

AGENT INFORMATION

PREPARING AGREEMENTS FOR WABASH LANDING HOMES

Seller:  
Jeffrey D. Wenger  
290 S. Windy Mansion  
Denver, PA 17517

Broker for Seller:  
Gateway Realty, Inc.  
120 N. Pointe Blvd., Suite 200  
Lancaster, PA 17601  
Company License # RB045206C  
Tel: (717) 560-5500  
Fax: (717) 560-5374

Agent for the Seller:  
Kenneth L. Carper  
Gateway Realty, Inc.  
120 N. Point Blvd., Suite 200  
Lancaster, PA 17601  
License # RM425159

Please Include: The street address and lot number (Note: See No. 3. below for additional directions).

Municipality: East Cocalico Twp.

School District: Cocalico

Down Payment: \$5,000.00 (Made payable to Gateway Realty, Inc.)

Notes:

- 1) Use the PAR Standard Agreement for the Sale of New Construction (ASNC).
- 2) Print the “Addendum/Endorsement to Agreement of Sale” with all the Subparts. Complete header information on the first page, have buyer initial each page and sign and date the last page.
- 3) In Agreement of Sale (ASNC): Do not include the unit or lot number from the MLS in the address. For example, if the MLS has 8 Anchor Avenue, .....(Lot 88), just use the street address for the Property Address: 8 Anchor Avenue. Under the tax ID, where it says “Identification (e.g., Parcel #, Lot, Block; Deed Book, Page, Recording Date): put the lot number there. See example below:

<b>PROPERTY</b>		
Subdivision, Phase, Model <u>Wabash Landing</u>		
Property Address (including postal city) <u>8 ANCHOR AVE</u>	<u>EPHRATA</u>	<u>ZIP 17522</u>
in the municipality of <u>East Cocalico Township</u>		, County of <u>LANCASTER</u>
in the School District of <u>COCALICO</u> , in the Commonwealth of Pennsy		
Tax ID #(s): <u>080-49086-0-0000</u>		
Identification (e.g., Parcel #, Lot, Block; Deed Book, Page, Recording Date): <u>Lot #88</u>		

- 4) On page 5 of 12 of the ASNC, paragraph 10. (A) check box for “Seller will install preparatory work for a radon mitigation system”.
- 5) On page 8 of 12 of the ASNC, paragraph 13. (C) check box and have Buyer(s) initial confirming they have received a copy of the public offering statement.
- 6) On page 12 of 12 of the ASNC, for paragraph 29. (B) at top of page, put a checkmark by the first empty line and put “Addendum/Endorsement to Agreement of Sale” as the Addendums are part of the agreement.

- 7) Lender's qualification letter and phone number must accompany the Agreement of Sale.
- 8) The Seller will not accept an agreement subject to the sale of another property, which is not currently under agreement. If the agreement is subject to Buyer's current property going to final settlement, provide a copy of their agreement and name and phone number of their buyer's lender.
- 9) In the Addendum/Endorsement to Agreement of Sale, on page 9 of 11, please put a checkmark next to the option:
- If the ASNC is for a Townhouse:
    - Put an X or Checkmark next to the option: "Buyer chose to have a fire sprinkler system installed in a home to be built" as all townhouses have a sprinkler system as required by the township.
  - If the ASNC is for a Duplex (semi):
    - Put an X or Checkmark next to the option: "Buyer chose a home that is partially or completely built without a fire sprinkler system".
  - If the ASNC is for a Single (Detached):
    - Put an X or Checkmark next to the option: "Buyer chose a home that is partially or completely built without a fire sprinkler system".
- 10) Cooperative Compensation for new construction is offered as a percentage of the base sales price.  
Note: Cooperative Compensation is not offered on Buyer financing initiatives.
- 11) All ASNC Standard Agreements can be emailed Monday-Friday to sheila@gatewayrealtyinc.com, with the signing date a minimum of 2 business days later. Agreements coming in on Friday or over the weekend would put the date as the following Tuesday.

Please contact Sheila Liffey, New Home Coordinator, at Gateway Realty, with any questions.  
Phone: (717) 735-3521; Fax: (717) 560-5374; Email: sheila@gatewayrealtyinc.com