



## OFFER GUIDELINES

1. The asking prices for each home will be posted on price sheet located on the Alante page of our website: [OnyxAndEast.com/Alante](https://OnyxAndEast.com/Alante)
2. Offers can be submitted for each home that is released prior to the offer deadline. We will reply to the offers the day after the offer deadline.
3. Offers must be submitted using the offer form on the website.
4. Email your completed offer form to [Kim.Falato@onyxandeast.com](mailto:Kim.Falato@onyxandeast.com) by 11:59PM EST on the last sale date of each release. Offers received after 11:59PM EST on the deadline date will not be accepted.
5. With your offer, you are required to provide a pre-approval letter or proof of funds that covers the offer price.
6. Buyers may submit one offer home property. Buyers may submit offers on more than one home. The form will have a section for you to list the home(s) and the offers you are submitting in the order of your preference.
7. We will accept the highest offer that is at or above the asking price for each home.
8. If you have submitted the highest offer on multiple homes, your offer on the home you ranked highest will be accepted. The other homes on which you offered will then go to the next highest offer.
9. If your offer is accepted, you will be notified on the Monday following the sale dates and a purchase agreement will be sent to you via DocuSign. The purchase agreement must be signed within 24 hours of receipt.
10. Five percent earnest money must be wired within 72 hours of contract signing to our selected title company. Wiring instructions will be provided after the offer is accepted.
11. Those who submitted offers that were not accepted will be notified when more homes and buildings are released.
12. If someone with an accepted offer fails to sign the purchase agreement and/or submit the earnest money deposit within the specified timeframe, the offer will be rejected and the next highest offer will be accepted.

**ONYX+EAST.**

[OnyxAndEast.com/Alante](https://OnyxAndEast.com/Alante)

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## Alante Townhome's FAQ's

Below you will find frequently asked questions regarding our Alante Townhomes release. Please refer to your purchase agreement and HOA documents for more specific, detailed answers.

**QUESTION: How much do I need to put down?**

A 5% non-refundable deposit of the purchase price is required within 3 days of the executed contract. When you finalize your options and selections, an additional non-refundable deposit of 50% of your total amount of upgrades is due within 3 days.

**QUESTION: When do I select the finishes?**

Very soon! The remaining selections should be finalized within 30 days of signing. Our design team will contact you during this time to set up a meeting to help you choose your selections.

**QUESTION: Can I have my home inspected?**

Yes, please have your inspector submit their report to your superintendent at least 10 days prior to closing.

**QUESTION: Does my home come with a warranty?**

Yes, your home will have a 10-year, transferrable structural warranty that will be provided to you after closing. Your home will also have a 1-year warranty on all workmanship and materials. Please see 'Exhibit C' of your purchase agreement for additional details.

**QUESTION: Are there meetings during construction/is there a final walkthrough?**

Yes, there are 4 scheduled meetings with your builder as laid out below:

1. Preconstruction Meeting (prior to framing)
2. Pre-Drywall Walk Through (After Framing and Mechanicals)
3. New Home Orientation (Approximately 1 week before closing)
4. Final Walk Through (The day of closing, prior to closing)

**QUESTION: What type of insurance will I need?**

You will need an HO3 Policy from your selected insurance company.

**QUESTION: How much is the HOA fee and what is covered in the HOA fee?**

The HOA fee is \$375.00 per month. The main services within the HOA fees include landscaping, water service, trash, lawn mowing, maintenance, periodic exterior maintenance, professional management, and common area insurance. You can find a full, detailed list of included items in the *Declaration of Covenants and Restrictions*.

**QUESTION: Can I rent my property?**

Yes, rentals are allowed within your property with a 6 month minimum rental term not being leased out more than twice a year.



# ALANTE INCLUDED FEATURES

## Energy Efficient Home Features

- Concrete block construction (R7.9)
- Vinyl Impact Low-E windows
- Trane® 9.2 HPSF Electric Heat Pump with 14 SEER air conditioning\*
- 50-gallon electric water heater\*
- Spray foam insulation at roof locations
- Finished drywall/exposed block garage
- Ecobee Programmable thermostat w/ WI-FI\*

## Impressive Exteriors Features

- Front elevations vary by plan (brick, stone, stucco, James Hardie™ fiber cement siding)
- Therma-Tru® Full Light insulated fiberglass entry door with full weather stripping and dead bolt
- 1- or 2-car garage with Cloplay® garage door
- Florida approved vinyl impact glass Low-E windows (Dark Bronze Exterior/White Interior)
- Frost-proof hose bib (location per plan)
- Schlage® Modern, satin-nickel finish exterior door handle WIFI enabled\*

## Smart Home Features

- Low Voltage Panel
- 1 RG 6 Cable and 1 CAT 6 Data Outlet
- OnQ Low Voltage Panel
- Schlage Encode SmartWIFI Deadbolt
- Liftmaster® Garage door opener (1/2 HP) WIFI Enabled Smart Home Technology
- Ecobee Learning Thermostat\*
- Video Doorbell\*

\* Manufacturer subject to change due to supply-chain availability

## Beautiful Interior Features

- Merillat® 42" uppers full overlay – level 1 hardware– soft close and pulls included
- Moen® Stainless-steel, single-lever high-arch kitchen faucet with pull down sprayer\*
- 18-gauge stainless-steel under-mount single bowl kitchen sink
- Whirlpool® 30" stainless-steel smooth top electric slide-in range/oven\*
- Whirlpool® Stainless-steel recirculating canopy vent hood\*
- Whirlpool® 24" Energy Star stainless-steel dishwasher\*
- Whirlpool® 24" Stainless-steel base cabinet microwave 2.2 Cu. Ft 1200W\*
- Moen® 1/2 HP- Includes Disposal Air Switch Button on counter near Sink
- Quartz kitchen countertops
- 4" countertop backsplash around the kitchen perimeter and level 1 backsplash tile installed at range to ceiling.
- 6" LED Flush Mount Surface lighting (per plan)
- Progress® Kitchen Island pendant lights\*
- Quartz Countertop with Under-Mounted Sink in owners and secondary bathrooms
- Moen® Genta brushed nickel two Handle Faucet in Master and single in secondary bathrooms
- Brushed Nickel Semi-Frame clear glass shower door
- Designer Ceramic tile floor (12" x 24") and tile wall (10" x 13")
- Sterling® Molded Tub with Tile Wall Surround in secondary bathrooms with Moen® Genta brushed nickel fixtures
- Gerber® Elongated Standard Height Toilet
- Gerber® Pedestal Sink in powder bathroom (white)
- Merillat® Full Overlay, Raised Height – Level 1 Hardware and Soft Close included
- Frameless tempered glass mirrors in bathrooms
- White semi-gloss casing and trim paint
- 3-Panel Craftsman hollow core interior doors
- Schlage® Lever style Satin-nickel finish interior door hardware \*
- Vinyl mesh window screens
- Plush carpeting with 5 lb. pad (per plan)\*
- Flush mount laundry ceiling light
- Ceiling Fan prewire in all bedrooms and living room
- Luxury Vinyl Plank (LVP) flooring in kitchen/living room

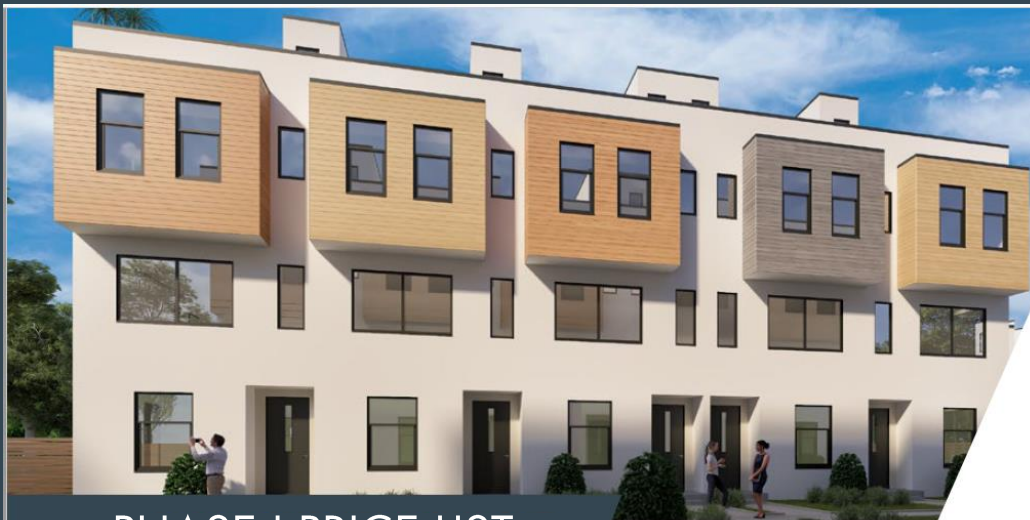


alante

BY ONYX+EAST

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## PHASE I PRICE LIST

ADDRESS	FLOOR PLAN	SQ. FT.	PRICE	BEDS	BATHS	GARAGE
<b>BUILDING 5</b>						
320 15 <sup>TH</sup> Street N	Delhi	1,944	\$724,990	3	3.5	1
316 15 <sup>th</sup> Street N	Delhi	1,944	\$699,990	3	3.5	1
312 15 <sup>th</sup> Street N	Delhi	1,944	\$699,990	3	3.5	1
308 15 <sup>th</sup> Street N	Edison	1,927	\$749,990	3	3.5	1
<b>BUILDING 6</b>						
300 15 <sup>TH</sup> Street N	Delhi	1,944	\$749,990	3	3.5	1
288 15 <sup>th</sup> Street N	Edison	1,927	\$774,990	3	3.5	1





**OFFER TO PURCHASE - ALANTE TOWNHOMES – BUILDINGS 5 AND 6 ONLY**

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

**Potential Purchaser Information:**

<b>NAME:</b>	
<b>CURRENT ADDRESS:</b>	
<b>PHONE NUMBER:</b>	
<b>EMAIL ADDRESS:</b>	
<b>REALTOR &amp; BROKERAGE (IF APPLICABLE):</b>	

The above-named and undersigned party (the "Potential Purchaser") hereby offers and agrees to purchase one of the following properties in the Alante Townhome development in St. Petersburg, Florida (each, a "Unit"), listed in order of Potential Purchaser's preference, at the base price listed below (the "Offer Price"):

	<b>Unit Address</b>	<b>Offer Price</b>
<b>1.</b>		
<b>2.</b>		
<b>3.</b>		
<b>4.</b>		
<b>5.</b>		

**THIS OFFER TO PURCHASE IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:**

- A. By execution of this Offer to Purchaser, Potential Purchaser represents and warrants that Potential Purchaser (a) has delivered a pre-approval letter for financing or other proof of funds sufficient to support the Offer Price for each Unit; and (b) has been provided and has reviewed a copy of the form of Purchase Agreement for Alante Townhomes (the "Unit PA") and other related materials regarding the purchase of the Unit.
- B. Alante LLC or its agent, Onyx and East, LLC ("Seller") shall notify the Potential Purchaser which, if any, of the above offers to purchase a Unit has been accepted by email notice (the "Award Notice"), including the delivery of a Seller-signed counterpart to the Unit PA, incorporating reference to the appropriate Unit, accepted Offer Price as the Base Price of the Unit (as defined in the Unit PA), realtor commissions, and other terms provided herein.
- C. Following delivery of any Award, Potential Purchaser shall return the fully executed Unit PA within **24 hours**; and shall deposit earnest money in an amount equal to 5% of the accepted Offer Price (the "Deposit") within **72 hours**. Wiring instructions will be provided to wire your deposit to our selected title company. In the event Potential Purchaser fails to timely deliver the Unit PA and Deposit, Seller may, at its option, terminate and rescind the Award Notice to Potential Purchaser and accept any other offer received for such Unit.
- D. The Units above are listed in the order of Potential Purchaser's preference. In the event Potential Purchaser's top choice Unit is awarded to another party, Seller will consider the next preferred Unit. Seller will award Potential Purchaser the Unit ranked highest in Potential Purchaser's preference list for which Potential Purchaser has also submitted the highest and best offer, in Seller's sole discretion.
- E. This Offer to Purchase constitutes a firm and binding commitment by Potential Purchaser to purchase the Unit for the above-stated Offer Price, subject only to the conditions set forth herein, and the terms of the Unit PA.
- F. Executed Offers to Purchase will be accepted only between 9:00 AM EST on March 25<sup>th</sup>, 2022 and 11:59PM EST on March 27<sup>th</sup>, 2022. All Award Notices will be delivered by Seller on Monday, March 28<sup>th</sup>, 2022.**

The foregoing offer is made, and the undersigned agrees to purchase an awarded Unit on the terms stated herein upon receipt of an Award Notice.

POTENTIAL PURCHASER(S):

Printed: \_\_\_\_\_

Printed: \_\_\_\_\_

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

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