



## **Trade Partner Purchase Program**

Trade Partners are essential to the success of Simplicity Homes. The individual and groups that provide us with materials, supplies, and labor are an extension of the Simplicity Homes team. We feel the team relationship is so important that we have created a special discount on our homes for our Trade Partners. With this program it gives Trade Partners an opportunity to live in a Simplicity Home and experience homeownership just as our Trade Partners proved for hundreds of others throughout the year.

### **Trade Partner Program Eligibility:**

1. The Trade Partner that owns the company that is paid by Simplicity Homes is entitled to the Trade Partner Discount. The company must currently be working with Simplicity Homes and must have been for the past 12 months. This offer is also extended to the individual employees of the Trade partner. The employee must work on a Simplicity Homes job site for a minimum of one year and must have worked for the Trade as an employee for a minimum of one year.
2. A material supplier or distributor is considered to be a Trade Partner under this program with the following guidelines: The employee of the supplier works directly in conjunction with the day to day operations of Simplicity Homes. The supplier must have worked with Simplicity Homes for a minimum of one year and the employee must have been employed with the supplier/manufacturer for a minimum of one year.
3. Trade Partners are eligible to purchase a home with this program every 18 months.

### **Trade Partner Discount Details:**

4. Trade Partners will receive a 5% discount on purchase price of home including any additional full price options selected on the home up to but not to exceed \$5,000.
5. Trade Partners are allowed to perform their normal trade and the purchase order price already in place will be applied as a discount the Purchase Price. If you are an employee of a Trade Partner this amount must be agreed to by our employer in writing before applying the purchase order amount.
6. Trade Partners must write the purchase and sale agreement through our New Home Advisors. There will be no discount given if a co-op agent is involved with the contract. The buyer understands that they will represent themselves in this transaction and the New Home Advisor will solely represent Simplicity Homes.
7. The Trade Partner discount is not available with any other incentives or discounts.



**Trade Partner Discount Program Guidelines:**

1. Trade Partners are not allowed to perform ANY custom work on their home prior to closing.
2. Trade Partners are not allowed to negotiate free materials, discounts, or upgrades with any other trade partner or supplier.
3. Trade Partners are not allowed to perform any other scope of work other than their normal trade.
4. Trade Partners will not modify, change, or add any items in the home prior to closing.
5. Homes must be selected from the offered plans.
6. Trade Partners must close within 30 days of completion (certificate of occupancy) of the Home.
7. The forgoing terms and items are agreed to as part of the Simplicity Homes Trade Partner Program. The Trade Partner agrees that if the following terms are not followed, the Trade Partners will forfeit their earnest money and the contract to purchase the house will terminate.

By signing below, the above is agreed to and understood in its entirety.

Trade Partner/Buyer:

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Trade Partner Company: \_\_\_\_\_

**This signed agreement must accompany the purchase and sale agreement.**