

**Rochester Area Builders
2022 Showcase of Homes
Rules & Regulations**

It is agreed and understood:

Entries in the Showcase

- Only RAB Builder Members can enter projects in the Showcase of Homes. The builder must be a member in good standing with Rochester Area Builders, Inc. at the time of the Showcase. That means that all outstanding dues and fees are paid in full. Prospective members must have membership applications in the office before the July Board Meeting to qualify.
- **Security/Sign Deposit:** Each participant will be asked to pay with two separate amount. The first amount represents the entry fee and will be deposited upon receipt. The second check of \$400 represents the deposit for signs and will be held by the Association until the signs are returned or replacement cost is received. SECURITY DEPOSIT MUST BE A CHECK. Replacement cost for signs not returned on time is \$275 for large sign and \$30 for each directional sign.

If participants fail to bring back any signs, they will be invoiced for the replacement cost. If participants do not pay the invoices within 30 days, the deposit check will be cashed and a refund for any remaining balance will be issued after the deposit check has cleared the bank.

- A house can be entered under the following conditions:
 - All houses must be no older than 3 years from date of completion and it must have been less than 3 years since it was first into a Showcase event
 - House may be builder-occupied or have a non-builder homeowner
 - An occupied house must be maintained to "new home standards" (i.e. clean, well-maintained, uncluttered, minimal wear-and-tear, etc.)
 - If a house is owned by anyone other than the builder or if it is occupied, the homeowners must sign a completed Homeowner Agreement Form and Waiver & Indemnification Agreement
 - Non-builder residents must NOT be present during Showcase hours
- The committee will visit all homes in order to verify that they are physically safe for public viewing. If the committee decides that the homes are not safe by that date, the home cannot be open for the 1st weekend's viewing, and the builder shall forfeit half of the security deposit. The home will have to be visited again the next week to judge if it is safe for the 2nd weekend's viewing. If the house is still not ready, the builder agrees to forfeit the remainder of the security deposit.
- All homes must be open for viewing (with builder or their representative on the premises) during the stated Showcase hours. Admission may NOT be charged for entry at any Showcase home.
- Builder must provide the association with a certificate of general liability insurance in effect through the last day of the Showcase, a Waiver & Indemnification Agreement, and will hold the Association and the Showcase Committee harmless of liability.
- In order to make the home physically safe for showing, the builder agrees to the following criteria for both the Spring and Fall Showcase:
 - Home must be safe.
 - Drywall must be installed.

Builder's Initials: _____

Date: _____

- Home and yard must be clear of all debris.
- Yard must be backfilled (no open holes).
- Roof must be on (no interior bracing).
- Home must have properly protected stairwells and other openings (minimum top-rail, mid-rail, and posts).
- If there is not a deck, patio doors must be secured to prevent from opening.
- All window and entry doors must be installed.

Additional Criteria: Spring Showcase of Homes

- In addition to the criteria above, the builder agrees to the following criteria:
 - Homes, at minimum, must be to drywall phase.
 - The home must be safe enough for children to enter.
 - In absence of concrete, a constructed walkway and ramp of a minimum 2-foot width with railing for inclined surface must be provided.

Additional Criteria: Fall Showcase of Homes

- In addition to the criteria above, the builder agrees to the following criteria:
 - Homes must be complete.
 - Home must be completely finished – interior and exterior – on or before the first date of the Fall Showcase, including front driveway, sidewalks, and sodded front lawns.
 - Landscaping (bushes, flowers, trees) may be incomplete but will count against the builders during judging. Country lots of two acres or more must be graded and done to the point of seeding.
- The committee will visit all homes in order to verify completion.
- Showcase homes that are not complete to the standards in this section prior to the first weekend of the Fall Showcase shall not be open and the builder shall forfeit half of the security deposit. The house cannot be open for the Fall Showcase until the builder has notified the office of completion and the house has been inspected by a Showcase Committee member. If the house is still not completed prior to the 2nd weekend, the builder agrees to forfeit the remainder of the security deposit and the home shall not be open.
- **Judging:** There will be judging of completed entries by local industry professionals on the first Saturday of the event. When the judge enters the home, the representative in the home will be asked to sign the judging form. Houses will be divided into judging categories which will be determined by the building-only price of the home after all entries have been submitted. The builder can indicate on the entry form that they do NOT want the house to be judged.

Signage & Materials Provided

- Official Showcase of Homes signs will be furnished by Rochester Area Builders. They will include one outdoor sign for the front yard of the Showcase entry and five directional signs for builders to place as needed to direct visitors to the Showcase entry. Signs must be returned in the same condition as they were checked out. Missing signs for any reason will be the responsibility of the builder and will be invoiced to the builder.

Builder's Initials: _____

Date: _____

- Signage can only be used for the house that is entered into the Showcase.
- Subcontractors and suppliers will be permitted to advertise their firm providing there is not more than one sign per room per company.
- The numbered items that you receive for the Showcase of Homes must be returned in good condition to avoid the non-return charges.

Houses vs. Townhomes

- The price and the description of the home MUST be specific to the entry in the Showcase. The price must be the selling price of that particular home and the description cannot refer to any other homes or units.
- Townhomes can be entered in the Showcase of Homes as either [1] a single unit (entered like a home) or [2] a townhome community (entered like a development).

General Best Practices

- Homes may be furnished or unfurnished.
- The Showcase Committee recommends that the directional signs be removed during the week between the two Showcase weekends, and picked up immediately following the Showcase's completion, so they don't get taken and we don't get complaints.

Cancellations & Substitutions

- Requests for cancellation must be made in writing – no phone request allowed. Requests postmarked/dated prior to the cancellation deadline, will receive a 50% refund of entry fee and entire sign deposit check. No refund of entry fees will be made to requests postmarked on or after the deadline, but the sign deposit check will be returned. Substitutions may be made for no charge prior to the first deadline. Substitutions may be made between the first deadline and the final deadline for a charge of \$75. Please contact the RAB office to determine eligibility.
- In the event of extreme weather, the Showcase of Homes will not be cancelled or extended.

Other

- Rochester Area Builders, Inc. reserves the right to make final decisions on all advertising materials and to limit space, as they deem necessary.
- The office should be notified with questions or concerns which will be decided by the Showcase Committee.

Builder's Initials: _____

Date: _____