

Financial Requirements

DEPOSIT BY CONTRACT TYPE

Build with US	Partially Complete	Completed Home	Lot Sale - Custom Contract	Custom Contract - Construction
5% Initial Deposit	<ul style="list-style-type: none"> • Before Frame - 5% • After Frame - 3% Both Initial Deposit	Earnest Money - 2%	<ul style="list-style-type: none"> • Lot Hold - 2,500.00 - 5 Days • 5% Initial Deposit 	<ul style="list-style-type: none"> • 6,000.00 Engagement fee • 10% Deposit/Banking requirements

EARNEST MONEY vs INITIAL DEPOSIT

Earnest Money:

- A good-faith payment by a buyer when an offer/contract is made to show they're serious.
- Paid at the time of contract
- Holds the lot/home while inspections, financing, and other contingencies are resolved.
- Often refundable if buyer cancels for valid contract contingencies; may be forfeited if buyer breaches without a contingency.
- Credited towards total price at time of closing.

Initial Deposit:

- A larger upfront payment is required after contract execution to secure construction and cover initial costs.
- Shows commitment to build, covers builder's initial expenses, reserves materials/orders.
- Likely a prerequisite for certain loans/banks.
- More likely to be nonrefundable or partially refundable depending on contract terms.
- Larger amount than the earnest money, given the risk of contract performance requirements.
- Credited towards total price at time of closing.

Custom Plan

6,000.00

Engagement Fee - non refundable for new plan development



CALIBER HOMES

CHARACTER REDEFINED

Existing Plan Change

1,500.00

Make new floor plan changes within existing plan envelope.

2,500.00

Moving and or changing exterior walls with no roof modification.

4,500.00

Moving and or changing exterior walls, including a redesign of the roofline / plan.