



MHWC LIMITED WARRANTY PROGRAM—MEMBERSHIP AGREEMENT
Insured through Western Pacific Mutual Insurance Company, A Risk Retention Group

NOTICE: This policy is issued by your risk retention group. Your risk retention group may not be subject to all of the insurance laws and regulations of your state. State insurance insolvency guarantee funds are not available for your risk retention group.

MHWC, Western Pacific Mutual Insurance Company, A Risk Retention Group (WPMIC) and the Member, intending to be legally bound, in consideration of the mutual promises contained herein, covenant and agree as follows:

A. Membership, Registration and Term

1. Member has applied for membership in WPMIC and registration as a member of the MHWC Warranty Program and represents that all information supplied in connection with its application is true and correct.
2. Member certifies that it is properly licensed and approved to do business in accordance with all governmental requirements of the areas in which it builds and will remain so licensed and approved for the entire term of this Agreement.
3. MHWC and WPMIC have accepted Member as a registered member of the MHWC Warranty Program and as a member/insured of WPMIC.
4. Member has paid its initial membership fee. All membership/registration fees (initial and annual) are set by MHWC at its discretion and are nonrefundable.
5. Member agrees to abide by all of the rules and regulations applicable to the Program as issued by MHWC or WPMIC from time to time.
6. The term of this Agreement shall be for twelve (12) months dating from the date of execution by MHWC. This Agreement shall be automatically renewed at each one (1) year anniversary for an additional one (1) year term unless it is terminated by either party by giving written notice to the other of its intention not to renew at least ninety (90) days prior to the expiration of the initial or any renewal term or it is terminated pursuant to Section G of this Agreement.
7. Member hereby authorizes MHWC and WPMIC to conduct such investigation of Member's activities and make such inquiries and obtain such credit reports as may be necessary for its determination of Member's financial and technical ability to meet its obligations. Member hereby directs all credit reporting agencies to make available to MHWC and WPMIC any information in the possession of such agencies.
8. Members of WPMIC are entitled to voting privileges as set forth in its Articles of Incorporation and By-Laws. The Member agrees, in accordance with WPMIC's By-Laws, that by executing this Agreement it grants to the Board of Directors of WPMIC its proxy to cast the Member's vote on any business at a meeting of WPMIC's members. This proxy shall continue for the term of Member's membership in WPMIC. Member may withdraw this proxy by voting personally at any meeting of WPMIC's members.
9. Member shall have no liability for capital contributions to WPMIC. MHWC covenants that all capital contributions and WPMIC premium payments shall be made by it from the warranty fees it collects. Member shall have no liability for the corporate obligations of WPMIC and shall not be subject to assessments by WPMIC.
10. As an approved Member of the MHWC Limited Warranty Program, you are also registered as a member of the Key Estates Certified Warranty Program. If you participate in the Key Estates Certified Warranty Program, you agree to be bound by the terms and obligations of the Key Estates Certified Warranty Program Builder Agreement.

B. Home Warranties

1. For each home warranted, Member shall pay a nonrefundable warranty fee, the amount and time of payment of which shall be determined by MHWC. A minimum warranty fee, as indicated on the enrollment form, may apply.
2. Member shall abide by all Program procedures established by MHWC. Homes must be submitted (initially enrolled) prior to the completion of construction, except under the following limited circumstances:
 - (a) A newly approved Member may warrant homes under construction and homes completed but not closed or occupied as of the date of initial acceptance in the MHWC Warranty Program, provided that a list of such homes accompanies the Membership Application.
 - (b) A spec home erected on a foundation must be warranted by the end of the first year of use as a model or display to qualify for an MHWC warranty. The warranty will be issued to the Member and the unused portion of the warranty will automatically transfer to the buyer.
 - (c) Homes which remain in Member's inventory longer than twenty-four (24) months must be enrolled by the end of the twenty-fourth month to qualify for an MHWC warranty. The warranty will be issued to the Member and the unused portion of the warranty will automatically transfer to the buyer.
 - (d) Manufacturers may enroll manufactured homes in the Manufacturers' Limited Warranty Program prior to delivery of the home to the builder.
 - (e) Homes that are enrolled under the Warranty Express program.
3. MHWC will not approve a home nor will WPMIC issue a warranty if Member is not registered; is not a Member in good standing; is in a probationary or suspended standing; if the home is not constructed in accordance with MHWC Warranty standards and building codes accepted by MHWC; or if the home was not enrolled in accordance with the procedures set forth herein.
4. MHWC shall supply Member with all applicable paperwork for every home enrolled in accordance with MHWC's enrollment procedures. Member shall be responsible for delivering the Limited Warranty book and executed copy of Application For Warranty form to the Purchaser as well as returning the Application For Warranty form (signed by both Member and Purchaser(s)) to MHWC. Paperwork received after ten (10) days from the settlement date or first occupancy date, whichever occurs first, as listed on the Application For Warranty form, may be subject to a penalty charge in an amount to be determined by MHWC. Manufacturers shall be responsible for returning the executed enrollment forms, signed by Manufacturer Member's representative, to MHWC.
5. Member may not make a separate charge to the Purchaser for any part of the home warranty fee.
6. Member shall assign all manufacturer's warranties to the Purchaser.

7. If Member fails to warrant or enroll a home in accordance with the procedures set forth herein and any losses or expenses of whatever kind or nature are incurred by MHWC or WPMIC, Member will indemnify and hold them each harmless against losses or expenses, including attorney and expert witness fees, incurred in connection with the unenrolled or improperly warranted home.

C. Representations and Sales Agreement.

1. Member is authorized to represent to the public that it is a member of the MHWC Warranty Program, to use the MHWC logo in its business, and to represent that it is a WPMIC member, provided that any contract language or advertising copy which makes references to MHWC or WPMIC must be approved by MHWC in writing in advance of its use.
2. Member shall make no representations concerning MHWC that are not contained in the Limited Warranty book, the Application For Warranty form, or promotional materials provided by MHWC or that are not otherwise pre-approved by MHWC. In this connection, Member hereby agrees to indemnify and hold MHWC harmless from any unauthorized statement by Member which results in a claim that Member misrepresented the terms of the Limited Warranty.
3. Except for Manufacturers, Member shall deliver or otherwise provide access to a sample warranty book, to be furnished by MHWC at no charge, to Purchaser on or before the date the Sales Agreement or Earnest Money Contract is signed.
4. Except for Manufacturers, Members shall incorporate the following language into Member's Sales Agreement or Earnest Money Contract with Purchaser unless Member obtains the express approval of MHWC for any changes in this provision:

Purchaser has received or otherwise has been provided access to a sample warranty book and has read and understands the limited warranty administered by MHWC. Validation of the Warranty is not guaranteed, but is conditioned on the satisfactory completion of any required inspections, upon Seller's compliance with all MHWC's enrollment procedures, and upon Seller remaining in good standing in the MHWC Program. Purchaser understands and agrees that if the above Warranty is validated, it is provided by the Seller in lieu of all other warranties, verbal agreements, or representations to the extent permitted by law; and Seller makes no warranty, express or implied, as to quality, fitness for a particular purpose, merchantability, habitability or otherwise, except as is expressly set forth in the Program or as required by law. Purchaser understands and agrees the warranties of all appliances and other consumer products installed in the home are those of the manufacturer or supplier and same are assigned to Purchaser, effective on the date of closing. In any event, Seller shall not be liable for any personal injury or other consequential or secondary damages and/or losses which may arise from or out of any and all defects. Purchaser acknowledges and understands that the Warranty includes a provision requiring all disputes that arise under the Warranty to be submitted to binding arbitration. (In New Jersey, Purchaser has an election of remedy. In New York, Purchaser has the choice between binding and non-binding arbitration.)

D. Home Construction and Inspection

1. Member shall construct all homes in conformity with MHWC's Warranty Standards, MHWC approved building codes, and all special industry standards recognized by MHWC which are in force at the beginning of the construction of the home. In the event that a home is not constructed in accordance with a MHWC approved model building code, Member shall have full responsibility for warranty claims arising from such noncompliance for the full ten-year period. MHWC may establish special standards, conditions and tests including requirements for escrow payments or other methods of protection with respect to some or all homes constructed by Member which are high risk in the opinion of MHWC.
2. MHWC approved National Model Codes include:
 - (a) Federal Manufactured Home Construction and Safety Standards (HUD-Code)
 - (b) National Conference of States on Building Codes and Standards (NCSBCS)
 - (c) National Electrical Code (NEC)
 - (d) Any building, mechanical, plumbing or electrical code that has been formally adopted by the state, city or local governing body in which the warranted home is located.
3. If applicable, Member shall place all fill material in accordance with HUD Data Sheet 79g, or its replacement, unless more stringent requirements are called for by the design engineer. If the Member is informed by MHWC that it is building in an area designated as one with active soil conditions, the Member agrees to obtain such soils investigations and reports as may be required by MHWC. If such reports indicate a need for a specific foundation design, Member agrees to construct the foundation according to the design of a registered professional engineer to take into account the conditions disclosed by the soil tests. In the states of Alabama, Colorado, Louisiana, Mississippi, New Mexico, Oklahoma and Texas, as well as any other designated area, engineered foundations are required on all homes regardless of soil tests. An engineered foundation shall be defined as: "a site specific design generated and sealed by a professional engineer who is registered in the state in which the home is located." The foundation must be inspected by the engineer or his authorized representative; must conform with all accepted engineering practices for the area; and address specific parameters including, but not limited to, soil conditions (vegetation, fence lines, trails, tracks, slopes, and cut and filled sections), drainage, time of construction, climate conditions, and structural requirements.
4. If MHWC deems it appropriate, the Member shall cooperate in spot inspections, periodic inspections and procedures. MHWC shall recognize private and governmental inspection departments meeting MHWC's criteria. It shall be Member's responsibility to have every home inspected and to pay all fees for the inspections and various certificates as may be required by MHWC.
5. Member represents and warrants to MHWC and WPMIC that it has followed the standards and procedures set forth herein and agrees to indemnify and hold them harmless from any loss or expense, including, but not limited to, attorney and expert fees, arising from a breach of these representations and warranties.

6. By enrolling a home for warranty coverage, Member warrants and certifies that it has investigated the soil conditions under and around the home and complied with the requirements of paragraph D.3.
7. **Utah Builders Only:** Member is not authorized to enroll homes in the MHWC Program in the counties of Washington and Iron, Utah.

E. Warranty Obligations

1. Member shall, at its own expense perform all obligations as set forth in the MHWC Warranty Program and this Agreement which include meeting the Warranty Standards upon notice from the Purchaser without the necessity of MHWC intervention. In consideration of the fee structure granted, Member agrees to reimburse MHWC and WPMIC for all costs and losses which either incurs, including, but not limited to, inspection, counsel and expert fees relating to coverage during those periods when Member is the warrantor under the provisions of the applicable Limited Warranty book, regardless of whether Member has breached its obligations hereunder.
2. If Member fails or refuses to perform its warranty obligations under the MHWC Warranty Program for any reason, WPMIC will perform Member's obligations. If WPMIC fulfills Member's obligation or if WPMIC or MHWC incurs any loss, cost or expense including, but not limited to, inspection, attorney and expert fees by reason of Member's failure to perform hereunder or by reason of a dispute between the Member and Purchaser, Member shall, upon demand, and regardless of whether Member is held liable to Purchaser, reimburse WPMIC and MHWC for all expenses incurred in so performing or by reason of such failure or dispute including, but not limited to, cost of materials, labor, architect fees, engineering fees, attorney fees, expert fees, incidental expenses including lodging, transportation and related expenses from the Member and cost of collection of such reimbursement. In addition, Member shall indemnify and hold harmless WPMIC and MHWC against any and all expenses, including attorney fees, incurred by them as a result of Member's failure or refusal to perform or delay in performance. In addition, Member shall pay interest to MHWC or WPMIC, as appropriate, at the rate of eighteen percent (18%) per annum on all sums due to MHWC or WPMIC hereunder if such sums are not paid within thirty (30) days of demand by MHWC or WPMIC.
3. During that period when WPMIC is the Warrantor under the provisions of the applicable Limited Warranty book, WPMIC represents that it will perform its obligations with respect to warranted structural defects as set forth and defined in the Program without the right of subrogation against the Member provided that:
 - (a) the defect, or symptoms of a subsequent occurrence of a defect, first arose during that period when WPMIC is the Warrantor under the provisions of the applicable Limited Warranty book for that home; and
 - (b) Member did not attempt to conceal or cosmetically repair the defect, or symptoms of a subsequent occurrence of a defect period when Member is the Warrantor under the provisions of the applicable Limited Warranty book; and
 - (c) the defect does not arise from Member's failure to construct the home in compliance with MHWC Warranty Program Standards; and
 - (d) the defect does not arise from Member's failure to adhere to Member's responsibilities hereunder.If the Member repairs a warranted structural defect during the period where the Member is the Warrantor under the provisions of the applicable Limited Warranty book, MHWC must be notified. Member will remain responsible for all defects if the defect or its symptoms arose during the period when the Member was Warrantor under the provisions of the applicable Limited Warranty book and the Member failed to adequately repair the defect. Member must provide to MHWC an inspection report from a licensed engineer showing repairs are in compliance with the plan of repair.
4. WPMIC represents that it will indemnify and hold Member harmless against payment of any money judgment, order or decree made by an arbitrator, court or administrative agency of competent jurisdiction as a result of the breach by WPMIC of its representations contained in paragraph E.3. hereof.

F. Warranty Resolution

1. All unresolved warranty issues by the Purchaser against the Member arising under the MHWC Warranty Program shall be referred to MHWC for settlement in accordance with the procedures established by MHWC.
2. Member shall have a representative present when MHWC performs an Inspection. MHWC will notify the Member in advance of the scheduled time and date.
3. Member shall cooperate fully in the warranty resolution process including full cooperation with the investigator appointed by MHWC. In this connection, Member shall, upon request, furnish MHWC or its investigator with copies of the design and specifications of the home, certification of drainage, soil and compaction tests if applicable, warranty or customer service files and any and all further investigations conducted by Member or its representatives. Certification of drainage, soil and compaction tests will not be required of Members who manufacture homes but do not erect those homes on lots.
4. Member shall be bound by and shall comply with the decision of MHWC. Member agrees that it will not commence any arbitration proceeding with Purchaser unless expressly permitted to do so in the applicable limited warranty and will not otherwise challenge MHWC's decision.
5. In the event that an unresolved warranty issue between Member and Homeowner is submitted to arbitration as provided in the warranty book, Member agrees to be bound by the arbitrator's decision. Member shall have a representative present at the arbitration hearing.
6. If Member fails to perform its obligations hereunder in a timely and good and workmanlike manner, including the restoration of repaired affected areas to their original condition as required by the MHWC Warranty Program, and subject to its terms, conditions, standards and exclusions, such failure shall be considered a failure to perform governed by paragraph E.2. hereof.
7. Member shall be responsible for all arbitration fees on homes located in any state or municipal jurisdiction which provides that no portion of such fees shall be payable by the Homeowner. In all jurisdictions where such a requirement is valid, such fees shall initially be paid by the Homeowner, but the arbitrator will award the cost to the Homeowner if he prevails.

G. Termination or Suspension

1. Member will be considered not to be in good standing, and MHWC may terminate the Member's registration and membership in the MHWC Warranty Program and in WPMIC, as well as the registration and membership of any person or organization controlling, controlled by or under common control with Member if, in the opinion of MHWC, Member:
 - (a) falsified material information in connection with its application for initial or re-registration, home enrollment, or another matter;
 - (b) has lost its license to do business or has become non-compliant with any governmental requirements of the areas in which it builds;
 - (c) did not inform MHWC of a change of its ownership;
 - (d) did not inform MHWC of an adverse change in its financial standing which could impair its ability to meet its obligations;
 - (e) did not meet MHWC's requirements of financial strength and stability, or professional competence and ethical conduct with customers;
 - (f) develops a financial condition or claim history which MHWC finds unacceptable;
 - (g) does not construct homes which comply with MHWC approved building codes, MHWC warranty standards, or other standards adopted by MHWC (MHWC shall have the right to perform any spot inspections to verify Member's compliance with this provision);
 - (h) does not have homes inspected as may be required by MHWC or does not provide an engineer's certification or an acceptable inspection report;
 - (i) does not enroll homes in a timely manner;
 - (j) does not respond to a notice from a Homeowner or MHWC in a timely fashion;
 - (k) does not cooperate in the warranty resolution process established by MHWC or does not comply with a voluntary agreement with the Homeowner or a decision rendered by MHWC or an Arbitrator;
 - (l) fails to notify MHWC in writing that a legal proceeding has been commenced against Member;
 - (m) furnishes a warranty to a Homeowner when the home is not preregistered or properly enrolled with MHWC; or
 - (n) otherwise fails to comply with the terms of this Agreement or the procedures of the Program.Additionally, Member agrees to indemnify and hold MHWC and WPMIC harmless from any claims or damages which are proximately caused by any of the foregoing acts or omissions by Member.
2. Member and MHWC also may terminate this Agreement by giving notice to the other as provided in paragraph A.6 of this Agreement.
3. No termination hereunder by MHWC or by Member shall in any way affect or impair the rights and obligations of MHWC, WPMIC or the Member under this Agreement with respect to any homes warranted in the MHWC Warranty Program prior to termination, provided that as of the date of termination:
 - (a) all applicable Application For Warranty forms and inspection documents have been received and processed by MHWC; and
 - (b) full warranty payment has been received by MHWC.
4. If a membership is terminated by MHWC for cause, MHWC at its option may also terminate the membership of any other "affiliated Member". An affiliated Member is defined as a Member in which the terminated Member has an ownership interest of at least ten percent (10%) or in which the principals of the terminated Member serve as officers or directors. If MHWC should exercise its option to terminate the membership of an affiliated Member under this paragraph, it may reinstate that affiliated Member as a Member if, in its sole discretion, MHWC determines that the terminated Member or its principals are not in a position to control the affiliated Member.
5. Whenever MHWC believes that there may be reason to terminate membership hereunder, it may immediately suspend Member by giving written notice to Member. Such suspension may be for a period of up to sixty (60) days in order to allow MHWC time to investigate the situation. No homes may be enrolled or warranted in the MHWC Warranty Program during the period of suspension. If, after completion of its investigation, MHWC does not terminate the membership, Member shall be reinstated with full rights and privileges of a participating Member provided, however, that such reinstatement shall not affect the right of MHWC to suspend or terminate Member in the future based on new or additional information.
6. During suspension or following termination, Member shall not in any way advertise or display itself as being a member of the MHWC Warranty Program, shall not use and shall return all materials bearing the MHWC logo or any reference to the Program, including references to WPMIC; and shall notify promptly in writing any person who is at that time under contract to purchase a home from Member, that Member has been suspended or terminated, as the case may be, and that the MHWC Warranty Program will not be available. Should Member fail to take the steps set forth herein during suspension or following termination, it shall indemnify and hold harmless MHWC and WPMIC against any and all expenses incurred and losses suffered including, but not limited to, attorney fees by either of them as a result.
7. Termination of a Member's participation in the Program automatically terminates membership in WPMIC and Member shall have no rights with respect thereto other than rights set forth in paragraphs E.3 and E.4 hereof with respect to homes enrolled prior to the termination date.

H. Alternate Forms of Security

1. Corporations Only: In order to induce MHWC and WPMIC to accept Member into the MHWC Warranty Program and as a Member of WPMIC, Member represents, warrants and certifies to MHWC that the "adjusted stockholder equity" of Member as of the date hereof is as stated on the most recent financial statement Member has submitted to MHWC. For purposes of this Agreement, adjusted stockholder equity means total equity, as reflected on Member's financial statements, presented in accordance with generally accepted accounting principles, consistently applied, reduced by an amount equal to the total of loans to related parties, accounts receivable which are over ninety (90) days old, and intangible assets.
2. At the request of MHWC or WPMIC, Member agrees to provide a certification of its equity within fifteen (15) days of the request.
3. If Member fails to supply any certifications, or if a certification fails to disclose a minimum adjusted stockholder equity of at least eighty percent (80%) of the amount stated on the financial statement referenced in Section H.1, then MHWC shall be entitled to suspend or terminate the Member's registration and membership as set forth in Section G.1. If Member's adjusted stockholder equity falls below eighty percent (80%) of the amount stated on the financial statement referenced in Section H.1, and MHWC is not notified in writing within ten (10) days of that occurrence, then the undersigned

hereby declare that they shall personally indemnify and hold MHWC and WPMIC harmless against any and all expense and losses, including attorney fees, incurred because of Member's failure to fulfill its obligation and responsibilities as stated in this Agreement and in the Warranty Program.

4. If Member is required to furnish MHWC with an Alternate Form of Security (such as, but not limited to, a Letter of Credit, Surety Bond, Certificate of Deposit or Escrow Agreement) as a condition of acceptance or retention of Member into the MHWC Warranty Program and into membership in WPMIC, Member agrees that MHWC or WPMIC may draw upon the full amount of the Security in the event that Member breaches any of its obligations under this Agreement or under any other prior Agreement Member has had with MHWC and/or WPMIC; or if Member fails to renew the Security with a replacement satisfactory in form and substance to MHWC at least thirty (30) days prior to the expiration of such Security, or its replacement. In the event of such a draw, MHWC shall hold the proceeds of such Security as a deposit against Member's obligations hereunder. At such time as Member's obligations hereunder have been satisfied in full, MHWC shall return any balance to Member. MHWC shall not be under any obligation to pay interest to Member with respect to such amounts, and MHWC's determination of reimbursement shall be final and conclusive.

I. Miscellaneous Provisions

1. If a claim is made against the Member or WPMIC concerning a home covered by the MHWC Warranty Program, Member shall, upon request, assign to WPMIC any rights which it may have against a supplier, manufacturer, subcontractor or other person for work performed or materials supplied in connection with such claim.
2. Whenever timely performance is called for hereunder, the time there for shall be extended to the extent performance is delayed by an event not caused by the conduct of the person obligated to perform. Such events include, but are not limited to, epidemic, pandemic, acts of God or the public enemy, war, riot, civil commotion or governmental conduct.
3. If a claim is made against Member or WPMIC concerning a home covered by the MHWC Warranty Program, escrowed monies being held by a homeowner shall be considered separate and apart from and cannot affect the terms of this Agreement or the terms of the Limited Warranty.
4. This Agreement contains the entire understanding of the parties and cannot be altered or amended in any way except by a formal written instrument signed by all of the parties hereto.
5. Should legal action arise between the parties involving this Agreement, the substantially prevailing party shall be reimbursed for reasonable attorney fees and expert witness fees by the other party. Should any provision of this Agreement be determined by a court of competent jurisdiction to be unenforceable, that determination will not affect the validity of the remaining provisions.
6. Member acknowledges that MHWC is an administrator and not a warrantor or insurer. Member agrees to indemnify MHWC and hold it harmless from any loss or expense, including attorney fees, if Member should ever claim otherwise.
7. This Agreement shall be interpreted and enforced in accordance with the laws of the state in which Member maintains its principal place of business.
8. This Agreement is not assignable by Member without the prior written consent of MHWC.
9. This Agreement is binding on the parties, their heirs, executors, administrators, successors and assigns.
10. All notices required hereunder must be in writing and sent by certified mail, postage prepaid, or other such form of notice deemed acceptable by MHWC to the recipient at the respective address shown hereon or to whatever other address the party may designate in writing. Member must inform MHWC of any change in address in writing.
11. Failure of either party to insist upon compliance with any provision of this Agreement shall not constitute a waiver of the provision.
12. Whenever appropriate, it is intended that the use of one gender herein includes all genders and the singular includes the plural.
13. The effective date of this Agreement shall be the date of execution by MHWC.
14. All terms not defined herein shall have the meanings ascribed in the Limited Warranty book containing the Warranty Resolution Procedures, and Approved Standards which are referred to herein as the "MHWC Warranty Program".
15. This Agreement does not create an agency. Member is not an agent of MHWC or WPMIC, and Member and its employees are not authorized to hold themselves out as agents of MHWC or WPMIC. Member and its employees have no authority to bind or obligate MHWC or WPMIC. Member agrees to indemnify and hold MHWC and WPMIC harmless against any and all expenses incurred and losses suffered, including but not limited to, attorney's fees by either of them as a result of Member's violation of this provision.
16. Member agrees to maintain all terms of the Membership Agreement in confidence and not to disclose any such terms to any person or entity.

THIS AGREEMENT is among MHWC, a Pennsylvania corporation, Western Pacific Mutual Insurance Company, a Risk Retention Group, (WPMIC) with offices at 5300 Derry Street, Harrisburg, PA 17111 and

X _____
(Company Name: indicate whether a corporation, partnership, individual or other)

X _____
(Complete Address of Company)

X _____
Date of Execution by Member

MEMBER: X _____
Member Company Name (print or type)

By X _____
Signature and Title of Principal or Corporate Officer

MHWC Registration Number
(If Presently Registered)

By X _____
Proprietor/Spouse

MHWC

Date of Execution by MHWC

By _____

WESTERN PACIFIC MUTUAL INSURANCE COMPANY (WPMIC)
A Risk Retention Group

By _____
Susan R. Kent, Assistant Secretary

By signing this area, you are agreeing to act in the capacity of a Surety and are acknowledging and agreeing to the Surety Agreement.

NOTE: You are signing this Surety Agreement in an individual capacity, not as an officer of the company, therefore, please do not use a title.

SURETY:

ADDRESS:

Signature

Street

Social Security Number

City State Zip

Signature

Street

Social Security Number

City State Zip

Signature

Street

Social Security Number

City State Zip

Signature

Street

Social Security Number

City State Zip

SURETY AGREEMENT, An Explanation and Its Applicability

The success of MHWC is based on its management of risks. This is the reason for MHWC's stringent membership criteria — better Members represent lower risk.

The Surety Agreement does not add any additional liability beyond the terms of the Warranty and Membership Agreement. The purpose of the Surety Agreement is simple: the Member which provides the MHWC warranty is making certain representations and commitments. If it does not honor its commitment, another entity or individual(s) agrees to do so. If the MHWC Member does what it says it will do, the Surety Agreement will not have any impact.

The Member's primary obligation is during those periods of time in which the Member is identified as the Warrantor in the applicable Limited Warranty book. However, the Member's (i.e. corporation or surety) responsibilities extend past those periods of time if the Member breaches any of its obligations under the Warranty, the Membership Agreement, or any Addenda signed by the Member. **Liability is limited to the Member's liability to MHWC and WPMIC.**

Regarding exchange, etc. of collateral or changes to the terms of Member Obligations, the purpose of this language is to prevent WPMIC's involvement in disputes among sureties and builders.

The Surety Agreement is binding upon heirs and assigns. This is reiterating that if responsibility passes to heirs and assigns, the original commitment to the warranty will be honored.

If MHWC requests a Surety Agreement and the corporate officers do not want to provide such an agreement, an Alternate Security may be acceptable, provided it is approved by MHWC.

SURETY AGREEMENT

To induce MHWC to accept Member into the MHWC Warranty Program and intending to be legally bound, the undersigned (each jointly and severally, if more than one) agrees to act as unconditional surety to MHWC and to Western Pacific Mutual Insurance Company, A Risk Retention Group (WPMIC), with respect to all of Member's duties and obligations pursuant to the foregoing Membership Agreement (Agreement), including interest due on late payments or reimbursements by Member and any costs, legal fees and expenses incurred by MHWC or WPMIC in the enforcement of any of the foregoing (Member Obligations).

Surety consents that MHWC or WPMIC may, at its sole option, without in any way affecting Surety's liability hereunder: (a) exchange, surrender or release any or all collateral security or any guaranty or surety held by MHWC or WPMIC for any of the Member Obligations; (b) renew, extend, modify, supplement, amend, release, alter or compromise the terms of any or all of the Member Obligations; and (c) waive any of MHWC or WPMIC's rights, remedies, benefits or security against Member or any other surety.

CONTINUING SURETY. This Surety Agreement shall be a continuing one and shall be binding upon Surety regardless of how long before or after the date hereof any of the Member Obligations were or are incurred.

EXTENT OF SURETY'S LIABILITY. Surety's liability hereunder shall be for the full amount recoverable by MHWC from Member under the Membership Agreement and warranty and for the full amount recoverable by WPMIC from Member under the Membership Agreement and warranty, including, but not limited to, claim payments, costs of repairs, interest due on late payments or reimbursement by Member, and any costs, legal fees and expenses incurred by MHWC and/or WPMIC in the enforcement of any Member Obligation and in the enforcement of this Surety Agreement.

UNCONDITIONAL LIABILITY. Surety's liability hereunder is absolute and unconditional and shall not be reduced, diminished, released or affected in any way by reason of: (a) any failure of MHWC or WPMIC to obtain, retain, or preserve, or the lack of enforcement of, any rights against any person, firm or entity (including, without limitation, any other Surety) or in any property (including, without limitation, collateral security for any of the Member Obligations); (b) the invalidity or unenforceability of any such rights which MHWC or WPMIC may attempt to obtain; (c) any delay in enforcing or any failure to enforce such rights, even if such rights are thereby lost; or (d) any delay in making demand on the Member or any other Surety for performance or payment of any part or all of the Member Obligations.

WAIVERS. Surety hereby waives all notices of any character whatsoever with respect to this Surety Agreement and the Member Obligations, including without limitation: notice of the present existence or future incurring of any Member Obligations; the amount, terms and conditions thereof; and any defaults thereon. The death, incapacity or legal incompetence of any Surety shall in no way affect the liability hereunder of that or any other Surety.

SATISFACTION. In the event that the Member Obligations are satisfied in full by Member or any other Surety, MHWC and WPMIC shall return this Agreement to Surety marked "satisfied" upon the express written request of Surety and then only upon the latter of ninety-one (91) days from the date of the last payment on the Member Obligations, or ten (10) years from the final enrollment of the last enrolled unit.

PAYMENT OF COSTS AND ATTORNEY FEES. In addition to all other liabilities of Surety hereunder, Surety also agrees to pay to MHWC and WPMIC on demand all costs and expenses (including reasonable attorney fees and legal expenses) which may be incurred in the enforcement of any of the Member Obligations or this Surety Agreement.

NOTICES TO MHWC OR WPMIC BY SURETY. Any notice to MHWC or WPMIC by Surety pursuant to the provisions hereof shall be sent certified mail, return receipt requested to the addresses set forth in the Agreement.

MISCELLANEOUS. This Agreement shall be binding upon Surety and Surety's heirs, executors, administrators, successors, assigns and other legal representatives, and shall inure to the benefit of MHWC, WPMIC and their representatives, successors and assigns. The rights and remedies of MHWC and WPMIC under this Surety Agreement are cumulative and shall be in addition to any other rights and remedies available to them, at law or in equity, all of which may be exercised singly or concurrently. In the event that this Agreement is preceded or followed by any other guaranty or surety agreement(s), all rights granted MHWC or WPMIC in such agreement(s) shall be deemed to be cumulative. If any provision of this Agreement shall for any reasonable cause be held to be invalid or unenforceable, such invalidity or unenforceability shall not affect any other provisions hereof, but this Agreement shall be construed as if such invalid or unenforceable provision had never been contained herein. Surety intends this to be a sealed instrument and to be legally bound hereby. All issues arising hereunder shall be governed by the laws of the Commonwealth of Pennsylvania.



NEW HOME WARRANTIES

5300 Derry Street
Harrisburg, PA 17111