

## 2009 Safe Transition Program

In 2009, Mollenhour Homes announced its groundbreaking Safe Transition Program. Under this program, qualifying Custom Home customers get to choose either of the following unique options:

1. Accommodations Assistance- live in one of our completed new homes for FREE while your custom home is built.
2. Mortgage Assistance - if you lose your job during the 12 month period after the completion of your new home, we will pay 100% of your mortgage for up to six months while you look for new employment.

This program is offered at the sole discretion of Mollenhour Homes and may be canceled or discontinued at any time and without notice. The following general restrictions and conditions apply to options 1 & 2:

- This program only applies to custom homes built by Mollenhour Homes.
- The Customer must disclose to Mollenhour Homes their intent to participate in this program before they request a quote for their custom home.
- The Customer must own or purchase the lot prior to commencement of construction (by obtaining "construction-to-perm" financing or with cash).
- Either option will be a negotiable term in the contract and not enforceable unless incorporated into an agreement which has been signed by both parties.

Option 1 above, the "Accommodations Assistance," shall be subject to the following restrictions and conditions:

- Mollenhour Homes must have an available vacant home that is completed whose construction budget is lower than the quoted custom home construction budget.
- Unless otherwise agreed upon in writing, the customer may not take occupancy of the rental home until they have signed a construction contract with Mollenhour Homes and paid a non-refundable deposit.
- Unless otherwise agreed upon in writing, the customer shall have 15 days after the completion of their new, custom home (as evidenced by the Certificate of Occupancy) to vacate the rental home and return it to Mollenhour Homes in its original condition.
- The customer will sign a lease with whichever management company Mollenhour Homes selects to manage its properties (even if the rent amount is \$0).

Option 2 above, the "Mortgage Assistance," shall be subject to the following restrictions and conditions:

- This offer is **not** an insurance product and is only backed by the full faith and credit of Mollenhour Homes.
- The customer(s) must provide Mollenhour Homes with the name and contact information of their employer(s) PRIOR to signing a contract (for the purpose of employer & income verification).
- Prior to receiving any payout or benefits under this Program, the customer(s) must provide Mollenhour Homes with adequate proof from the Tennessee Department of Labor & Workforce Development that they are qualified for and receiving unemployment benefits from the State of Tennessee.
- The total liability or payout for Mollenhour Homes shall not exceed 2% of the contract price (i.e. we will only pay the first \$10,000 of your mortgage payment if the contract sales price on the home was \$500,000).
- The lender of the customer(s) must be made aware of the existence of this Program by the customer and must approve that the customer participate

If any of the above conditions are not satisfied, Mollenhour Homes shall be fully relieved of its obligations under this Program. Mollenhour Homes may waive any of its rights under this Program and any of the conditions above, but such a waiver shall not prevent Mollenhour Homes from exercising its rights at any time in the future.