DAVIDON HOMES

SCOTT RANCH
PETALUMA, CA

MODEL HOME SALES RELEASE PROCESS

Davidon Homes is pleased to announce the release of their Scott Ranch Model Home. Due to the high level of interest, Davidon Homes will be accepting Sealed Bids on Saturday, October 17, 2026, between 11:00am and 4:00pm at our Scott Ranch Model Home, located at 10 Red Barn Court, Petaluma CA. 94952

The Minimum Bid is set at $1,998,000

Close of escrow to be set for November 24, 2026. Davidon Homes will reserve the right to extend the close of escrow for an additional 10 calendar days at its sole discretion

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In order to participate in the Model Home Sales Release, you will need to provide the following required information with your Sealed Bid:

1. Credit and Income Prequalification Letter from Davidon Homes Preferred Lender. For Buyers that will be obtaining financing, please contact Celeste Anderson at 925-998-6679 or Susie Wingate at 925-872-1199 to obtain your Credit and Income Prequalification Letter. Please see link below for Loan Application Checklist. NOTE: Buyers are free to choose any lender for their loan.

2. Written Verification of Funds to Close. This must include all funds for closing, including down payment and closing costs. All Cash purchases must show sufficient funds for paying the full purchase price and all closing costs in cash. (Verification must be in the form of a bank statement, or another financial institution)

3. Good Faith Deposit Check in the amount of $60,000 payable to Davidon Homes.

(Please see Sealed Bid Form and Loan Application Checklist)

Please note the following information:

Preference will be given to All-Cash Buyers. Buyers who do not have financing as a condition of the purchase will be given preference.

No Contingent Offers. Offers contingent on the sale of another property or any non-liquid asset will not be accepted at this time.

No Appraisal Contingency**.** Buyers who are obtaining a loan will be required to pay in cash any difference between the appraised value and the purchase price.

You, your real estate agent (if represented), or an authorized proxy must attend in person. If you are unable to attend and will have either your real estate agent or proxy attend, they must deliver your fully completed and signed Sealed Bid along with all other required information. We will not accept emailed bids at this time.

Broker Co-op. If you are represented by a real estate agent, please see our Broker Co-op forms available at our Scott Ranch Sales Office.

Response to Bids. Davidon Homes will respond to the "first position" Sealed Bid by no later than 5:00pm, Monday, October 19, 2026. The Buyers in first position will be required to complete all Purchase Agreement paperwork by Wednesday, October 21, 2026.

Davidon Homes reserves the right to accept or reject any bid. The Sealed Bid Form is not a binding purchase agreement. A sale is binding only when a Davidon Homes Purchase Agreement is fully signed by both Buyer and Seller. Davidon Homes reserves the right to modify, postpone or cancel this sales release/process, including but not limited to date, time, terms or requirements at any time at its sole discretion.

You may contact Debbie Kalfas, the Scott Ranch Community Sales Manager at 707-312-2016 to schedule an appointment for the day of the Sales Release. (Appointments are highly encouraged to avoid long wait times). Debbie will provide you with the Sealed Bid form; confirm you have the required documents and assist you in completing the paperwork.

Should you have any additional questions, please feel free to call our Scott Ranch Sales Center at 707-312-2016. We are open daily from 10:00am - 5:00pm. Visit us at Davidonhomes.com

Thank you,

Marc Burnstein
Vice President Sales and Marketing
Davidon Homes

Loan Application Checklist

DOCUMENTS NEEDED

- ☐ Driver's License(s)
- ☐ Paystubs covering the most recent 30 days (1 if paid monthly, 2 if semi-monthly, 3 if bi-weekly)
- ☐ 2024 & 2025 W-2's
- ☐ 2024 & 2025 1040 Federal Tax Returns, all schedules
- ☐ Bank Statements: 2 most recent consecutive months (or recent quarter)
- ☐ 401K: 2 most recent consecutive months (or recent quarter), along with Summary Plan Description

IF SELF-EMPLOYED

- ☐ 2024 & 2025 K-1's
- ☐ If more than 25% ownership: 2024 & 2025 Federal Business Tax Returns (i.e., 1065, 1120, 1120-S), all schedules
- ☐ Year-to-date Profit & Loss statement, signed & dated
- ☐ Business Bank Statements: 3 most recent consecutive months (or recent quarter)

IF APPLICABLE

- ☐ Pension / Retirement: 2024 & 2025 1099's
- ☐ Social Security / Disability: 2024 & 2025 1099's and most recent benefits award letter
- ☐ Vesting in Trust: Copy of trust, or certification of trust
- ☐ If non-U.S. Citizen: Copy of front and back of permanent resident card or Visa
- ☐ VA applicant: Certificate of Eligibility, and DD214 if discharged or statement of service if active duty
- ☐ Divorced: Divorce decree
- ☐ Paying or Receiving Alimony or Child Support: Copy of court order
- ☐ RSU Income: Vesting schedule for all awards vested in the last 2 years + due to vest over next 3 years (to include grant date, number of shares awarded and number of shares distributed)

ALREADY A HOMEOWNER?

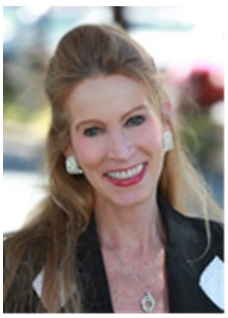
- ☐ Most recent mortgage statement (including 2nd mortgage/equity line if applicable)
- ☐ Current property tax bill
- ☐ Current homeowner's insurance policy (to reflect annual premium and expiration date)
- ☐ Most recent HOA dues statement

Please include all pages of requested documents. Documents should be in PDF format. Please do not redact information or alter documents in any way, as this will render them void/unusable. Screenshots are not accepted.

Once you have all of your documentation gathered, please upload to our secure transfer portal:
https://securetransfer.cmgfi.com/swingate/Transfer

Upon receipt of your uploaded documents, Susie or Celeste will call you to discuss details and next steps.

Please do not hesitate to contact us if you have any questions.
We look forward to working with you!



Susie Wingate, CMC
Sr. Loan Officer
NMLS: 242829
(925) 872-1199
swingate@cmgfi.com

Celeste Anderson
Loan Officer
NMLS: 287537
(925) 998-6679
canderson@cmgfi.com

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Scott Ranch Model Home — Sealed Bid Form

10 Red Barn Court, Petaluma, CA 94952 | Lot 15 | Plan 1, 2,491 sq. ft. | Davidon Homes

Sat., October 17, 2026
Sealed Bids 11:00 AM–4:00 PM at the Model Home

Minimum Bid $1,998,000
Staging furniture not included. Backyard landscaping is not finished.

Close of Escrow November 24, 2026
Davidon may extend up to 10 calendar days

Good Faith Deposit $60,000
Check payable to Davidon Homes

BUYER INFORMATION

Buyer Name(s): _____

Phone: _____ **Email:** _____

Current Address: _____

Agent Name (if any): _____ **Agent DRE #:** _____ **Agent Phone:** _____

Brokerage: _____ **Broker DRE #:** _____ **Broker Phone:** _____

SEALED BID

Bid Amount: $ _____ Must be at or above the $1,998,000 minimum.

☐ **All Cash**, with no financing as a condition of purchase

☐ **Financed** (complete below)

☐ **No sale contingency:** this bid is **not** conditioned upon the sale of an existing property or any non-liquid asset

☐ I accept close of escrow on **November 24, 2026**, which Davidon Homes may extend up to 10 calendar days at its sole discretion

Loan Amount: $ _____ **Down Payment: $** _____

Lender & Loan Officer: _____

REQUIRED WITH YOUR SEALED BID

☐ **Good Faith Deposit check for $60,000**, payable to Davidon Homes Check #: _____ Bank: _____

☐ **Written verification of liquid funds to close** (bank or brokerage statement) covering the down payment and all closing costs. All-cash buyers must show liquid funds for the full purchase price plus closing costs.

☐ **Credit and Income Prequalification Letter (financed buyers only)** from Davidon Homes' preferred lender, CMG Home Loans. Buyers are free to choose any lender for their loan.

☐ **No appraisal contingency (all buyers):** I understand this sale has no appraisal contingency. If I am financing, I will pay in cash any difference between the appraised value and the purchase price.

☐ I have toured the home, and reviewed, signed, and approved the Seller Disclosure Package via DocuSign.

☐ **Represented buyers only:** a copy of your signed buyer-broker representation agreement is **required** (California law requires one before an offer is signed), plus the Agent/Broker Co-Op Registration from your and your agent's first visit together. The Purchase Agreement is signed via DocuSign, and your agent signs the Broker Co-Op Addendum with it.

HOW TO SUBMIT

☐ **In person** at the Model Home, 10 Red Barn Court, on Saturday, October 17, 2026, between 11:00 AM and 4:00 PM.

☐ **By proxy**, if you cannot attend: you may designate a proxy to deliver your signed Sealed Bid Form, all required documents and your $60,000 deposit check to the Model Home during the same hours. Proxy name: _____ Phone: _____

No electronic or emailed bids will be accepted. Bids stay sealed until bidding closes.

ACKNOWLEDGMENTS

1. Preference will be given to all-cash buyers who do not have financing as a condition of purchase. No bid may be conditioned upon the sale of an existing property or any non-liquid asset (such as real estate, a business interest, or private or restricted stock).
2. Davidon Homes will respond to the first-position Sealed Bid no later than 5:00 PM on Monday, October 19, 2026. The first-position buyer must complete all Purchase Agreement paperwork by Wednesday, October 21, 2026.
3. Davidon Homes reserves the right to accept or reject any bid. This Sealed Bid Form is not a binding purchase agreement. A sale is binding only when a Davidon Homes Purchase Agreement is fully signed by buyer and seller.
4. If your bid is not selected, your deposit check will be returned uncashed within three business days after Davidon Homes responds to the first-position bid. If your bid is a backup, your check will be held uncashed until the first-position sale is secured, then returned within three business days.
5. Represented buyers: if your buyer-broker representation agreement provides more compensation than Davidon Homes pays under its Broker Co-Op Addendum, you are responsible for the difference. Davidon Homes will not adjust the price or provide a concession to cover it.
6. Davidon Homes reserves the right to modify, postpone or cancel this sales release process, including any date, time, term or requirement, at any time at its sole discretion.

SIGNATURES

Buyer Signature: _____ **Print Name:** _____ **Date:** _____

Co-Buyer Signature: _____ **Print Name:** _____ **Date:** _____

For Davidon Homes Use Only Received: _____ By: _____ Deposit: [ ] Yes Docs complete: [ ] Yes Bid #: _____

Questions? Debbie Kalfas, Scott Ranch Sales | (707) 312-2016 | ScottRanch@DavidonHomes.com | DRE #00962417
The Reiser Group, Ltd. DRE #01305312