

THE Bridges AT TALUS

Exhibit D Additions, Changes and Modifications January 19, 2012

As the construction of your new home progresses typically there are additions, changes and/or modifications that come up that you may want to consider including in your home. We like to be as accommodating as possible regarding these changes but there are certain guidelines that we need to follow in order to efficiently construct your home. It can be surprising, but often what appears to be a simple change in fact involves quite a few different people and/or companies, paperwork and coordination.

We ask that you submit your requests for changes in writing - please provide as much information as possible – manufacturers, model numbers, colors, etc.

As a guideline/outline, here are the cut-off times for various types of changes:

1. The following types of changes need to be requested and approved prior to framing:
 - Windows & Doors
 - Plumbing
 - Heating
 - Electrical

2. The following types of changes need to be requested and approved prior to the sheetrock being started:
 - Cabinets
 - Interior finishes: Paint
 Countertops
 Floor finishes

Once we receive your request we will complete a “Change Order / Additional Work Authorization” form that lists each of the changes you have requested. This CO / AWA form will contain an itemized list that shows net charges or net credits for each item requested. The charges or credits shown will include any credit for the standard item being replaced and the charge for the new item or work being requested.

This document will then be sent to you to review. If you would like to proceed with the changes as they are listed and priced, all you need to do is sign this document and return it to us with your deposit for the listed changes. You may also delete any or all of the items listed, adjust the dollar total accordingly, and then sign and return the document to us. Once we have the signed CO / AWA and deposit back from you we will initiate these changes. *Please note: If you fail to execute the AWA, including signature and deposit, by the time allotted in the work order, then the AWA will be considered void.*

For Change requests that require significant estimating and/or design time (i.e.: remodeling a standard plan), a budget estimate will be provided first, together with a fee estimate for design and estimating the change. The budget estimate will establish a pricing range for the desired modification. If the buyer approves the pricing range, then a detailed estimate and drawings will be provided. If, after receiving plans and estimate, buyer elects not to complete the additional work order, then the original fee estimate will be charged to the buyer, and must be paid prior to closing.

Finally, some buyers prefer to “roll-over” their additional work into a final adjusted sales price, thereby financing their upgrades in their mortgage. We are happy to accommodate these request, however, there are several conditions: All rollover amounts will be subject to an additional 3% “rollover fee”, to cover added seller escrow and excise tax fees charged at closing. In addition, these requests must be confirmed and approved by your lender in advance, and may be subject to re-appraisal. You should allow a minimum of 30 days prior to closing to provide adequate time to process your requests. All procedures for deposit up front are still followed for change orders rolled into final price (these deposits are shown as a credit at closing)

Note: Due to Insurance and Liability constraints, the buyer is expressly forbidden to engage in or contract for any additional work at home, (other than work contracted by The Bridges at Talus, LLC), until *after* closing and recording of the sale. This includes appliance deliveries from non-approved vendors.

Please submit all requests to:

The Bridges at Talus, LLC
11980 NE 24th Street
Bellevue, WA 98005

Attention: Stephanie Klein
stephanie@burnstead.com

Signature of Buyer(s):
