPT000 INCLUDED Interior Paint Throughout House - Sherwin Williams Walls, Ceiling, Doors & Trim~SW-7005 Pure White	\$0.00	\$0.00
1	PL900100 Add (1) Gas Stub (1) <i>REAR</i>	\$695.00	\$695.00
1	PLA00010 INCL Stainless Steel Single Bowl Kitchen Sink - Main House Sterling McAllister Single Bowl 11600-NA-18--18 Gauge Stainless Steel	\$0.00	\$0.00
1	LVS00110 Prewire for Exterior Camera - Network cable from Structure Enclosure to Camera Location. Includes exterior outlet. (1) <i>GARAGE</i>	\$330.00	\$330.00
1	PLA1M191 UPG Kitchen Faucet Sleek One - Handle SS Pulldown- Main 7864SRS	\$235.00	\$235.00

Quantity	Option # and Description	Price (each)	Total Price
1	LVE00205 Home Theater - ADD Prewire Only for 5.1 Surround Prewire only for (2) Front In-Ceiling Speakers,~(2) Rear In-Ceiling Speakers, (1) Center~Channel In-Ceiling Speaker & (1) Sub-Woofer.~with white cover plates. Wiring terminations to~binding posts at audio source and Sub location.~Excludes cut outs for Speakers.~(Specify Location) (1) <i>GREAT ROOM</i>	\$875.00	\$875.00
1	PLBM1380 INCLUDED: Boardwalk Bath Split Style Chrome Finish. Widespread Faucet at Master and Powder, Centerset~at Secondary Bath. Includes: Plumbing & Light~Fixtures and Edgestone Bath Accessories	\$0.00	\$0.00
1	ST000010 INCLUDED All Painted Stair System All Painted Stair	\$0.00	\$0.00
1	PLA1M560 Included Multi-Gen Living Prep Faucet Sinema - Chrome #S62608	\$0.00	\$0.00
1	PLW00300 Double Barrel Water Conditioner with RO & Faucet	\$3,600.00	\$3,600.00
1	FEG00100 ADD Single Woodgate	\$170.00	\$170.00
1	ROOM3030 Optional In-Law Suite w/ Bath 5 ILO Flex Room & Alcove ss#34 ** <i>ADDED 03.30.2021 - CHANGED ROOM OPTION.</i> **	\$19,390.00	\$19,390.00

Deposits received by Seller are as follows:**Options Deposit**

Amount	Check or Transaction #	Transaction Date
\$30,722.00	113000020045848	05/18/2021

Options Deposit

Amount	Check or Transaction #	Transaction Date
\$20,000.00	2021030100069618	03/01/2021

Total Deposits Received: \$50,722.00**Closing Cost Incentives to Buyer are as follows:**Estimated Closing Costs to be credited to Buyer at Closing: \$0.00**Broker Commission to be paid by Seller as follows:**



Broker Commission to be paid to:

Windermere Realty Inc.

Estimated Broker Commission paid by Seller:

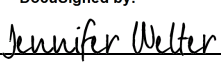
\$10,000.00

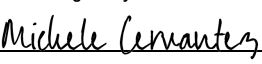
BUYER:

<p>DocuSigned by:  <small>A3E1E9D3DE6F447...</small> Buyer Signature</p>	<p>10/8/2021 5:53:08 PM EDT</p> <hr/> <p>Date</p>
<p>DocuSigned by:  <small>1CF34FE591CD465...</small></p>	<p>10/8/2021 2:56:16 PM PDT</p> <hr/> <p>Date</p>
<p>_____ Buyer Signature</p>	<p>_____ Date</p>

APPROVED AND ACCEPTED FOR SELLER:

Shea Homes Limited Partnership,
a California limited partnership

<p>By:  <small>A3E1E9D3DE6F447...</small></p>	<p>Dated: 10/11/2021 2:51:26 PM PDT</p> <hr/>
<p>Name: Jennifer Welter Its Authorized Agent</p>	

<p>By:  <small>A90BFDB113B449D...</small></p>	<p>Dated: 10/11/2021 3:48:14 PM PDT</p> <hr/>
<p>Name Michele Cervantez Its Authorized Agent</p>	