


PRICING *Structure*

There are a variety of factors that determine home pricing. If working off of one of our base plans (see our "Floor Plans" page on our website!), we build individualized pricing sheets to help clients understand the cost of their build. After the initial meeting, we usually have a week turnaround to complete a pricing sheet.

Preliminary Pricing Sheet	
Seller: KRM Development, LLC.	
Buyer: TBD	
Address of Property: TBD	
	
Date: TBD	
Description	New Balance
Base Plan: Silver Series Crystal 1519	\$---,---
Lot Price	\$---,---
Landscaping Requirement per Covenants	\$---,---
Up to 8,000 SF Sod	\$---,---
City Water Meter	\$---,---
Hardie Siding	\$---,---
8' Triple Sill Lower Level Ceilings	\$---,---
Stone Under Front Stoop	\$---,---
Stone Wrap Between 2nd & 3rd Garage	\$---,---
Windsor Windows	\$---,---
9' x 6'-10" Triple Slider in Dining Room	\$---,---
Tray Ceiling in Great Room	\$---,---
False Wall 12" Kitchen Island	\$---,---
Slide-In Gas Range	\$---,---
Dishwasher with Top Controls	\$---,---
French Door Refrigerator	\$---,---
Vent Hood To Exterior	\$---,---
Chimney Hood Allowance	\$---,---
5 Rows Poplar Trim-Built Pantry Shelving	\$---,---
Countertop Microwave to Sit on Shelf in Pantry + Add Outlet	\$---,---
Add 1 Row of Shelving above Washer/Dryer	\$---,---
3x5 Tiled Shower In Primary Bath with Purple Level Tile	\$---,---
Window Added In Tiled Shower	\$---,---
Heavy Glass Frameless Door In Primary Bath	\$---,---
Recessed Can Lighting In Great Room (4), Primary Bedroom (4), Dining Room (2 additional)	\$---,---
Rounded Drywall Corners	\$---,---
Raised and Elongated Stools In Main Level	\$---,---
Bath Hardware Moen Arlys Matte Black	\$---,---
Add Cubbies Above Locker in Poplar	\$---,---
Purple Level 12x24 Tile in All Main Level Bathrooms	\$---,---
Stub for Future Bar in Lower Level	\$---,---
New Preliminary Price:	\$455,000.00
Options Not Included Above:	
Lower Level Finish- 956 SF- Includes 1 Bed, 1 Bath, Family Room	\$---,---
Raised and Elongated Stool In Lower Level	\$---,---
Purple Level 12x24 Tile in Lower Level Bathroom	\$---,---
Finished Back Bar in Lower Level - Base Cabinets w/ 2 Uppers and 1 Floating Shelf	\$---,---
Tray Ceiling in Primary Bedroom	\$---,---

If your building plans include extensive customizations, we create detailed proposals that outline overall costs with your specific plan and selections.

Step 1: Soft Bid - gives you a range for the size of home you are looking at. After the initial meeting, we can complete a soft bid within 2-3 days.

Pricing below is a soft bid, to give you a rough idea if you are in the ballpark of what you are wanting to spend on your new home. Final home plan to be drawn by designer for buyer approval, including elevations. Your plan would need to be sent out for hard bid to take into account windows, ceiling heights and other custom details of your plan. Pricing below is based on a 2,500 Sq. Ft. 3-bed 2.5-bath ranch home including a family room, office, primary suite with soaker tub, tiled shower, and walk-in closet, jack and jill bathroom, covered deck, and 3 car garage.

The preliminary price for this home will be between \$XXX,000 to \$XXX,000. This does not include price of lot or potential lot improvements required.

The preliminary price to finish the basement with 1,500 sq. ft. to include 2 bedrooms, 1.5 bathrooms, family room, and full bar is between \$XX,000.00 and \$XXX,000.00.

If this range fits your budgets and needs, we will move to step 2.



Step 2: Complete high level selections and KRM will send the custom plan and selections to vendors for a hard bid. We will create a detailed proposal with your plan and level of finishes, and present for approval. After your selections meeting, we can complete a hard bid and proposal within 2-3 weeks.

Example first page of customer proposal:



Proposal Date: TBD
Address: TBD

Customer Residence

New Home Proposal Based on a 2,500 sq. ft., 3-bed, 2.5-bath custom plan on a walkout lot with 1,500 SF of finish in the lower level to include two bedrooms, one bathroom, family room and back bar. This proposal also includes 2x6 construction, gable roof, and a 3-car garage. The final number in this proposal includes the costs of the following:

Lot Cost: \$105,000.00

Plans

Financing by the Builder

Permit Fees to Include:

- Building Permit Fees/Survey and Stake yard
- Erosion Control/Silt Sock install
- SWPPP (Storm Water Pollution Protection Plan) Permit

Excavation to Include:

Dig/backfill foundation, re-grade after framing/siding stage is complete, haul off/ grade the excess dirt. If there is a requirement for an overdig at the location, the cost of the overdig will be passed on to the customer.

Fill Sand and Rock to Include:

- All sand to fill garage floors/rock for basement floor/rock for driveway
- Walkout footings/garage to be filled with sand
- Pea gravel in basement
- 4" Recycled concrete or limestone base under driveway

Temporary Services to Include:

- Set up of temporary electric and power usage during construction
- Set up of water meter and water usage during construction

Concrete Footings & Foundations to Include:

- 9' Basement Walls on a walkout lot
- All footings and foundation walls, pier pads, and interior footings per plan Choose an item.
- 1 poured concrete egress well(s)
- 10-year waterproofing warranty on the exterior of the foundation
- Pump for footings and walls
- Form "A" Drain Tile System

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Buyer's initial: _____ Buyer's initial: _____

Seller's initial: _____