LOWDER NEW HOMES "ZERO CLOSING COSTS" PROMOTION TERMS AND CONDITIONS AND DISCLOSURES ON LIMITATIONS AND RESTRICTIONS

LOWDER NEW HOMES (hereinafter the "Seller") will pay certain closing costs and pre-paid expenses as part of the agreement for the sale of real property (hereinafter "contract") on a select number of designated homes (hereinafter "eligible homes" a list of which is attached or is listed as part of this disclosure). The closing costs paid by the Seller shall be limited to **lender fees**, **third party fees**, and **prepaid expenses** as outlined below.

LENDER FEES include fees paid for by Seller to the lender will include underwriting fees, processing fees, doc prep, lender admin fees, tax service fees and credit fees. Lender fees that will NOT be paid for by the Seller include origination fees, discount points, commitment fees, fees associated with down payment assistance programs, courier fees, application fees, or any other fee not mentioned or as determined by the Seller. ***TOTAL LENDER FEES PAID FOR BY THE SELLER ARE LIMITED TO A TOTAL OF $850***. Certain loan products in the marketplace require the payment of fees exceeding $850. Therefore, to qualify for this offer, Purchaser must use a lender approved by the Seller and apply for a qualifying loan product.

THIRD PARTY FEES paid by the Seller include all settlement fees (i.e. attorney fees, deed prep, title search, title binder, and wire fees necessary to complete the transaction) without exception or limitation. The closing will take place at the offices of Ball, Ball, Matthews & Novak, P.A. 445 Dexter Avenue, Suite 9045 Montgomery, AL 36104. Other Third Party Fees paid by the Seller include appraisal and final inspection if necessary, fraud check services, flood certification, lenders title insurance, recording fees, and transfer taxes. Third Party Fees not included or not paid for by the Seller include owner's title insurance or home inspection fees.

PREPAID EXPENSES or those expenses required by the lender to be paid in advance that will be paid for by the Seller and include prepaid interest expense or daily interest charges, and home owners insurance for the first year. Prepaid recurring expenses or those expenses related to reserves required by the lender (for future property taxes and Insurance Premiums) are excluded and will not be paid by the Seller.

BY SIGNING BELOW I AM ACKNOWLEDING THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS AND ALL LIMITATIONS AND RESTRICTIONS REGARDING THE LOWDER NEW HOMES "ZERO CLOSING COSTS" PROMOTION. FURTHERMORE I AM ACKNOWLEDGING MY ACCEPTANCE OF THESE CONDITIONS PRIOR TO EXECUTING ANY PURCHASE AGREEMENT OR COMMITMENT TO EXECUTE ANY AGREEMENT WITH THE SELLER OR ANY LENDER.

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Prospective purchaser date Seller date

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Prospective purchaser date