

2017 Parade of Remodeled Homes CONTRACT

A. Enter in the 2017 Parade of Remodeled Homes

1) All Parade of Remodeled Homes contracts and associated documentation must be submitted to the Home Builders Association of the Grand Traverse Area, Inc. (HBAGTA) office, located at 3040 Sunset Lane, Traverse City, Michigan by 4:30 p.m no later than April 6th, 2017. By initializing each page & completing each document provided, you agree and adhere to the rules.

B. Parade Participation Contract and Fees

- 1) A signed contract and entry fee payment in full is required to enter into an agreement with the HBAGTA for home entry, advertising and promotional services related to the 2017 Parade of Remodeled Homes. *Fee is non-refundable*.
 - A. Early registrations received by November 1, 2016 is \$1,000.00
 - B. Registrations received between November 1, 2016 and April 6th, 2017 is \$1,250.00
- 2) Surety (Performance) Bond

A Surety (Performance) Bond of \$750.00 will be collected at the time of application. If no violations occur by the builder, a full reimbursement will be issued after the 2017 Parade of Homes event has been completed and all HBAGTA owned materials have been returned (signs, etc.). The Parade Builder has the right to appeal, in writing to the Board of Directors, whose decision shall be final.

Failure to abide to the Rules and Regulations of the 2017 Parade of Remodeled Homes contract will be considered a violation of this contract. Violations will result in the forfeiture of part, or the entire \$750.00 bond. Non-compliance with any section of the contract, by the Builder, will result in the automatic removal of the Parade Home from the 2017 Parade of Remodeled Homes event and the forfeiture of the \$750.00 bond. Other violations of the Rules and Regulations set force in this contract will be assessed as follows:

1 st Violation	\$ 200	(Total Penalty	\$ 200)
2 nd Violation	\$ 250	(Total Penalty	\$ 450)
3 rd Violation	\$ 300	(Total Penalty	\$ 750)

- 3) The Parade of Homes Committee has sole discretion over the content of advertising and promotional services provided in conjunction with the Parade of Homes. The Parade of Homes Committee reserves the right to edit any tour guide submissions that do not meet the HBAGTA standards of quality, integrity and ethical business practices.
- 4) Parade contracts and associated documentation must be received by the April 6th, 2017 deadline or a \$500 late submission fee (in addition to the surety bond) will be contractually charged. The HBAGTA reserves the right to reject any contract submitted after the contract deadline, even those accompanied by late submission payments.

C. Parade of Remodeled Homes Dates and Hours of Operation:

Saturday, June 10, 2017	. . 12:00 noon	- 8:00 p.m.
Sunday June 11, 2017	.11:00 p.m.	- 4:00 p.m.

Note: Parade of (New) Homes takes place on June 15, 16, 17 & 18, 2016

D. Parade of Homes Mandatory Builder Meeting: Attendance is required!

1) A Builder Meeting will take place on Thursday, May 4th at 5:30 p.m. at the West Bay Beach Holiday Inn in Traverse City. Important information and maps will be reviewed. The Parade home Builder and/or a representative of the company is required to attend.

E. Builder Eligibility Requirements:

- 1) Builder must hold an individual Michigan Residential Builder license which is current and valid.
- 2) Builder is required to have 2 years in business under the current company name
- 3) In the case of an LLC, Sole Proprietorship or Corporation, the Resident Agent/Qualifying Officer of that entity must hold an individual Michigan Residential Builder license which is current and valid.
- 4) Builder or Resident Agent of a Builder's LLC, Sole Proprietorship or Corporation must be the signatory on the contract.
- 5) Builder must be a member in good standing of the HBAGTA.
- 6) Builder entering into this contract states that he/she is the owner of the home plans and/or has exclusive rights to construct the home.
- 7) Builder agrees to defend, indemnify and hold harmless, the HBAGTA, including its officers, directors, employees and agents from any and all claims of third parties, including, but not limited to, copyright infringement or conversion, which may be asserted as a result of the inclusion of the home in the 2017 Parade of Homes, or the inclusion of drawings or floor plans of the home in any printed or electronic publication of the HBAGTA, publicizing or in conjunction with the 2017 Parade of Homes.

F. Subcontractors, Suppliers & Builder Agents

- 1) The HBAGTA encourages Builders to exclusively utilize HBAGTA member subcontractors and suppliers for Parade homes.
- 2) Sub-contractors must be current HBAGTA members to market themselves and/or their products during the Parade at the Parade home.

G. Final Inspection and Certificate Deadlines:

- 1) All Builders must submit the following documents by 4:00p.m., Friday May 19, 2017.
 - a. Temporary or Final Certificate of Occupancy.
 - b. Certificate of Insurance for the Parade Home providing Commercial General Liability Insurance and naming the Home Builders Association of the Grand Traverse Area, Inc. as additional insured. The coverage limits shall be not less than \$1,000,000 per occurrence and \$2,000,000 aggregate.
- 2.) A final inspection of all Parade of Remodeled Homes will take place on Thursday May 24 & 25, 2017 by a representative of the Parade of Homes Committee.

H. Parade Rules and Regulations:

- 1) Every Parade Home showing June 10 & 11, 2017 must be a remodeled home.
- 2) The remodeling project must constitute renovation that showcases a significant change in shape, form or function.
- 3) Length of occupancy before remodeled home can be shown is June 2016 to June 2017
- 4) Remodeled home can only be entered 1 year
- 5) Homeowners in occupied homes must sign the attached 2017 Home Owner Release Agreement Form by April 6th.

- 6) Homeowners in these occupied homes must agree to vacate the premises during the entire Parade of Remodeled Homes weekend, June 10 & 11 and agree to allow their home to be open to the public throughout the Parade of Remodeled Homes.
- 7) Pre-sold homes, whether occupied or intended to be occupied, require a Parade Homeowner Release Agreement Form to accompany the Builder's contract.
- 8) Parade homes must be open to the public throughout the entire Parade of Remodeled Homes designated days and hours.
- 9) The Builder agrees not to open the home to the public prior to the Parade of Remodeled Homes dates of June 10 & 11, 2017.
- 10) Home Exterior: The Builder will provide finished sidewalks and driveways, and shall have all siding, painting and/or brick on the exterior of the Parade Home(s) completed. The front yard will be landscaped with a "finished" look, seeding or sod is required, with the rear and side yards in the final-grade stage so the home is accessible and safe. Any exceptions to this rule must be reviewed with the Parade Committee.
- 11) Home Interior: The Builder agrees that **the entire** interior finish shall be in place and interior painting shall be completed. Floor coverings shall be installed and all fixtures shall be in place. There must be no unsightly storage.
- 12) Furniture: The Builder has the option of showing the Parade Home furnished, partially furnished, or unfurnished.
- 13) Home Features: The Builder agrees to provide a listing of features and details of their remodeled Home(s) for the general public.
- 14) During the hours of operation, the Builder agrees to provide adequate staff and site management to ensure that at no time during Parade hours will any member of the general public be left unsupervised in any area of the homeowner's property.
- 15) During the hours of operation, the Builder or on-site builder representative agrees to have a phone so that the HBAGTA or Parade Committee members can contact that home.
- 16) The Builder shall not require the public to remove their shoes before entering a Parade Home, with the exception of pointy heeled shoes. The Builder may use runners on the floor or **provide shoe covers** to protect the floor coverings. Shoe covers are the responsibility of the Builder and may be purchased at many medical supply companies.
- 17) The Builder will provide a table and two chairs to adequately accommodate the non-profit personnel working at the home, selling tickets and providing information to the public about the home and Builder.
- 18) The Builder will provide additional seating for the public and a functional shoe covering container (if applicable) at the home entrance.
- 19) The Builder may use the garage as a sales area to promote their business or that of the HBAGTA member sub-contractors and suppliers who participated in the construction of the remodeled home. Sub-contractors must be HBAGTA members to market themselves and/or their products during the Parade.
- 20) The Builder agrees that all interior signs located in living areas of the home will be no more than 12 x 14 inches. No individual price tags will hang from products within the Parade home. Product and price lists are acceptable. It is up to the Builder to "police" their Parade home for compliance.
- 21) The HBAGTA will provide and a large white numbered Parade of Homes sign for each Parade home. It is the builder's responsibility to pick up the sign from the HBAGTA office and return the sign within 1 week following the Parade.
- 22) The Builder understands that no yard signs will be posted at the Parade property during the Parade except the large white numbered Parade sign provided and the real estate sign (if applicable). The real estate sign cannot exceed 2 X 3 feet.

- 23) The Builder agrees not to allow any other form of promotion of events, properties or items at the Parade home throughout the event. These promotions include, but shall not be limited to: Realtor open houses, non-profit events, and/or the sale of property, products by individual schools, churches or other organizations.
- 24) Alcohol is strictly prohibited on site at the premises of the Parade home(s) during operating hours of the Parade.
- 25) The Builder is to notify all neighbors in the immediate area of the home being shown (any neighbor that may be affected by Parade traffic) no less than 2 weeks prior to the Parade.

I. Builder Provisions:

- 1) The Builder will receive a full-page color display page in the 2017 Parade of Homes Tour Guide. See <u>Addendum A</u> for display page requirements and information on submission of Parade home information.
- 2) Builder contact information shall include address, phone and website. The company/contact that contracts with the HBAGTA are the names that will be published and recognized in all official Parade of Home marketing.
- 3) The Builder's project will be displayed on the HBAGTA website.
- 4) The Builder will receive twenty (20) complimentary 2017 Parade of Homes tickets for the builder's use in promoting the event. Additional tickets can be purchased by the builder at 50% off.
- 5) The Builder will be provided with volunteer personnel to host the home during the event.
- 6) The Builder will receive a discounted price of \$500.00 for advertising purchased on the page adjacent to his/her display page in the Parade of Homes tour guide.

J. Required Tour Guide Submission Materials for a Parade Home:

1) See <u>Addendum A</u> for information on submission of Parade home information.

K. Substitutions:

1) Parade home entries may be substituted by the builder provided that a payment of \$500 is included with the new entry details. The builder may also be billed an additional amount to cover the actual costs incurred for modifying advertising or 2017 Parade of Homes Tour Guide pages. No substitutions allowed after May 12th, 2017.

L. Withdrawal of Entry:

- If a builder has signed the HBAGTA Parade of Remodeled Homes contract, paid the applicable fee and has decided to withdraw, the Builder must submit in writing to the HBA Parade of Homes Committee providing the reason for withdrawing from the 2017 Parade of Homes.
- 2) There will be no refund of entry or advertising fees paid.
- 3) The Builder may be responsible for additional costs incurred by the HBATA to notify the public, volunteers and other stakeholders about the withdrawal of the entry.

M. Parade Tour Guide Review and Approval of Copy:

- 1) The 2017 Parade of Remodeled Homes Tour Guide proof will be available for review on May 17th, 2017 at the Home Builders Association office between the hours of 9:00a.m. and 4:00p.m, and available by email.
- 2) Each participating Builder is required to review the 2017 Parade of Remodeled Homes Tour Guide and sign off with approval <u>at</u> the HBAGTA office. Those who do not review their submission accept the materials as prepared without expectation of revisions, after the printer's deadline.

3) Neither the HBAGTA nor its employees, agents or representatives will be liable for any damages related to misprints, errors or omissions that may occur on the Builder pages or within the advertising appearing or failing to appear within the publication. The HBAGTA will not be held responsible for any misprints, errors or omissions of the printer after the Builder or Advertiser proof review has been completed.

N. People's Choice Awards:

1) The public will vote for the People's Choice during the Parade of Remodeled Homes. Awards will be presented at an Awards Ceremony and/or the winners may be notified in writing and the awards presented in person. A press release will be distributed.

O. Failure to Abide by Rules:

- 1) Failure to follow the agreements established in the Parade of Remodeled Homes contract may result in a loss of participation privileges for up to two (2) years as recommended by the Parade of Homes Committee and approved by the Board of Directors. The Builder has the right to appeal, in writing to the Board of Directors.
- 2) Depending on the violation, an independent third party group may be consulted.
- 3) Failure to abide by the Parade of Remodeled Homes contract will be considered a violation of this Contract. Non-compliance relative to necessary signatures, waivers, agreements, Certificates of Occupancy, or Certificate of Insurance will result in automatic withdrawal from the Parade of Homes.

P. <u>Misunderstandings or Disputes:</u>

- 1) The requirements contained within this Contract are discretionary with the HBAGTA. The Board of Directors is responsible for determining Contract compliance. The Board of Directors shall be the authority in resolving disputes regarding this Contract.
- 2) Any further contested decisions are to be resolved through mediation or with legal counsel in Grand Traverse County, Michigan. The Builder is responsible for any fees or costs incurred by the Association in enforcing this Contract and resolving disputes.

Q. Security

1) Builders shall be solely responsible for security of their Parade home, both during construction and during Parade of Homes.

R. Contract Conditions:

1) This Contract shall be binding upon both the HBAGTA and the Builder for themselves or any entity they represent, their successors and assignees.

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2017 Parade of Remodeled Homes Contract Builder Agreement Form

June 10 & 11, 2017

I, the undersigned, have read and understand the Contract for the 2017 Parade of Remodeled Homes. I further pledge that I am legally qualified to enter into this agreement for myself as an individual, or for my company as Qualifying Officer or Resident Agent. I hereby agree to all stated timelines, terms and conditions of the contract.

Parade Builder Company Name:				
Parade Applicant Name:				
Company Street Address:				
City:	State:	Zip:		
Phone:	Cellular:	E	mail:	
Parade Home Address(s):				
1. Street:	City:	Zip:		Amount Due:
2. Street:	City:	Zip:		Amount Due:
3. Street:	City:	Zip:		Amount Due:
		Т	otal Amo	unt Due: \$
Check #				
Credit Card #		(V	isa or Mas	ster Card only)
Name on Card:		Exp. Date:	/	V Code:
Address Affiliated with Card:				
City:		State:	_ Zip:	
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Builder's Signature:		Date:		
Acceptance by HBA:				
Office Use Only: Invoice #	Date	Processed:	By:	

2017 Parade Contract will not be accepted without signature(s)

**DUE DATE: NO LATER THAN APRIL 6, 2017** 



# 2017 Parade of Remodeled Homes Contract

June 10 & 11, 2017

#### **DEFENSE & HOLD HARMLESS WAIVER**

The Home Builders Association of the Grand Traverse Area, Inc. accepts no responsibility for the sale of any Parade Home. Furthermore, the Home Builders Association will not be held responsible for any damage which may occur in connection with the public or private viewing of the Parade Home.

The Builder as a Sole Proprietor, Partnership, or Qualifying Officer of a Corporation, further agrees to defend, indemnify and hold harmless the Home Builders Association of the Grand Traverse Area, Inc. from any damages or costs stemming from such threatened liability and to indemnify the Home Builders Association of the Grand Traverse Area, Inc. in the event liability is found. The only exception to the Builder obligations to defend, indemnify and hold harmless the Home Builders Association of the Grand Traverse Area, Inc. is if there is found to be the sole cause of said damage.

By the signature(s) below, the Builder certifies that he/she has carefully read the 2017 Parade Contract, Defense & Hold Harmless Waiver, and Parade Home Readiness Criteria. In addition, if the home has been pre-sold a Pre-Sold Parade Home Buyer/Homeowner Release Agreement Form must be signed and submitted.

urado rippirount riamo.			
Company Street Address:			
City:	State:	Zip:	
Phone:	Cellular:		_ Email:
Parade Home Address(s):			
1. Street:	City:		Zip:
2. Street:	City:		Zip:
3. Street:	City:		Zip:
The Rui	ldars License must be current and	varified prior to	Contract accontance
Builders License #:	lders License must be current and Expira	tion Date:	<del>-</del>
Builders License #:		tion Date:	<del>-</del>
Builders License #:Signature:Signature:Signature:Signature:Signature:Signature:Signature:Signature:Signature:Signature:Signature:Signature:Signature:	Expira	tion Date: Date:	<del>-</del>

2017 Parade Contract will not be accepted without signature(s)



# 2017 Parade of Remodeled Homes Contract June 10 & 11, 2017

## **HOMEOWNER** RELEASE AGREEMENT FORM

### Participation Rules for Homeowners

- 1. I understand that we the homeowners or family members agree to vacate the premises during the entire Parade of Remodeled Homes weekend and agree to allow my home to be open to the public throughout the Parade of Remodeled Homes June 10 & 11.
- 2. I understand that a photo of my project will be published in the Parade of Remodeled Tour Guide and on the HBAGTA website.
- 3. I agree that my project entered constitutes a change in shape, form or function of a residence.
- 4. I understand that my builder will be at the home during all hours of the Parade of Remodeled Homes as well as a non-profit staffing group.
- 5. I understand that if my builder withdraws from the Parade after the assigned deadlines, or does not open my entry by the opening day/time and time of the Parade, their entry fee will not be reimbursed and possible additional financial penalties may occur.
- 6. I understand that consumption or serving of alcoholic beverages will not be served at my Parade home during Parade of Remodeled Homes designated days.
- 7. I agree not to publicize the project entered to the media to hold a public open house prior to the Parade of Remodeled Homes or Parade of Homes prior to the opening of the event or during the event.
- I agree not to advertise or promote any vendors, subcontractors and/or suppliers within the premises of my home that are not members in good standing of the Home Builders Association of the Grand Traverse Area.
- It is recommended that valuable items or irreplaceable items not be left in the home. Items that may endanger the safety of the public should be locked in an appropriate place that is inaccessible to all but the Buyer/Homeowner

I (homeowner(s)		hereby agree to allow
my home to be entered in the 2017 Parade of Remodeled Homes an understand my home will be open to the public during the following days	d agree to abide by	
• Saturday, June 10, 2017 12:00 noon - 8:00 p.m.	, 110 41 51	
• Sunday June 11, 2017 11:00 p.m 4:00 p.m.		
I will permit the builder, days/hours and to provide at least one person in every major area or m safety purposes.	to be in charge by home open to the	of my home during these public for promotion and
I verify that my remodeling project was completed after June 2016 and is	the work of the contr	ractor noted above.
Home Owner Signature	Date	
Home Owner Signature	Date	<del> </del>
Phone Numer:		
Parade Home Address: C	ity	Zip
Builder's Signature:	Date:	

2017 Parade Contract will not be accepted without signature(s)



# **ADDENDUM A - Checklist**

2017 Parade of Remodeled Homes Tour Guide Information Request

BUILDER NAME					
PARADE HOME ADDRESS					
				PLEASE I	PRINT
CITY, STATE, ZIP					
ENTRY TYPE	☐ Single Space Remodel ☐ Full Home Renovation ☐ Addition				
HOME INFORMATION				DEADLINE	HBA USE
		# OF BEDROOMS			
		# OF BATHROOMS			
	TOTAL SQ FT OF F	INISHED AREA			
		MAIN FLOOR SQ FT			
		UPPER LEVEL SQ FT		APRIL 6, 2017	
		OWER LEVEL SQ FT		APKIL 0, 2017	
		CAL SQ FOOTAGE OF			
PROJECT VALUE	APPROXIMATE VA	LUE FOR REMODEL			
	Submit the following	g information electronic	cally to		
PROJECT DESCRIPTION AND INFORMATION CHECKLIST	sstroven@hbagta.co  Description of ho High resolution of High resolution p High resolution p Hand drawn site landmarks. The a	m me with a maximum of	April 6, 2017		
IS HOME SOLD?	TENES	☐ YES ☐ NO		April 6, 2017	
BUILDER AD PAGE	☐ YES ☐ NO	of Release Agreement Form  ARTWORK SUBM		May 1, 2017	
ADDITIONAL ADVERTISING		☐ ARTWORK SIZ		May 1, 2017	
COO & COI	☐ Certificate of Occ			May 19, 2017	
000 # 001	☐ Certificate of Ins		to add additional sub		notos
	All informa	tion is to be submitte	d to Sarah Stroven at R INFORMATION S JBJECT TO THE \$5	t sstroven@hbagta	ı.com
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# 2017 Parade of Remodeled Homes Contract

# CALENDAR OF EVENTS

April

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6. Contract, Payment & Information Due Date	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
-	1 Builder Ad	2	3	4. Mandatory	5	6
	Due			Builder Meeting		
				5:30-7:30pm		
				West Bay		
				Holiday Inn		
7	8	9	10	11	12	13
14	15	16	17. Tour	18	19 Remodeled	20
			Guide Review		COO / COI	
			& Sign-off		Due	
21	22	23	24.	25.	26	27
			Remodeled	Remodeled		
			Inspections	Inspections		
28	29	30	31			

# June

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2.	3
4	5	6	7	8 New Home COO & COI Must be turned in to HBAGTA	9 New Home Final inspection by Committee Member	10 Remodeled POH 12-8pm
11 Remodeled POH 11-4pm	12 Judges visiting New Homes	13 Judges visiting New Homes	14	15 POH 12-8pm	16 POH 12-8pm	17 POH 12-8pm
18 POH 11-4pm	19	20	21	22	23	24
25	26	27	28	29	30	