

Presale Procedure at OMNIA
Use only for Presale Property, Not for Existing Inventory

1. Buyer is to be pre-approved with lender if financing with borrowed funds, and Buyer needs to be ready to make a commitment.
2. Buyer chooses from our list of house plans – Austin, Omnia & Westbrook Plans, Elevation A, B, or C is same price.
3. Buyer selects a vacant lot. Listing Agent will advise if lot is available.
4. Buyer Agent offers Purchase and Sale Agreement on Builder's forms and pays \$2,000.00 earnest money by check made payable to Premier Realty Assoc., Inc.
5. When offer is accepted by Builder, within 10 days, Buyer pays Builder a \$5,000.00 non-refundable payment to build select plan on specified lot. This amount will apply toward Buyer's down payment at closing. This check is to be made payable to Centro Development Corporation, and is to be paid in Certified Funds and mailed to: Centro Development Corporation, 530 Highland Station Drive – Suite 3003, Suwanee, GA 30024.
6. After the non-refundable payment is received by Builder, Builder will start construction of specified plan on specified lot. The Construction period is 165 +/- days from the start of construction or from the date of Buyer's non-refundable payment, whichever is later.
7. Should Buyer elect offered upgrades from our upgrades list in the Purchase and Sale Agreement or by Amendment, Builder will request additional non-refundable funds, dollar for dollar on the upgrade amounts. These amounts apply toward Buyer's down payment if added to the Purchase Price. Upon receiving the Lender's appraisal of house, if house does not appraise for the Purchase Price plus the upgrade amounts, the upgrade amounts will be deducted from the Purchase Price and the upgrade amounts will not apply toward the down payment. (Not all upgrades add value from an appraiser's perspective.)
8. Any upgrades added after the Binding Agreement Date in Purchase and Sale Agreement are "out of pocket" to the Buyer and these amounts are in addition to the Purchase Price.
9. Buyer will meet with Builder's Decorator to choose colors for house within Builder's allowances. Any decorator overages are paid at that time and are non-refundable. Should Buyer desire colors that Decorator determines to be of a non-neutral color- whether standard or upgrade, an additional non-refundable payment may be requested by Builder.
10. Prior to closing, Buyer will do walk thru with Builder Superintendent. All punch list items will be corrected prior to closing and signed off by Buyer prior to closing.
11. At closing, Buyer will either be refunded the non-refundable payment in full (except for payments for extras, overages or upgrades) or the non-refundable payment will be applied to Buyer's down payment, whichever is applicable.
12. Should Buyer not close, non-refundable payments will be retained by Builder as liquidated damages and will not be construed as penalty.
13. Should an appraisal be part of the process, Builder may elect to submit plans & specs for Buyer's appraisal to obtain the appraised value prior to start of construction or during construction.