



FALCON POINT

BETHEL SCHOOLS – .50 ACRE LOTS (MOL)
RURAL WATER – AEROBIC SEPTIC SYSTEMS

STANDARD FEATURES

- Ceramic tile throughout Entry, Kitchen, Family Room, Dining, Pantry, Bathrooms and Laundry Room, and Secondary Bedroom hallway
- Carpet in Flex Room, Rec Room, Bedrooms (Standard Builder Selection)
- Hand-textured walls and ceilings with eggshell paint wall finish (single color wall and single color trim standard)
- 2 1/4 Base and Case
- Granite countertops in Kitchen and Bathrooms (Standard Builder Selection)
- Painted Cabinetry
- Oil Rubbed Bronze or Satin Nickel Faucets and Plumbing Fixtures depending on décor color selections (Standard Builder Selection)
- Spacious Walk in Master closet
- Raised Ceilings in Living Room and Master Bedroom where plans specify
- Ceiling Fans in Master Bedroom and Living Room (Standard Builder Selection)
- Oil Rubbed Bronze/Black or Satin Nickel Light Fixtures and Hardware depending on décor color selections (Standard Builder Selection)
- Canned lighting in Kitchen
- Stainless Steel Appliances Electric Range with Space Saver Microwave
- Stainless Steel Sound-Insulated Dishwasher
- Tile Backsplash in Kitchen and Granite backsplash bathroom vanities. Tile surround tubs
- Stainless Steel Under-mount Sink
- Garbage Disposal
- Water Line for Ice Maker
- Large Plate Mirrors in Bathrooms (Standard Builder)
- Spacious Master Shower (fiberglass pan shower floor)
- Double Sink in Master Bath
- Covered Back Patio
- Oversize Garages with steel Garage Doors
- 2x4 stud grade lumber in walls
- Moisture barrier around home protecting sheathing

Buyer Initials

Buyer Initials

Seller Initials

Seller Initials

- Engineer Approved Pier and Grade Foundation
- High quality energy efficient heating and air conditioning
- R-30 Blown Insulation in Attic
- R-15 Netted and Blown-in wall insulation
- Over Size Hot Water Heater
- Guttering on Front of Home
- Energy Efficient Low E Vinyl Clad Windows

WARRANTIES AND SERVICES

- FHA/VA approved construction
- Interior décor selected through Flooring Services in Oklahoma City
- 1 Year Builder Warranty of materials and workmanship (kitchen appliances included in 1 year builder warranty)
- 2 Year warranty on Systems (excluding kitchen appliances)
- 5 Year termite warranty
- Smoke detectors
- 5 Cable/Phone Drops Included (Living Room, Flex Room, Master Bedroom, etc.)
- GFI outlets throughout home

****Home and neighborhood information, including pricing, features, terms, availability and amenities, are subject to change prior sale at any time without notice or obligation. Drawings, pictures, photographs, square footages, floor plans, elevations, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built*

Buyer Signature/Date

Brett Shadix
dotloop verified
06/05/25 10:07 AM CDT
81XX-S6M5-F6H5-ZMLF

Seller Signature/Date

Buyer Signature/Date

Seller Signature/Date



Blue Ribbon Contract Addendum

15951 Pecan Road, McLoud, OK 74851

Property Address

1. All selections should be made in a timely manner by the buyer, failure to do so could delay your estimated closing date.
2. All upgrades exceeding \$10,000 to be paid by buyers up front. All pre-paid amounts are fully earned and non-refundable in the event the buyer fails to close. All deposits paid by the Buyer shall pay for materials and labor for those upgrades. Payment to be made to Blue Ribbon Construction upon initiating the upgrades order. Payment for changes must be paid before changes are implemented.
3. Upgrade orders will not be possible once we are 45 days from closing.
4. The buyer understands that upgrades, change orders, lot premiums and price increases may not always be fully recognized by an appraiser resulting in a price difference between the total purchase price and the value indicated at final appraisal. If the buyer's lender will not increase the loan amount to account for this difference, the buyer understands that a cash payment will be required at closing for the difference between the purchase price and final appraisal. If the property appraises for the full purchase price, seller will credit the buyer at closing for any applicable pre-paid amounts.
5. Blue Ribbon Construction does not build custom homes. Upgrade orders will be limited to those items approved by the builder/superintendent.
6. The buyer understands that the closing date is an "estimated" date based on our years of building experience. The buyer also understands that the estimated closing date is not guaranteed. Blue Ribbon Construction will make every effort to close by the estimated closing date; however, there are many things that are beyond our control that can cause a delay in closing (i.e. weather, illness, acts of nature, materials unavailable or delayed, shops on back order, etc.). The buyer is encouraged to check in with the builder for a status of their home prior to locking in their loan rate. If you lock in the rate too soon, you could have to pay for an extension. Blue Ribbon Construction is not responsible for rate lock extensions or delays outside of our control.

Buyer initials

Buyer initials

06/05/25
11:07 AM CDT
dotloop.com
Seller Initials



Blue Ribbon Contract Addendum

15951 Pecan Road, McLoud, OK 74851

Property Address

7. Lot preparation: Seller shall grade the lot to accommodate the home and driveway and to provide for adequate drainage away from the home. On wooded lots, Seller shall clear only those trees and shrubs necessary to allow for the grading described above. Seller reserves the right to remove or leave trees as necessary to accommodate the proper placement and drainage of the home and driveway. Only areas disturbed for construction will be finished with a rough grade. Undisturbed areas will be left as is and are the responsibility of the Buyer to maintain.


8. Buyer agrees to use seller's title company to provide their title insurance. Closing shall take place at the office of:

Stewart Title
1726 South Division Street, Suite A
Guthrie, OK 73044
Office: 405-378-5660
Sabrina Willingham, Escrow Officer | 405-378-5663 | Sabrina.willingham@stewart.com
Lori Melhorn, Escrow Processor | 405-378-5664 | Laura.melhorn@stewart.com

9. Buyer has been given the list of standard features to view and sign. Buyer understands that items not on the list will be considered an upgrade and paid for as described above.

Buyer initials

Buyer initials


06/05/25 10:07 AM EDT
Seller initials



Blue Ribbon Contract Addendum

15951 Pecan Road, McLoud, OK 74851

Property Address

10. Notwithstanding anything contained in this Contract to the contrary, in the event that Seller, in Seller's sole discretion, reasonably determines that Buyer or Buyer's Agent has been uncooperative, interfered with Seller's Construction of the home, or otherwise engaged in inappropriate actions (including but not limited to verbal or physical harassment of workers at the construction site or employees who work in Seller's corporate office, the use of vulgar, obscene, or threatening language directed toward workers at the construction site or employees who work in Seller's Corporate office, public disparagement of any type of Seller or its employees, and the like), Seller may elect to terminate this Contract immediately upon written notice to Buyer (and, for purposes of this provision, notice via email will suffice), in which case Buyer will be entitled only to reimbursement of any and all out of pocket monies paid to Seller (whether categorized as an initial deposit, earnest money, or deposits or prepayments for upgrades, changes orders, lot premiums, price increases, and the like). No other reimbursements or damages of any type, including but not limited to claimed consequential damages arising out of tort, contract, or in equity, or any fees of any type (including but not limited to attorney fees) are recoverable by Buyer when termination has been made pursuant to this provision.

This addendum to made part of the contract upon signing. Buyer(s) have read and understand the content set forth.

[Signature Line]

Buyer Signature Date

Brett Shadix dotloop verified 06/05/25 10:07 AM CDT M5TT-MM4M-TVJG-JFG0

Seller Signature Date

[Signature Line]

Buyer Signature Date

[Signature Line]

Seller Signature Date

[Initials Box] Buyer initials

[Initials Box] Buyer initials

BS 06/05/25 10:07 AM CDT M5TT-MM4M-TVJG-JFG0 Seller initials

PROPERTY IDENTIFIER

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

**RESIDENTIAL PROPERTY CONDITION DISCLOSURE EXEMPTION FORM
IDENTIFICATION OF EXEMPT TRANSFER**

Check the box applicable to the property which is located at (street address):

15951 Pecan Road, McLoud, OK 74851

FALCON POINT BLK 4 LOT 6

- 1. Transfer pursuant to Court Order, including but not limited to, a transfer pursuant to a writ of execution, a transfer by eminent domain, and a transfer pursuant to an Order for partition;
- 2. Transfer to a mortgagee by a mortgagor or successor in interest who is in default, transfer by any foreclosure sale after default in an obligation secured by a mortgage, transfer by a mortgagee's sale under a power of sale after default in an obligation secured by any instrument containing a power of sale, or transfer by a mortgagee who has acquired the real property at a sale conducted pursuant to a power of sale or a sale pursuant to a decree of foreclosure or has acquired the real property by deed in lieu of foreclosure;
- 3. Transfer by a fiduciary who is not an owner occupant of the subject property in the course of the administration of a decedent's estate, guardianship, conservatorship or trust;
- 4. Transfer from one co-owner to one or more other co-owners;
- 5. Transfer made to a spouse, or to the person or persons in the lineal line of consanguinity of one or more of the owners;
- 6. Transfer between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or from a property settlement agreement incidental to such a decree;
- 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse;
- 8. Transfer or exchanges to or from any governmental entity; or
- 9. Transfer of a newly constructed, previously unoccupied dwelling.

The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of the Property.

Brett Shadix
 Seller's Signature

dotloop verified
 06/05/25 11:10 AM CDT
 S4FD-BENM-YH0V-PVED
 Date

Seller's Signature

Date

BUYER'S ACKNOWLEDGMENT

Note: The Buyer is urged to carefully inspect the Property and to have the Property inspected by an expert. The Buyer acknowledges the Buyer has read and received a signed copy of this Exemption Form.

Buyer's Signature

Date

Buyer's Signature

Date

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

SINGLE FAMILY MANDATORY HOMEOWNERS' ASSOCIATION

This supplement, which is attached to and part of the Oklahoma Uniform Contract of Sale of Real Estate, relates to the following described real estate:

15951 Pecan Road, McLoud, OK 74851

FALCON POINT BLK 4 LOT 6

1. INSPECTION OF COMMON ELEMENTS AND REVIEW OF DOCUMENTS. Seller, or Seller's Broker, if applicable, within five (5) days from the Time Reference Date shall deliver to Buyer, in care of Buyer's Broker, if applicable, the Declaration, (Real Estate Development Act, O.S. Title 60, Section 851, et. seq.), Restrictive Covenants, Bylaws of the Owners' Association, a copy of the Owners' Association annual budget reflecting the current monthly assessment(s) for maintenance and common expense allocable to the Property, the Project Plot Plan, Unit Plan, and the Rules and Regulations adopted by the Board of Directors of the Owners' Association, if any (the "Documents").

Buyer, within the time provided in the Investigations, Inspections and Review Paragraph of the Contract of Sale of Real Estate, shall examine the Documents and make an inspection of those common areas of the Project which are maintained and/or operated by the Owners' Association. If Buyer objects to the provisions of the Documents, or if any item of the common elements does not meet the Buyer's approval, Buyer shall have the right to cancel this Contract as provided in the Investigations, Inspections and Review Paragraph of the Contract of Sale of Real Estate.

2. HOMEOWNERS' ASSOCIATION REPAIR OBLIGATIONS. If repairs are required as a result of inspections accomplished per the Investigations, Inspections and Review Paragraph of the Contract of Sale of Real Estate and if such repairs are the responsibility of the Owners' Association, the Seller shall obtain a repair commitment letter from the Owners' Association, and subject to lender's acceptance of said commitment letter, the Closing shall not be delayed and Buyer and Seller agree to close per the Investigations, the Inspections and Review Paragraph of the Contract of Sale of Real Estate.

Buyer's Signature Date

Buyer's Signature Date

Brett Shadix dotloop verified
06/05/25 10:08 AM CDT
JOMU-CTVN-8U1O-QHUP
Seller's Signature Date

Seller's Signature Date



15951 Pecan Road, McLoud, OK 74851

Property Address

SQUARE FOOTAGE ACKNOWLEDGMENT

I/We understand that square footage from appraisal companies, measuring services, floor plans, and courthouse square footages may vary. Precise measurements are difficult to assess and therefore square footage may vary among sources. Since there is no single uniform system for precise measurement of a property, there are often discrepancies and inaccuracies.

The Listing and Selling Brokers/Associates make no representation or warranty, expressed or implied, of the size of the Property or the accuracy of any measurements of the property and has no duty or obligation to independently verify the accuracy of measurements found in source documents.

As the Buyer/Lessee, you have the right to measure or hire your own professional capable of measuring the property during your timeframe for Investigation, Inspections and Reviews as provided in the Contract for Sale of Real Estate or the Leasing Agreement.

By signing below, you acknowledge receipt of this acknowledgment and understand its contents.

Buyer Signature/Date

Buyer Signature/Date

Brett Shadix dotloop verified
06/05/25 10:08 AM CDT
ODO0-PLW2-S09M-TF20

Seller Signature/Date

Seller Signature/Date

SCHOOL ACKNOWLEDGMENT

School district boundaries are often obtained from third party sources. The Buyer/Lessee understands that the Listing and Selling Brokers/Associates have not verified school boundary information. The Buyer/Lessee is advised to take appropriate precautions and verify school district boundaries that may be material to your decision to purchase/lease during your timeframe for Investigations, Inspections and Reviews.

By signing below, you acknowledge receipt of this acknowledgment and understand its contents.

Buyer Signature/Date

Buyer Signature/Date

Brett Shadix dotloop verified
06/05/25 10:08 AM CDT
98A1-FDOD-SQ8H-25DE

Seller Signature/Date

Seller Signature/Date

PROPERTY IDENTIFIER _____

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

**DISCLOSURE OF LICENSURE STATUS, BENEFICIAL INTEREST,
AND FAMILIAL RELATIONSHIP**

Disclosures must be made prior to or at the time that any recommendation, referral or procurement of any product or service is made in instances in which the licensee may receive any compensation or consideration in connection therewith.

Failure to disclose a beneficial or familial relationship in writing is a direct violation of *Okla. Admin. Code* § 605:10-17-4 and will result in disciplinary actions including but not limited to suspension or revocation of licensure.

Failure of a licensee to disclose their licensure status as a purchaser or seller (other than when acting as a direct employee of an owner) is a direct violation of *Okla. Admin. Code* § 605:10-17-4 and *Okla. Admin. Code* § 605:10-9-4(d) and will result in disciplinary actions including but not limited to suspension or revocation of licensure.

Disclosure of Compensation

The parties acknowledge and understand that LICENSEE _____ (name of associate or broker) with LICENSE NUMBER _____ may receive compensation in connection with the recommendation, referral or procurement of _____ (service name).

Disclosure of Beneficial or Ownership Interest

The parties acknowledge and understand that LICENSEE Mike Shadix (name of associate or broker) with LICENSE NUMBER 47255 holds a beneficial or ownership interest in Blue Ribbon Construction LLC (entity name) and may receive compensation in connection with the recommendation, referral or procurement of Blue Ribbon Construction LLC.

Disclosure of Familial Interest

The parties acknowledge and understand that LICENSEE Brett Shadix (name of associate or broker) with LICENSE NUMBER 159788 has a familial relationship with Mike Shadix (name of family member), who is a party to the transaction.

Disclosure of Licensee Acting As Purchaser or Seller

The parties acknowledge and understand that LICENSEE _____ (name of associate or broker) with LICENSE NUMBER _____ is acting as an owner in the purchase or sale of _____ (property address).

Buyer's / Tenant's Signature

Date

Buyer's / Tenant's Signature

Date

Broker / Associate Signature

Date

Brett Shadix
dotloop verified
06/05/25 10:08 AM
CDT
JLV5-1NTF-J2FH-ZDBU

Seller's / Landlord's Signature

Date

Seller's / Landlord's Signature

Date

Broker / Associate Signature

Date