



MILITARY/FIRST RESPONDER PURCHASE POLICY

Purpose: Wonderland Homes knows what it takes to keep this country safe, and there is perhaps no one that gives more of their lives than our military and first responders. To give back to them for giving us so much, Wonderland Homes offers a discount to active or retired military, and all active firefighters, EMTs, and police officers (“Military/First Responder(s)”) to be able to purchase the homes they help to protect. Below are the standard program guidelines, rules, and restrictions of the discount available to Military/First Responders interested in buying a Wonderland home for their personal residence or as an investment property:

Discount Program - The following discount is taken from the BASE purchase price (excludes all options, upgrades and lot premium):

- **2% of the base price - see below for details**

Conditions, restrictions and limitations - Military/First Responders shall be eligible for a discount of **2% of the base price**. The discount that we offer to eligible Military/First Responder(s) are in lieu of any published incentives that are in effect at the time a contract is written for the purchase of a Wonderland home. To receive the discounts, the following conditions must be met:

- The Buyer must have served *for at least 12 continuous months* for a qualified Military or First Responder organization to be certified by a member of the Wonderland Homes Executive team and must present Identification and/or paperwork from the qualifying entity verifying the Buyer’s status as of the date of the contract.
- Deposit requirements are the same as for all other Buyers: Earnest Money according to community guidelines, plus 20% of certain options and upgrades as designated by Wonderland Homes Contract to Buy and Sell Real Estate.
- Buyers must use one of Wonderland’s designated Preferred Lenders for mortgage financing.
- In the event Buyer’s engagement with the qualifying Military/First Responder organization is terminated prior to closing, Wonderland reserves the right to terminate the contract or to rescind the discounts.

When preparing a contract for the purchase of a Wonderland home for an Military/First Responder, Wonderland Sales Consultants shall make mention of the Buyer’s status as an eligible Military/First Responder in a separate Addendum, shall attach a copy of the qualifying letter and a copy of the ID to the Buyer Information Form. The discount needs to be determined and applied within the first 45 days from initial contract change order.

Wonderland Sales Consultants must use this language in the separate miscellaneous Addendum when selling pursuant to this policy: “This Contract is subject to Seller’s **MILITARY/FIRST RESPONDER PURCHASE POLICY** a copy of which has been given to and initialed by the Buyer and submitted with the contract. The discount given to Buyer pursuant to this policy is in lieu of any other discounts or incentives which Seller, at its sole discretion, may offer to any other Buyer.”

We are honored by your selfless service to our great nation and hope this small gesture serves as a sign of our sincere gratitude. Thank you for your service and for being our customer!