MÉLANGE
BY ONYX+EAST

Offer Guidelines

1. The asking prices for each property are posted below.
2. Offers can be submitted for each property that is released prior to the offer deadline.
3. Offers must be submitted by using the offer form below.
4. Your completed offer can be emaild to **Alex.McCormick@onyxandeast.com** starting on 9am, Friday June 10th through 11:59pm Sunday, June 26th. Offers received after 11:59 pm on Sunday, June 26th will not be accepted.
5. With your offer, you will need to provide a pre-approval letter or proof of funds that cover the offer price.
6. Buyers may submit 1 offer per property. Buyers may submit offers on more than one home. The form will have a section for you to list the homes 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 property.
8. If you have submitted the highest offer on multiple properties, your offer on the property 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. Structural options must be selected and be submitted with the initial purchase agreement. (See “Options Selected at Time of Contract”)
11. 3% earnest money can be wired or a check written to Onyx and East within 48 hours of contract signing. Wiring instructions will be provided after the offer is accepted.
12. Those who submitted offers that were not accepted will be notified when more homes and phases will be released.
13. If someone with an accepted offer fails to sign the purchase agreement and/or submit the earnest money and any option deposit required within the specified timeframes, the offer will be rejected and the next highest offer will be accepted.

MÉLANGE
BY ONYX+EAST

Offer to Purchase Mélange Townhomes & Brownstones

Potential Purchaser Information

Date: _____ Phone Number: _____

Name: _____ Email Address: _____

Address: _____ Realtor: _____

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

Preferred Unit to Purchase

	Unit Address	Offer Price	Base Price
1.			
2.			
3.			
4.			

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

A. By execution of this Offer to Purchase, 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 Mélange Townhomes (the "Unit PA") and other related materials regarding the purchase of the Unit.

B. Mélange Townhomes, 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 3% of the accepted Offer Price (the "Deposit") within 48 hours. Checks for the Deposit may be made payable to Onyx and East, LLC. 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 through the date listed on Seller's website. All Award Notices will be delivered by Seller on date listed on Seller's website. Email completed offer form to Alex.McCormick@onyxandeast.com.

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.

_____ _____
Printed Signature

_____ _____
Printed Signature

MÉLANGE
BY ONYX+EAST

Townhome and Brownstone FAQ's

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

QUESTION: Should I apply for a construction loan?
ANSWER: You do not need to apply for a construction loan. Onyx+East will carry the financing through construction. If you are mortgaging the property, you will need to be approved for a loan and close on the home after it is completed.

QUESTION: How much do I need to put down?
ANSWER: 3% o the base price is required at contract signing. When you finalize your options and selections, an additional deposit is required that is 30% of the total upgrades.

QUESTION: When do I select the finishes?
ANSWER: Very soon! All structural options will be finalized at the initial contract signing. 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 make changes or modifications to the floor plan?
ANSWER: Each home has pre-determined structural options. These are the only structural modifications that can be made to the floor plan.

QUESTION: Can I have my home inspected?
ANSWER: 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?
ANSWER: 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, 2-year warranty on all mechanicals and a 4-year roof warranty. Please see 'Exhibit C' of your purchase agreement for additional details.

QUESTION: Are there meetings during construction and is there a final walk through?
ANSWER: 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?
ANSWER: For the Townhomes and Brownstones, you will own the full structure and the lot. We recommend a HO5 insurance policy to cover the replacement costs of the interior and exterior of the home.

QUESTION: What is covered in the HOA fee?
ANSWER: The main services within the HOA fees include landscaping, lawn mowing maintenance, snow removal, 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?
ANSWER: Yes rentals are allowed within your property with a 6 month minimum rental term and leases having been approved by the HOA.

MÉLANGE
BY ONYX+EAST

BUILDING 2 RELEASE

Address	Floor Plan	Sq. Ft.	Bed	Bath	Price
926 Berkhamsted	Cambridge	2,734	3-4	2.5-3.5	$799,990
922 Berkhamsted	Cambridge	2,734	3-4	2.5-3.5	$774,990
918 Berkhamsted	Williamsburg	3,113	3+	2.5+	$899,990
914 Berkhamsted	Williamsburg	3,113	3+	2.5+	$899,990
910 Berkhamsted	Manchester	2,441	3	2+ 2 half	$759,990
906 Berkhamsted	Manchester	2,441	3	2+ 2 half	$759,990
902 Berkhamsted	Cambridge	2,689	3-4	2.5-3.5	$799,990

PRICES SUBJECT TO CHANGE WITHOUT NOTICE

MÉLANGE

BY ONYX+EAST

- GEORGETOWN
- CAMBRIDGE
- PRESTON
- WILLIAMSBURG
- MANCHESTER

BUILDING 2 RELEASE

ONYX+EAST

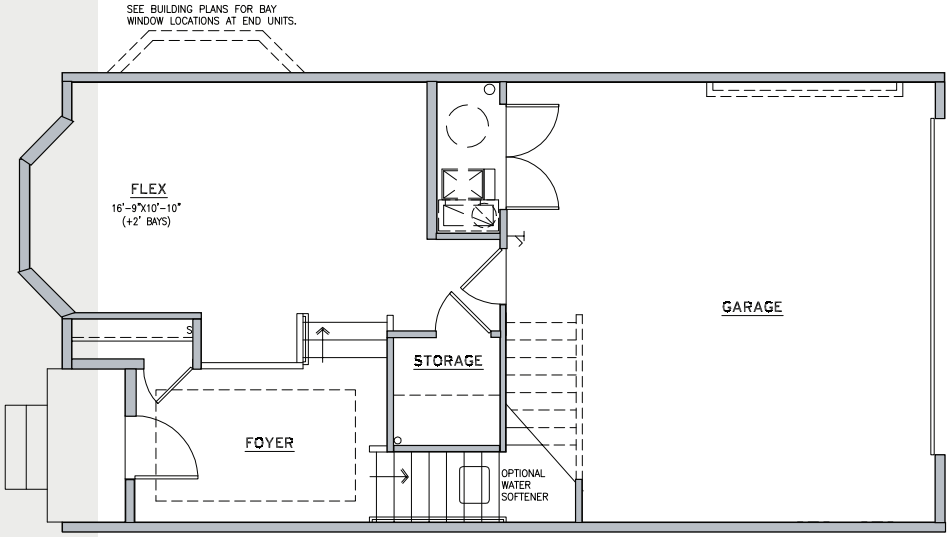
1828 N. CENTRAL AVE.
SUITE 100
INDIANAPOLIS, IN 46202
319.559.8945

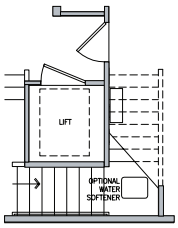
ONYXANDEAST.COM

CAMBRIDGE

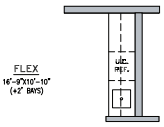
3+ Bed | 2.5+ Bath | 2,734+ Sq. Ft.

first floor

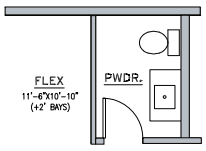




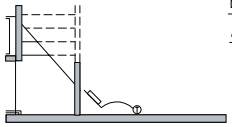
RESIDENTIAL LIFT



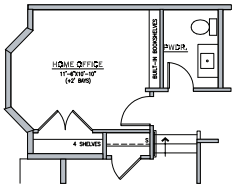
WET BAR AT FLEX



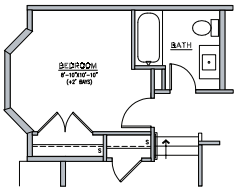
POWDER BATH AT FLEX



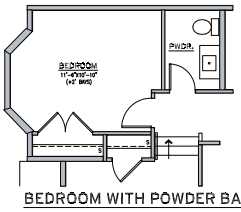
GARAGE HEATER



HOME OFFICE AND POWDER

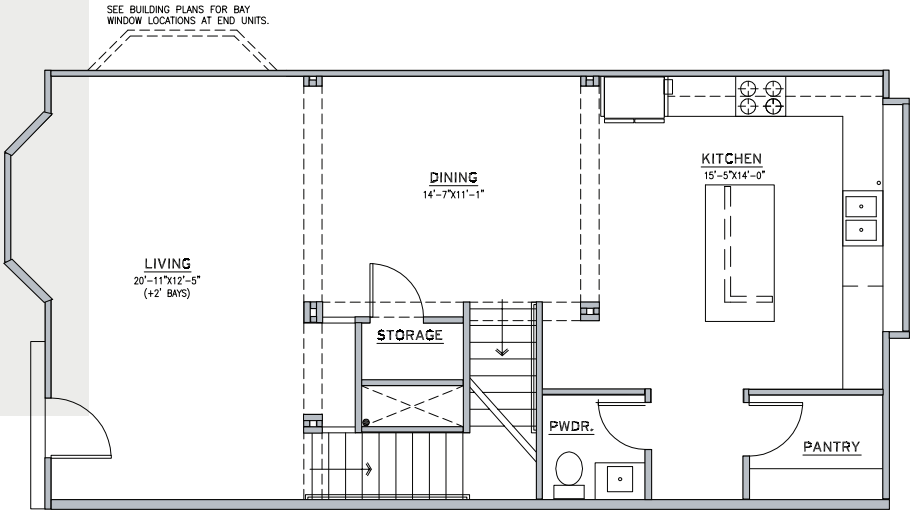


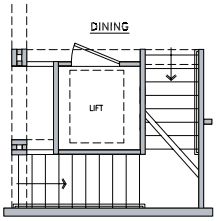
BEDROOM WITH FULL BATH



BEDROOM WITH POWDER BATH

second floor





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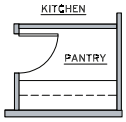
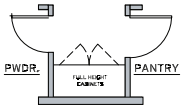
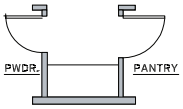


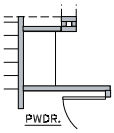
PANTRY - CABINETS AND COUNTERTOP



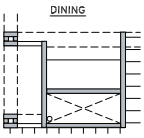
PANTRY CABINET



WORKSTATION 1



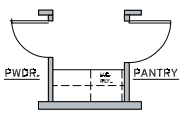
WORKSTATION 2



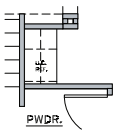
WORKSTATION 3

HOME HUB

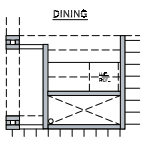
BANQUETTE BENCH



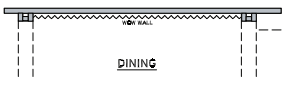
ENTERTAINMENT CENTER 1



ENTERTAINMENT CENTER 2



ENTERTAINMENT CENTER 3



WOW WALL

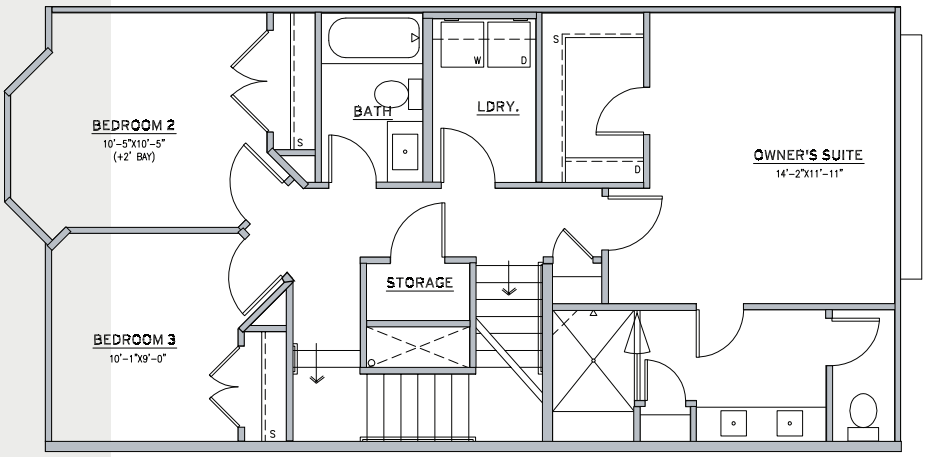
MÉLANGE

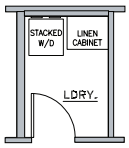
BY ONYX+EAST

CAMBRIDGE

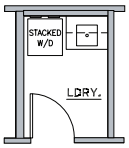
3+ Bed | 2.5+ Bath | 2,734+ Sq. Ft.

third floor

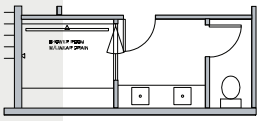




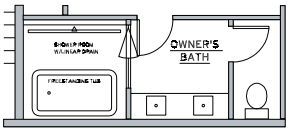
LAUNDRY LINEN



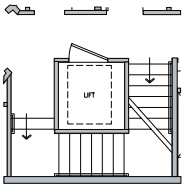
LAUNDRY SINK



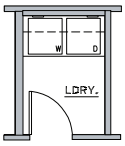
OWNER'S BATH - SHOWER ROOM



OWNER'S BATH - SHOWER ROOM W/TUB

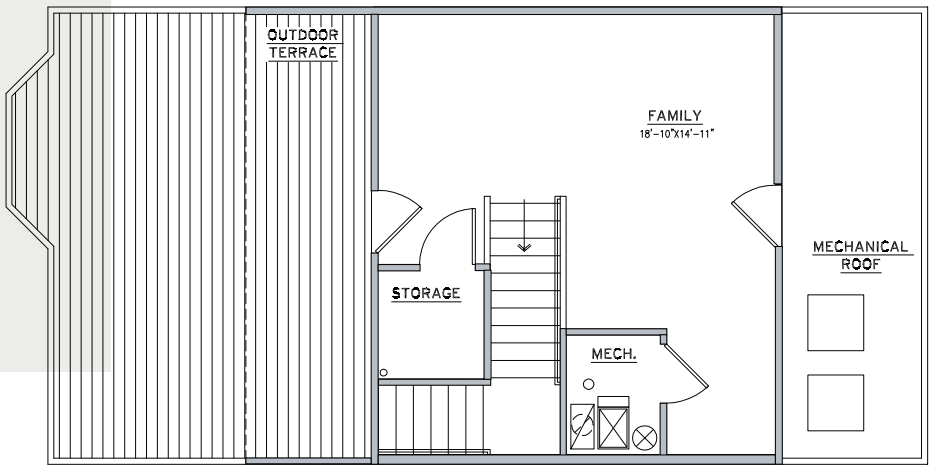


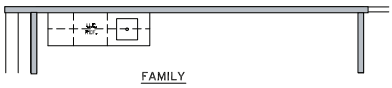
RESIDENTIAL LIFT



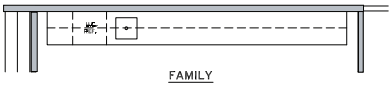
LAUNDRY FOLDING STATION

fourth floor

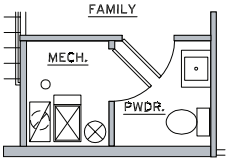




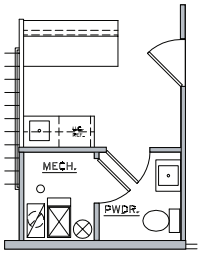
LUXE ENTERTAINMENT CENTER



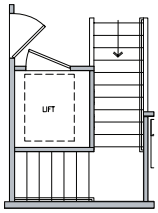
LUXE ENTERTAINMENT WALL



POWDER BATH



LUXE ENTERTAINMENT CENTER AND BATH



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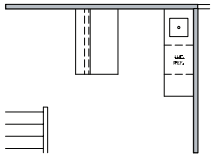


CORNER LUXE ENTERTAINMENT CENTER

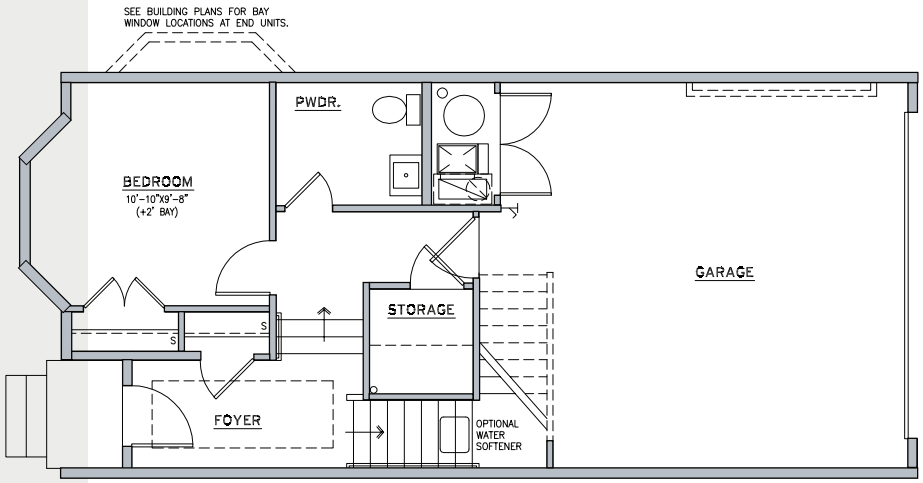
MÉLANGE

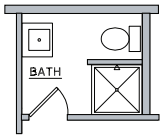
BY ONYX+EAST

MANCHESTER

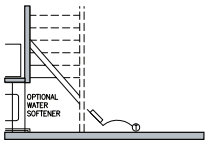
3+ Bed | 3+ Bath | 2,486+ Sq. Ft.

first floor

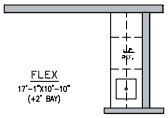




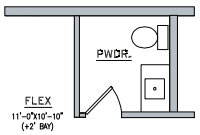
FULL BATH



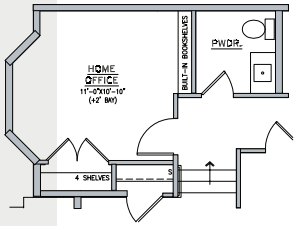
GARAGE HEATER



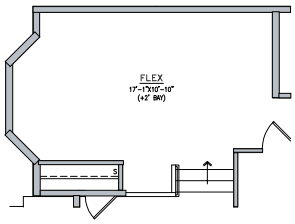
WET BAR AT FLEX



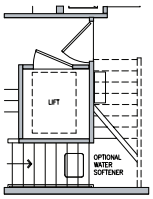
POWDER BATH AT FLEX



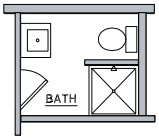
HOME OFFICE AND POWDER



FLEX

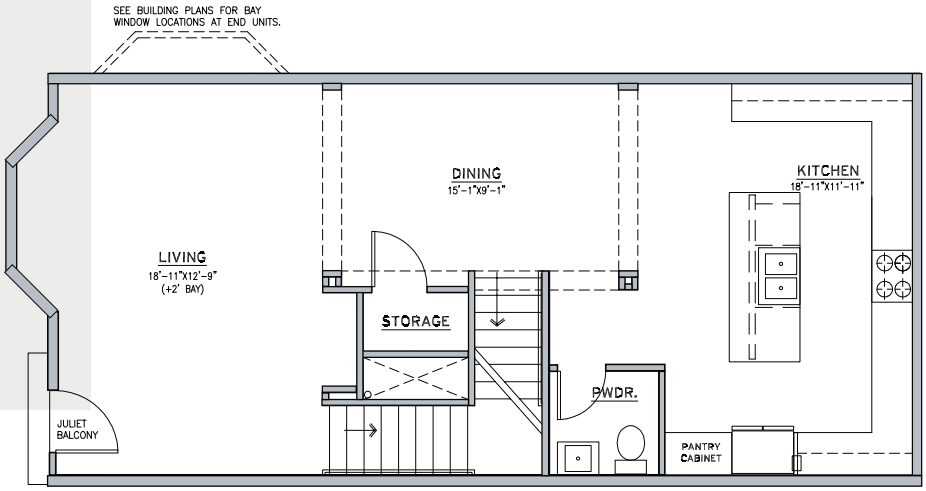


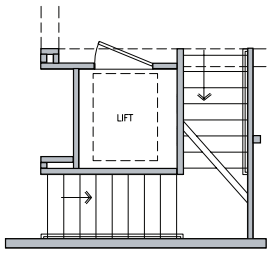
RESIDENTIAL LIFT



FULL BATH - ALT. DOOR LOCATION

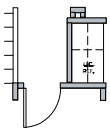
second floor



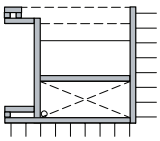


RESIDENTIAL LIFT

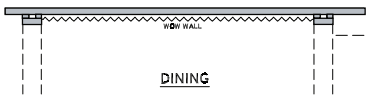
BANQUETTE BENCH



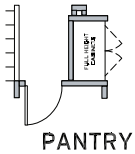
ENTERTAINMENT CENTER 1



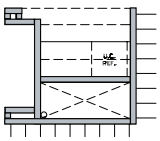
WORKSTATION



WOW WALL



PANTRY CABINET



ENTERTAINMENT CENTER 2

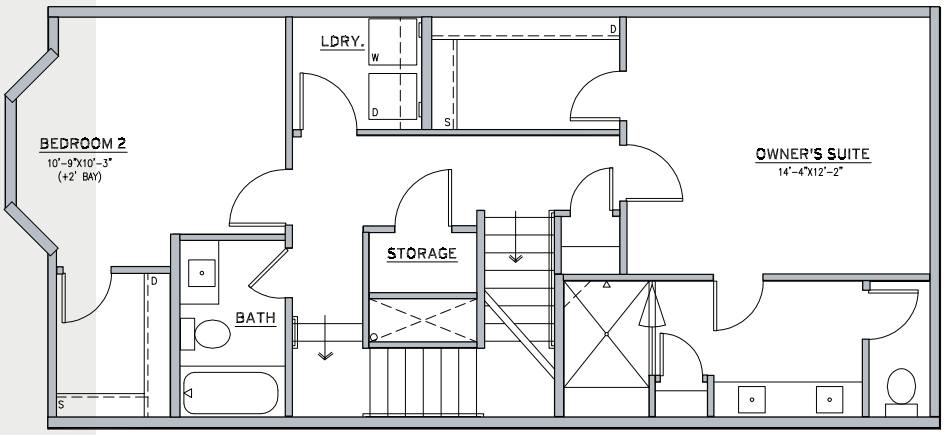
MÉLANGE

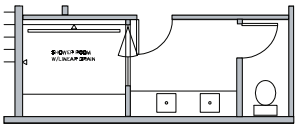
BY ONYX+EAST

MANCHESTER

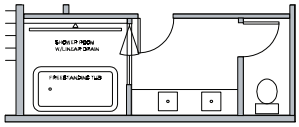
3+ Bed | 3+ Bath | 2,486+ Sq. Ft.

third floor

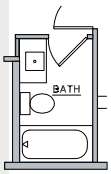




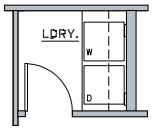
OWNER'S BATH - SHOWER ROOM



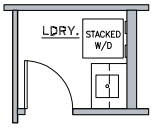
OWNER'S BATH - SHOWER ROOM W/TUB



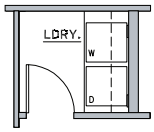
ALTERNATE DOOR LOCATION



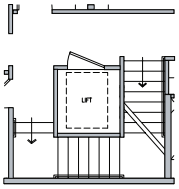
LAUNDRY LINEN



LAUNDRY SINK

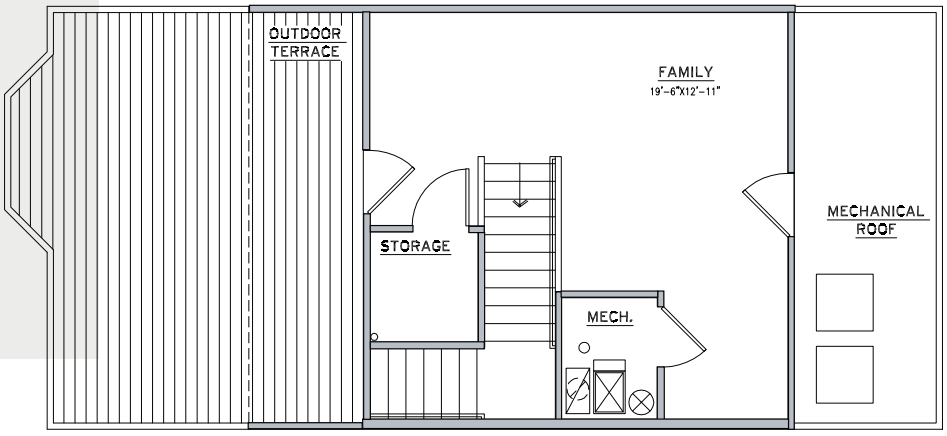


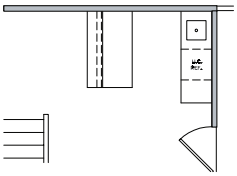
LAUNDRY FOLDING STATION



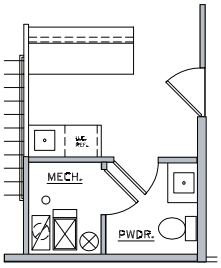
RESIDENTIAL LIFT

fourth floor

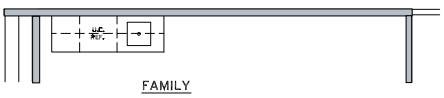




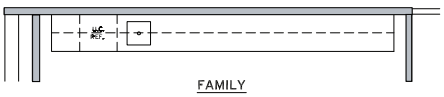
CORNER LUXE ENTERTAINMENT CENTER



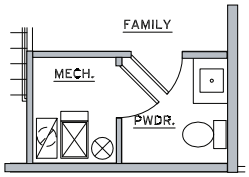
LUXE ENTERTAINMENT CENTER AND BATH



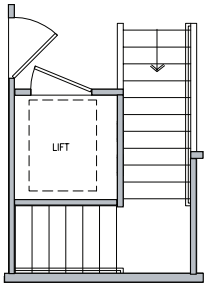
LUXE ENTERTAINMENT CENTER



LUXE ENTERTAINMENT WALL



POWDER BATH



RESIDENTIAL LIFT

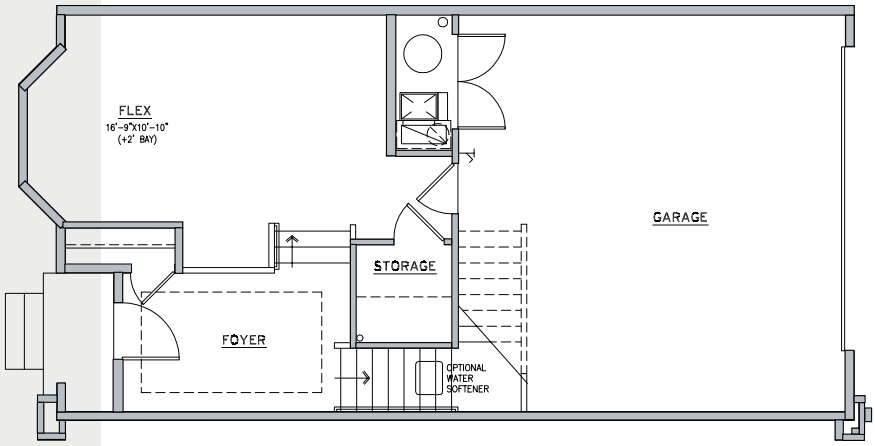
MÉLANGE

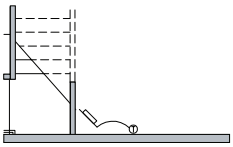
BY ONYX+EAST

WILLIAMSBURG

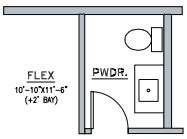
3+ Bed | 3+ Bath | 3,113+ Sq. Ft.

first floor

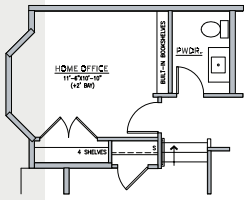




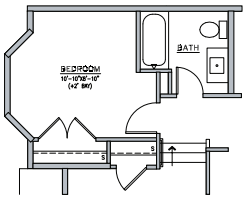
GARAGE HEATER



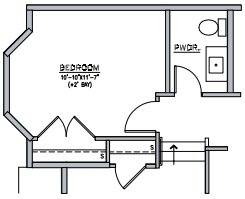
POWDER BATH AT FLEX



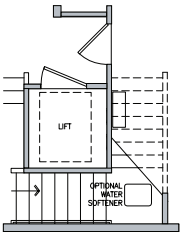
HOME OFFICE AND POWDER



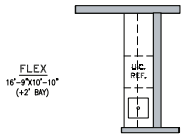
BEDROOM W/ FULL BATH



BEDROOM W/ POWDER BATH

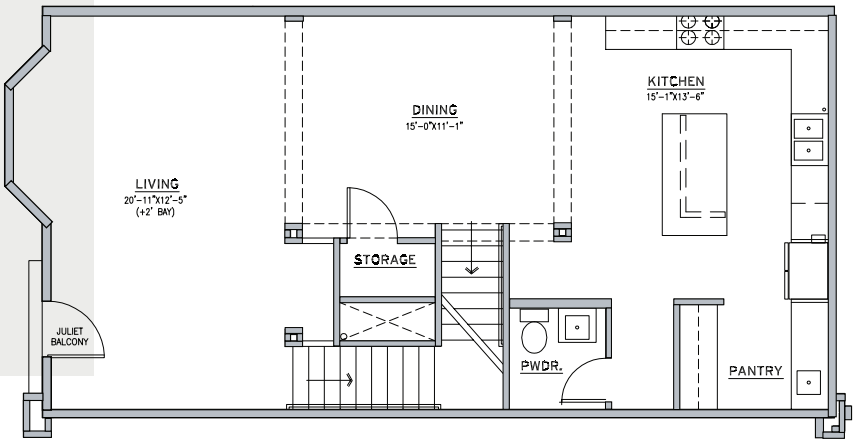


RESIDENTIAL LIFT

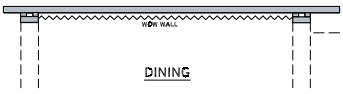


WET BAR AT FLEX

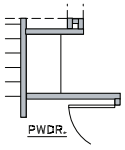
second floor



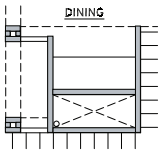
BANQUETTE BENCH



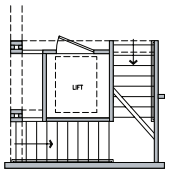
WOW WALL



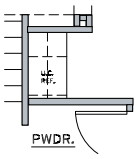
WORKSTATION 1



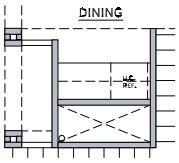
WORKSTATION 2



RESIDENTIAL LIFT



ENTERTAINMENT CENTER 1



ENTERTAINMENT CENTER 2

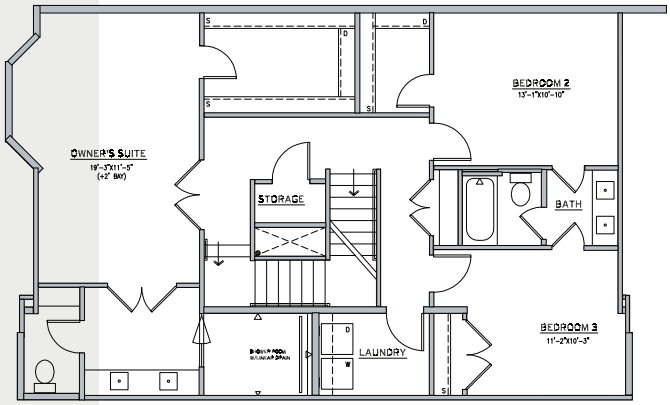
MÉLANGE

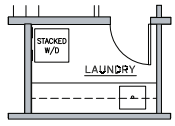
BY ONYX+EAST

WILLIAMSBURG

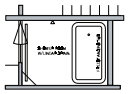
3+ Bed | 3+ Bath | 3,113+ Sq. Ft.

third floor

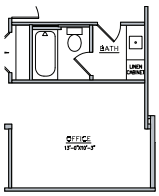




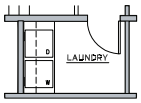
LAUNDRY SINK



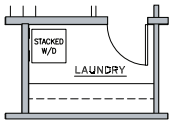
OWNER'S BATH - SHOWER ROOM W/TUB



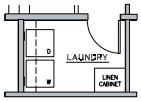
BEDROOM ENSUITE AND OFFICE



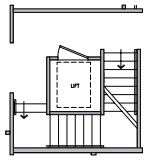
LAUNDRY FOLDING STATION



LAUNDRY COUNTER

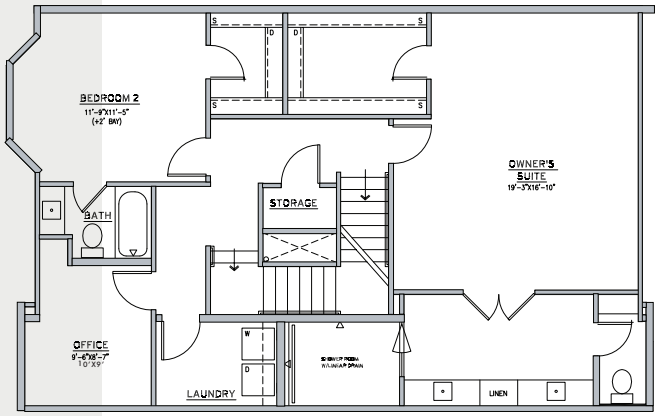


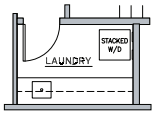
LAUNDRY LINEN



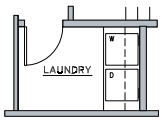
RESIDENTIAL LIFT

third floor (alt.)

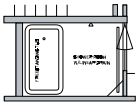




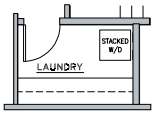
LAUNDRY SINK



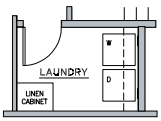
LAUNDRY FOLDING STATION



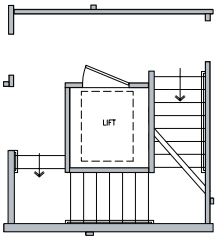
OWNER'S BATH - SHOWER ROOM W/TUB



LAUNDRY COUNTER

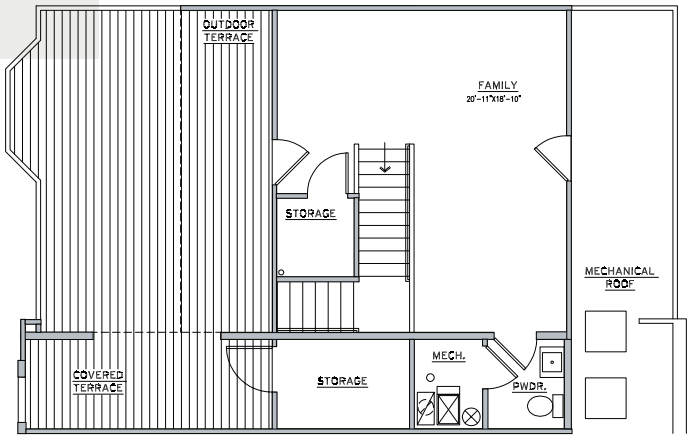


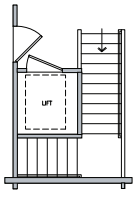
LAUNDRY LINEN



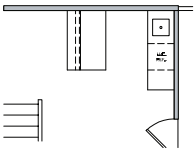
RESIDENTIAL LIFT

fourth floor

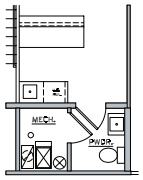




RESIDENTIAL LIFT

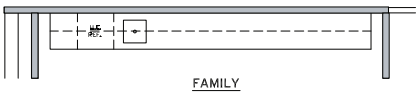


CORNER LUXE ENTERTAINMENT CENTER



LUXE ENTERTAINMENT CENTER AND BATH

LUXE ENTERTAINMENT CENTER



LUXE ENTERTAINMENT WALL

MÉLANGE

BY ONYX+EAST

MÉLANGE
BY ONYX+EAST

BROWNSTONES INCLUDED FEATURES

Energy Efficient Home Features

- Two-step energy seal process throughout entire home to reduce air infiltration
- Marvin® vinyl Low-E windows
- Bryant® 92% gas furnace with 13 SEER air conditioning
- AO Smith® 50-gallon electric water heater
- R-15 or R-19 Kraft Batts (per Ext. Frame Wall)
- R-11 Batts Party Wall Insulation
- Spray foam insulation at roof locations
- Ridge and soffit vent system for maximum attic ventilation
- Finished garage drywall, taped and painted walls
- Nest Programmable thermostat w/ WI-FI

Impressive Exteriors Features

- Front elevations vary by plan (brick, stone, James Hardie™ fiber cement siding)
- 12" side overhangs
- Dimensional roof shingles
- James Hardie™ fiber cement siding
- Plast Pro® insulated fiberglass entry door with full weather stripping and dead bolt
- 2-car garage with insulated garage door and etched glass window inserts
- Marvin® dual-glazed windows with front elevation decorative window grids (Black Exterior/White Interior)
- Frost-proof hose bib (location per plan)
- Schlage® Modern, satin-nickel finish exterior door handle

Smart Home Features

- Low Voltage Panel
- 1 RG 6Cable and 1CAT 6 Data Outlet
- Eero Pro Mesh Router System with wi-fi (1 per floor)
- Schlage Encode Smart Deadbolt
- Liftmaster® Garage door opener (1/2 HP) with MyQ Smart Home Technology
- Google Nest Learning Thermostat
- Google Nest Hello Video Doorbell
- Complimentary White Glove Service Configuration from Sync Technology

Beautiful Interior Features

- 42" Timberlake cabinetry full overlay with soft close and pulls
- Delta® Stainless-steel, single-lever kitchen faucet with pull down sprayer
- 18-gauge stainless-steel under-mount kitchen sink (50/50, 60/40, single bowl options)
- Whirlpool® 30" stainless-steel slide-in range/oven
- Whirlpool® Stainless-steel canopy vent hood (vent to exterior)
- Whirlpool® 24" Energy Star stainless-steel dishwasher
- Whirlpool® Stainless-steel base cabinet microwave
- Insinkerator® garbage disposal
- Granite/Quartz kitchen countertops and backsplash
- Ceramic tile backsplash in kitchen
- LED can lighting (per plan)
- Progress® Kitchen Island pendant lights
- Quartz/Granite Countertops + backsplash with undermount sink in owners and secondary bathrooms
- Delta® stainless steel faucet in bathrooms
- Tru-frameless shower in owner's bathroom with stainless steel fixtures
- Ceramic tile floor and tile wall to ceiling in owners' bath
- Tub/shower combo in secondary bathrooms with brushed nickel fixtures and tile wall (7')
- White elongated comfort height toilets
- Dal-Tile® 12x12 and 12x24 ceramic tile bathroom flooring
- White pedestal sink in powder bathroom
- Timberlake full overlay cabinetry in bathrooms with soft-close and pulls included
- Frameless tempered glass mirrors in bathrooms
- White semi-gloss casing and trim paint
- Schlage® Satin-nickel finish interior door hardware lever
- Smooth-painted walls and ceilings (flat-finish white)
- Vinyl mesh window screens
- Shaw® Plush carpeting with 8 lb. pad (per plan)
- Flush mount laundry ceiling light
- Ceiling fan prewire in owner's bedroom and living room
- Armstrong® LVT plank flooring in kitchen, dining and living room
- 10' Ceilings – First and Second Floors (8' doors)
- 9' Ceilings – Third and Fourth Floors (6' -8" Doors)

ONYX+EAST

Prices, features, options, floor plans, elevations, designs, materials, and dimensions are subject to change without notice.

MÉLANGE
BY ONYX+EAST

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