



Project Commitment Deposit

Project: 65615 Pronghorn Estates Drive, Bend Oregon 97703

Owner(s): Andrew & Brittany Johnson

Contractor: Deschutes Custom Homes

Date: 8/28/2026

This Addendum is entered into as part of the Construction Contract dated **08/28/2026** between the above-named Owner(s) and Contractor. The purpose of this Addendum is to confirm the project documents, commitment deposit, and pre-construction requirements prior to commencement of construction.

Project Documents

The following documents are incorporated by reference and made part of the Construction Contract:

- **Exhibit “A” | Project Commitment Deposit Contract**
Establishes the Owner(s)’ commitment to proceed with Deschutes Custom Homes and reserves a construction slot for an anticipated **Spring 2027 start**.
- **Exhibit “B” | Construction Plans & Concept**
Plans and project concept prepared by *Homeland Design, LLC* and approved by the Owner(s). These documents are incorporated by reference but are not attached to this contract set.
- **Exhibit “C” | Pro Forma Budget Contract**
Preliminary project budget prepared by Deschutes Custom Homes following completion of key design and selection milestones. Includes available subcontractor bids, supplier pricing, allowances, and anticipated project costs.
- **Exhibit “D” | Addendum Contract & Final Operating Budget**
Final pre-construction Addendum establishing the Operating Budget used for construction, including updated subcontractor bids, supplier pricing, allowances, approved selections, and anticipated project costs.

Note: Exhibits “C” and “D” are not included in this contract set and will be prepared and provided during the pre-construction process as outlined below.

\$35,000 Project Commitment Deposit

The Owner(s) shall provide a **\$35,000 Project Commitment Deposit** to confirm their intent to proceed with Deschutes Custom Homes and reserve a construction slot for an anticipated **Spring 2027 construction start**.

Upon receipt, Deschutes Custom Homes will begin allocating scheduling capacity and pre-construction resources to the project, including planning, budgeting, subcontractor and supplier coordination, bid review, constructability review, and preparation of the Pro Forma and Final Operating Budgets.

The \$35,000 Project Commitment Deposit is non-refundable. The Owner(s) acknowledge that Deschutes Custom Homes will reserve construction capacity and dedicate pre-construction resources that may otherwise be allocated to other projects. The deposit will therefore not be refunded if the Owner(s) postpone, suspend, discontinue, or elect not to proceed with the project or Deschutes Custom Homes.

Reservation of the Spring 2027 construction slot is contingent upon reasonable progress through design, engineering, permitting, Owner selections, budgeting, and other required pre-construction milestones.

Pre-Construction Disclosure

The Owner(s) acknowledge that **Exhibit “C” | Pro Forma Budget Contract** and **Exhibit “D” | Addendum Contract & Final Operating Budget** will be provided at later stages of pre-construction once key design, selection, bidding, and pricing milestones have been completed.

The Project Commitment Deposit does not establish or guarantee the final construction cost. **Construction will not commence until the required pre-construction milestones are complete and the applicable final project documents and Final Operating Budget have been reviewed and approved by the parties.**

Acceptance & Signatures

By signing below, both parties acknowledge and accept the terms of this Addendum, including the incorporation of the Final Specifications, Stamped Permit Set of Drawings, Final Operating Budget, Builder Markup, and the Rock Clause provision.

Owner(s):

[Owner Name] Date: _____

[Owner Name] Date: _____

Contractor:

[Contractor/Company Name, Authorized Representative] Date: _____