

THE PARAGON BUILDING GROUP, LTD.
LOT PURCHASE AGREEMENT

This is an agreement made by and between THE PARAGON BUILDING GROUP, LTD, an Ohio limited liability company and:

The undersigned:

John Smith

Jane Smith

Whose address is:

1234 Main Street

Dublin, OH 43017

Hereinafter, collectively, and singularly ("Buyer") and The Paragon Building Group, Ltd., whose address is 565 Metro Place South, Suite 220, Dublin, Ohio 43017 d/b/a Virginia Homes ("Seller") hereby agree to this Lot Purchase Contract

1) Purchase and Sale:

On the terms and subject to the conditions hereinafter set forth in this Agreement, Seller shall sell and convey to Buyer(s) and Buyer(s) shall purchase and pay for the below listed lot as designated:

Situated in the State of Ohio, County of Union:

Being Lot Number 1 of Hyland Glen, as the same is numbered and delineated upon the recorded plat thereof, of record being part of Plat Book 6, Page 180 AB Slide 91, City of Dublin, Union County, OH.

Address: 234 Main Street

Parcel Number: 1234567890

2) Lot Improvements:

Buyer agrees to install public walks in front of the Lot and all other improvements as required by the city and/or county for building on the Lot.

3) Purchase Terms:

Buyer acknowledges that only The Paragon Building Group, Ltd., dba Virginia Homes can build on the lot and further states that a contract is in existence between the parties to build a home. The purchase price is One Dollar (\$1.00). The closing of the lot is to be the earlier of March 8, 2026, or the issuance of a building permit by the governing building department.

4) Closing:

The closing for the lot shall be held in the office of The Paragon Building Group, Ltd. or Stewart Title during normal business hours of 8:30 a.m. to 5:00 p.m., Monday thru

Friday, provided that the closing is within the time frame of Section 3. IT IS UNDERSTOOD AND AGREED, ANY LAW OR EQUITY TO THE CONTRARY NOTWITHSTANDING THAT TIME IS OF THE ESSENCE WITH RESPECT TO THE BUYER AND THE BUYER'S CLOSING(S) OF THE TRANSACTION OR PURCHASE AND SALE, WHICH IS THE SUBJECT OF THIS TRANSACTION.

5) Possession:

Buyer(s) shall be entitled to exclusive possession of said lot at the closing of the purchase thereof, and, at all times after the date of this agreement, Buyer(s) and its representatives shall be entitled to enter upon the lot for purposes of making surveys, engineering studies, and other investigations relating to the anticipated uses thereof.

6) Evidence of Title:

Within a ten (10) day period prior to closing, Seller shall furnish Buyer(s) a commitment for an Owner's policy of title insurance in the amount of the purchase price of the lot. At closing Seller shall pay for an owner's policy of title insurance issued by STEWART TITLE AGENCY OF COLUMBUS. The title shall insure in Buyer(s) good and marketable fee simple title to the lot free and clear of all liens and encumbrances except: (a) those created by or assumed by Buyer(s); (b) those specifically set forth in this agreement; (c) zoning ordinances; (d) legal highways; (e) restrictions, conditions and utility easements of record, provided the same will not unreasonably interfere with the use of the lot for single family residential purposes, but including, without limiting the generality of the foregoing, the restrictions, conditions, and easements for the subdivision in which the lot is located; and (f) real estate taxes not then due and payable.

7) Warranty Deed:

Seller, at closing shall convey the lot to Buyer(s) by transferable general warranty deed, conveying marketable title in fee simple free and clear of all liens and encumbrances except those listed in item 6 thereof, and the construction requirements and repurchase right set forth in item 12.

8) Taxes and Assessments:

At the closing, Seller shall credit on the purchase price all delinquent taxes, including penalties and interest, all assessments for improvements now in place or for improvements installed by Seller, whether or not a lien, and all unpaid real estate taxes not yet due for years prior to closing and a portion of such taxes for the year of closing prorated through the date of closing and based on a 365-day year. The tax proration at closing is final and not subject to readjustment.

9) Homeowners Association:

Buyer acknowledges that the lot is part of a Homeowners' Association and Buyer(s) is responsible for the dues from the date of closing through the rest of the year following the closing and thereafter. Buyer(s) is responsible for any initial contributions, if

necessary, per deed restrictions, to the association at the time of closing to establish a sufficient operating fund of the Association.

10) Broker's Commission:

Unless otherwise specifically provided herein or within the original Paragon Purchase Contract, each party represents that they have not employed, contracted, or dealt with any other broker, salesperson, or agent in this transaction, and except in the event of Buyer's default hereunder, Seller shall indemnify Buyer(s) from any obligation for brokerage fees to Broker. This warranty and representation shall survive delivery of the deed and closing of this transaction.

11) Seller Improvements:

Seller, at its cost and expense, has constructed the sanitary sewers, storm sewers, water lines, and streets in and for the subdivision in which the lot is located in accordance with the plans and specifications approved by the appropriate authority. Seller shall not be required to run utility lines to any structure on the lot. Should Buyer(s) encounter soil conditions that make the lot non-buildable, i.e., buried debris or peat, Seller shall either repurchase the lot at the original purchase price or pay for additional costs to make the lot buildable at the option of the Seller. All other additional costs incurred due to fill dirt, rock formation, etc., are the responsibility of the Buyer(s). Seller, at its expense shall remove all debris on the lot prior to Buyer(s) commencing construction thereon, and shall use its best efforts to cause telephone, gas, and electric lines to be extended to the lot. Seller made, and does not make any warranty or representation, express or implied as to the physical condition of the Property. Neither party is relying on any statement or representations made by the other embodied herein. Buyer(s) hereby expressly acknowledges that no such warranties and representations have been made, except as expressly set forth in the Agreement; that it shall be Buyer's obligation to obtain and pay for all commitments for water, sewer and other utilities and to pay the commitment, impact, tap in or other fees and charges therefore. Buyer acknowledges that the provisions of this Agreement for inspection and investigation of the Property are adequate to enable Buyer(s) to make Buyer's own determination with respect to the physical condition of the Property. Buyer(s) further acknowledges it has inspected the Property or has caused such inspection to be made and is thoroughly familiar and satisfied therewith and agrees to take the Property in its physical condition, "AS IS, WHERE IS, WITH ALL FAULTS" as of the date of Closing, subject to the express conditions of this Agreement. Seller shall not be liable or bound in any manner by any verbal or written statement, representation or information made or given by anyone pertaining to the Property, unless specifically set forth in this Agreement.

12) Buyer(s) Improvements:

An essential element of Seller's agreement to sell the lot to Buyer(s) is that Buyer(s) timely constructs a single-family dwelling on the lot(s). All improvements constructed thereon will meet the requirements of all covenants, conditions, and restrictions of

record, including those established for the subdivision in which the lot is situated, the master grading plan, and the architectural and landscaping approved by the Architect retained by Seller. Among other things the Architect established the limitations and restrictions with respect to landscaping, the erection, composition and height of buildings and fences, and other improvements. Under no condition may Buyer(s) start construction of a dwelling before submitting plans and specifications for the dwelling and receiving plan approval as to design. Buyer(s) agrees not to make or permit any improvements to be made on the lot(s) inconsistent with or not in compliance with the foregoing. Excess excavation materials (i.e. dirt) shall be the sole responsibility of the Buyer(s) and is to be removed from the subdivision as soon as practical, so as not to interfere with adjacent construction activities or become a nuisance. Prior to construction and during the time that Buyer(s) owns the lot(s) it is the Buyer(s) responsibility to maintain the lot in a manner consistent with the subdivision (i.e. cutting grass and litter free).

In the event Buyer fails to construct a dwelling exclusively through The Paragon Building Group, Ltd. dba Virginia Homes, or if Buyer fails to commence construction of a single-family dwelling on the lot within 6 months of closing or fails to complete construction within 18 months of commencement, Seller shall have the right, but not the obligation, to repurchase the lot at the original purchase price. Seller shall exercise this right by delivering written notice to Buyer and closing of the repurchase shall occur within 60 days of such notice. This repurchase right shall be referenced in the deed and shall run with the land. Buyer shall convey the lot free and clear of all liens, encumbrances, and partial improvements.

13) Notices:

Any notice required or desired to be given to either party shall be in writing and shall be deemed given when delivered personally to Buyer or deposited in the United States mail, first class postage prepaid, addresses to Buyer at:

John Smith
Jane Smith
1234 Main Street
Dublin, OH 43017

or when delivered personally to Seller or deposited in the United States mail, first class, postage prepaid, addressed to Seller at 565 Metro Place South, Suite 220, Dublin, OH 43017. Either party may change the address at which such notices are to be delivered or mailed by giving the other party notice at such change.

14) Successors in Interest:

All provisions of this agreement shall be binding upon, inure to the benefit of, and be enforceable by and against the respective successors and assigns of each party to the agreement. Seller must approve any assignment by Buyer.

15) Non-Merger:

All warranties, representations and agreements set forth herein shall survive the closing and the execution and delivery of a deed pursuant hereto.

16) Agreement Complete:

This document fully sets forth all agreements and understandings of the parties to this agreement with respect to the subject matter hereto.

17) Contingency/Other:

None

BUYER:

By: _____
John Smith Date

By: _____
Jane Smith Date

SELLER:

THE PARAGON BUILDING GROUP, LTD. DBA VIRGINIA HOMES
an Ohio corporation

By: _____
Charles Ruma, President Date