



Important Notice – New Construction Pricing: Please note that all pricing is subject to change based on current market conditions and the impact of ongoing tariffs on construction materials. Due to the volatility in supply costs, we encourage clients to confirm pricing at the time of contract signing.

FARM ELLIE MODEL: 3/2/2 - 1751 LIVING AREA / 2475 TOTAL SQ. FT.

O CONSTRUCTION PRICE DOES NOT INCLUDE LOT

- COST FOR ELECTRICAL POLES IF NEEDED IS PAID BY OWNER
- WELL CONNECTION UP TO 100 FEET IS INCLUDED. ANY ADDITIONAL FOOTAGE BEYOND 100 FEET WILL BE CHARGED AT \$30 PER FOOT.
- STANDARD CONNECTION TO COUNTY WATER & SEWER IS INCLUDED, BUT THE COST OF ANY MARION COUNTY UTILITIES EXTENSIONS ARE PAID BY OWNER. **PAYMENT SCHEDULE:**

1. **\$50,000.00** – INITIAL DEPOSIT AT THE EXECUTION OF THIS CONTRACT.
2. **40%** – APPROVED PERMITS, LOT CLEARING, BUILDING PAD, ROUGH PLUMBING, INSPECTION PASSED.
3. **40%** – FOUNDATION, BLOCK WALLS, FRAMING, ROOF ASSEMBLY.
4. **15%** – SHINGLE ROOF, WINDOWS, R-ELECTRIC, R-AC, 2nd PLUMBING, STUCCO, FINISHED DRYWALL.
5. **5%** – AT THE COMPLETION OF CONSTRUCTION AND ONCE FINAL STRUCTURE INSPECTION.

† **BALANCE MUST BE PAID IN FULL IN ORDER TO RECEIVE THE CERTIFICATE OF OCCUPANCY. INCLUDED:**

- PERMIT, PLANS, AND IMPACT FEES.
- 8000 SQ FT OF SOD
- UP TO 20 TRUCKLOADS OF DIRT ARE INCLUDED. IF EXTRA DIRT IS NEEDED FOR PAD, DRIVEWAY, GRADING, OR SEPTIC SYSTEM, THE COST WILL BE THE RESPONSIBILITY OF THE OWNER. ANY ADDITIONAL TRUCKLOADS WILL BE CHARGED AT \$250 PER TRUCK.
- UP TO \$4,000 TO CLEAR LOT – ANY EXTRA COST WILL BE PAID BY OWNER
- UP TO 50' OF CONCRETE DRIVEWAY WITH CULVERT IF NEEDED - **(EXTRA COST TO EXTEND)**
- WATER-RESISTANT VINYL FLOORING THROUGHOUT (5 CHOICES)
- STONE VENEER (3 FT. HEIGHT) INSTALLED ON FRONT GARAGE AND WINDOW WALL.
- CONTRACTOR GRADE GRANITE/QUARTZ WITH WATERFALL– FEW COLORS (4-5)
- CONTRACTOR GRADE CABINETS WITH HANDLES (3 CHOICES)
- POT FILLER (WALL-MOUNT) ABOVE RANGE – PLUMBED AND INSTALLED
- RANGE HOOD VENT WITH DECORATION
- INTERIOR PAINT – FLAT WHITE
- MASTER AND GUEST BATHROOM SHOWER AREA TILED WITH AN ALLOWANCE OF UP TO \$5.00 PER SQUARE FOOT; MAXIMUM OF TWO TILE SELECTIONS, NO CUSTOM DESIGNS INCLUDED
- APPLIANCE ALLOWANCE UP TO \$3000 (INCLUDING DRAWER MICROWAVE)
- STANDARD WIRE RACKS FOR CLOSETS AND PANTRIES

AGENT NAME: _____ CLIENT INITIALS: _____ DATE: ____/____/____ PID# _____

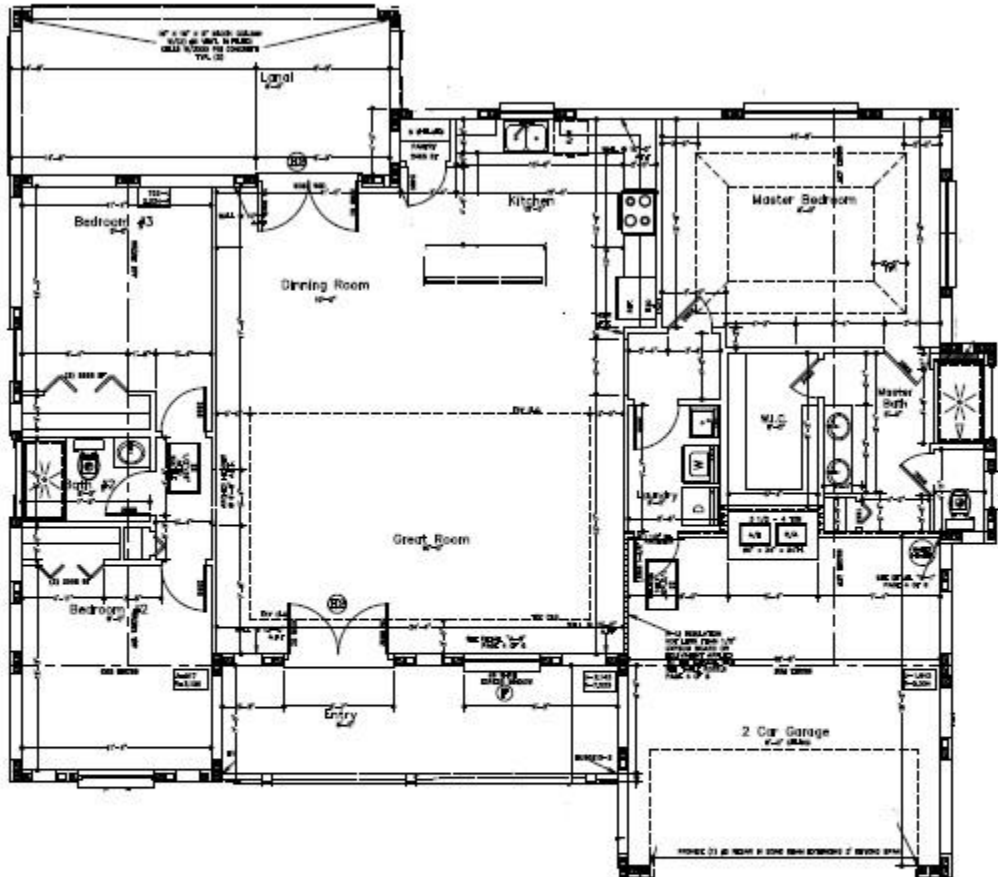


- MIRRORS & VANITY LIGHTS IN MASTER AND HALL BATHROOM
- FRENCH DOOR LEADING TO LANAI AREA
- ARCHITECTURAL SHINGLE ROOF WITH FRONT METAL ROOF– CAN PICK COLOR
- NITROGEN REDUCING TANK OR ATU
- 3.0 – 3.5 TON AIR CONDITION – SEER2 SYSTEM
- 45-GAL HEATER & 200 AMP ELECTRICAL PANEL
- CEILING FANS – MASTER BEDROOM, LIVING ROOM, BEDROOM 1 & 2, FRONT PORCH AND LANAI
- 2 EXTERIOR GARAGE LIGHTS, 1 LIGHT IN FRONT ENTRANCE DOORWAY
- CEDAR AND TONGUE-AND-GROOVE INSTALLED IN THE FRONT AND BACK PORCH AREA
- 10X16 COVERED LANAI WITH CEILING FAN – (*NOT ENCLOSED WITH SCREEN*)
- BOARD AND BATTON ON FRONT ELEVATION ONLY.

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FARM ELLIE



SQUARE FOOTAGES	
LIVING	1,751 SQ. FT.
GARAGE	412 SQ. FT.
LANAI	173 SQ. FT.
ENTRY	139 SQ. FT.
TOTAL	2,475 SQ. FT.

Visit www.rodmarhomes.com for more details and pictures

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