

Buy with Confidence

At Wiseman, we stand behind the value of each home that we build and believe that quality craftsmanship, thoughtful design, and attention to detail are paramount to ensuring both your happiness and our success. We strive to surpass buyer expectations with each home that we deliver and are fully committed to customer satisfaction so much so, that if a Wiseman homebuyer is not pleased with their new home, we will gladly buy back the home at its original purchase price.

Eligibility Conditions

- All homes purchased from Wiseman Homes are eligible for the Guarantee
- Homebuyer(s) must have purchased the home as a primary residence
- Homebuyer(s) must have moved into and resided in the home
- Homebuyer(s) may not lease or otherwise permit tenants in the home
- Homebuyer(s) may not return home based solely on defects, deficiencies, imperfections, etc
- Wiseman must be given the opportunity to fix, rectify or resolve any issues that fall under warrantable items
- Homebuyer(s) may not have previously returned another home to Wiseman Homes

Return Conditions

To return the home, send an email to buyback@wisemanhomes.us no later than ninety (90) days after the close of escrow (the “Closing Date”) with the following information:

- The address of the home
- The Closing Date
- A request to return the home under the Guarantee
- The date on which you will move out of the Property, which must be within fifteen (15) days from the date the email notice is sent (“Notice Date”)

You will then fill out a short application certifying that (1) you purchased the home as a primary residence and resided in it, (2) no tenants were permitted to reside at the home, and (3) you will fully vacate and remove belongings from the home within fifteen (15) days of the Notice Date.

Before we re-purchase the home, the following must also be true and agreed upon:

There has been no Material Detrimental Change to the property since the Closing Date. “Material Detrimental Change” shall mean any change or changes to the property subsequent to the Closing Date, regardless of its cause, that, taken individually or together, materially impact the property’s value or habitability, as determined in Wiseman Homes’ reasonable, good faith sole discretion, including, but not limited to, non-minor damage to the property, removal or modification of any major fixtures; impacts by acts of God, fire, flood, hail, wind, earthquake, war, epidemic, riot or terrorism, casualty loss; a housing market decline represented by a five (5) percent or greater annualized decline in the seasonally adjusted Case-Shiller Home Price Index for the region in which the property is located measured over the most recent month for which the index is available; a stock market decline represented by a ten (10) percent or greater annualized decline in the S&P 500 Index measured from the Closing Date to the Notice Date; or in the event that Wiseman Homes becomes insolvent or files for bankruptcy.

Your certifications in your return application must be true, accurate, and complete at the time of the return closing. All liens and encumbrances incurred since the Closing Date must be paid in full or otherwise removed by the Buyer at or prior to the return closing. Any solar lease, loan, or power purchase agreement must be fully prepaid and transferred to Wiseman Homes at or prior to the return closing. Title to the property has not changed since the Closing Date and there may be no disputes affecting title or liens, other than those arising due to any act by Wiseman Homes. Homebuyer will allow access to the home to show to potential new buyers. Subject to meeting all such conditions, Wiseman Homes will purchase the home from you pursuant (60-day close) to its standard form agreement, which we will provide to you, for the following price:

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The purchase price of the home on the Closing Date minus any upgrades, seller concessions reflected on the closing statement (“Adjusted Purchase Price”) less a 3% fee (the “Return Fee”), less any commission refund you received for working with an Wiseman Homes/Properties Brokerage Agent or Wiseman Homes Partner Agent (“Commission Refund”) or closing credit you received for purchasing a home directly from Wiseman Homes (“Direct Buyer Credit”).

For the avoidance of doubt, Wiseman Homes maximum financial obligation associated with a return under the 90-Day Guarantee will not exceed 97% of the Adjusted Purchase Price.