

## LANDSEA HOMES CORPORATION

### Audit and Non-Audit Services Pre-Approval Policy

#### A. Introduction

The Audit Committee of the Board of Directors of Landsea Homes Corporation (the “**Company**”) has adopted this Audit and Non-Audit Services Pre-Approval Policy (“**Policy**”), which sets forth the procedures for pre-approving services proposed to be performed by the outside auditor. The Audit Committee will be mindful of the overall relationship between fees for audit and non-audit services in determining whether to pre-approve any services to be performed by the outside auditor.

#### B. Pre-Approval Requirements

##### 1. Annual Pre-Approval Process

The Audit Committee will annually review and pre-approve the services that are expected to be provided by the outside auditor. The Audit Committee will annually consider for approval, and approve as it deems appropriate, a schedule listing proposed engagements and services expected to be provided by the outside auditor commencing during the fiscal year. The schedule, which is hereby incorporated into and deemed a part of this Policy, will include a budgeted amount of fees for each engagement or category of services being pre-approved. For each proposed engagement or service, the Audit Committee will be provided detailed back-up documentation about the specific services to be provided.

##### 2. Pre-Approval for Additional Services or Increase in Budget

Any engagement to provide audit or non-audit services that has not been pre-approved through the process described in Section B.1 must be specifically pre-approved by the Audit Committee if it is to be provided by the outside auditor. With respect to each proposed engagement or service, the Audit Committee will be provided detailed back-up documentation about the specific services to be provided. In addition, if the fees for any service previously approved in accordance with Section B.1 or this Section B.2, together with all other fees under the relevant “audit services,” “audit-related services,” “tax services” or “other services” category in which the particular service would be designated, exceed the aggregate fee level for the category that has been presented to the Audit Committee by the lesser of 10% or \$200,000, the additional fees will be submitted to the Audit Committee for approval. The Audit Committee may approve the additional fees after the performance of the corresponding service and prior to payment of the invoice for the services. For all other additional fees that exceed a previously approved level, the Audit Committee will be notified of the fees in accordance with Section E (Reporting).

### 3. Specific Guidelines for Certain Services

#### a. Audit Services

The Audit Committee will approve the terms and fees for the annual Audit Services engagement on an annual basis and may pre-approve other Audit Services. “**Audit Services**” include the annual financial statement audit (including required quarterly reviews) and other procedures required to be performed by the outside auditor to be able to form an opinion on the Company’s consolidated financial statements, the engagement for the outside auditor’s report on the effectiveness of internal controls, and services that generally only a company’s independent auditor can reasonably provide, such as comfort letters, statutory audits, consents, and assistance with and review of documents to be filed with the Securities and Exchange Commission (“**SEC**”). The Audit Committee will monitor the Audit Services engagement as necessary and pre-approve, if necessary, any changes in terms, conditions and fees resulting from changes in audit scope, Company structure or other items.

#### b. Audit-Related Services

The Audit Committee may pre-approve specified Audit-Related Services. “**Audit-Related Services**” are assurance and related services that are reasonably related to the performance of the audit or review of the Company’s financial statements and that are traditionally performed by a company’s independent auditor, such as employee benefit plan audits, due diligence related to mergers and acquisitions, accounting consultations and audits in connection with acquisitions, internal control reviews, attest services that are not required by statute or regulation and consultation concerning financial accounting and reporting standards.

#### c. Tax Services

The Audit Committee may pre-approve those specified Tax Services that the Audit Committee believes would not impair the independence of the auditor, and that are consistent with rules on auditor independence established by the SEC and the Public Company Accounting Oversight Board (“**PCAOB**”). “**Tax Services**” include all services performed by professional staff in the outside auditor’s tax division except those services related to the audit including tax compliance, consultation and planning.

#### d. Other Services

The Audit Committee may pre-approve any specified permissible other services that it believes would not impair the independence of the outside auditor and are consistent with SEC and PCAOB rules on auditor independence. The Company’s outside auditor may not provide any non-audit services that are prohibited by these rules. A general list of these prohibited services is attached as Appendix A. Applicable rules and guidance should be consulted to determine the specific nature of these prohibited services and any applicable exceptions.

C. Delegation

The Audit Committee has delegated authority to the Audit Committee Chair to pre-approve Audit and non-audit services, in amounts up to \$1,000,000 (1) per engagement, (2) per additional category of services, or (3) to the extent required under Section B.2, for services exceeding the pre-approved budgeted fee levels for the specified service. The Audit Committee does not delegate its responsibilities to pre-approve services performed by the outside auditor to management.

D. Procedures

All requests for services to be provided by the outside auditor will include a detailed description of the services to be rendered and must be submitted to the Chief Financial Officer.

The Chief Financial Officer will authorize those services that have been pre-approved by the Audit Committee and included within the schedule of pre-approved services in accordance with Section B.1 of this Policy. If there is any question as to whether a proposed service fits within the pre-approved categories of services, the Audit Committee Chair is to be consulted for a determination.

For services that have not been pre-approved by the Audit Committee, requests to provide services will be submitted to the Audit Committee and must include statements from the outside auditor and the Chief Financial Officer that, in each of their views, the services are consistent with the SEC's and PCAOB's rules on auditor independence.

In connection with the Audit Committee's pre-approval of any permissible internal control-related services (other than those performed as part of the integrated audit) or Tax Services (in each case, whether pursuant to Section B.1 or B.2), in addition to complying with the foregoing procedures, written documentation will be submitted to the Audit Committee in advance of the pre-approval describing the scope of the proposed service. In the case of Tax Services, the description will include: (i) the scope of the Tax Service; (ii) the fee structure; (iii) any side letter or other amendment to the engagement letter; and (iv) any compensation or related arrangement between the auditor and any third party with respect to the promoting, marketing or recommending of a transaction covered by the Tax Service. In addition, the potential effects of the Tax Service or internal control-related service on the outside auditor's independence will be discussed with the outside auditor. In the case of pre-approval decisions to be made by the Audit Committee Chair pursuant to delegated authority, this discussion may take place in connection with the pre-approval of the service, but in any event, will take place at the next scheduled meeting of the Audit Committee following the pre-approval decision.

E. Reporting

The Chief Financial Officer (or his or her delegate) will provide a quarterly report to the Audit Committee listing services performed by and fees paid to the outside auditor to date during the current fiscal year and the previous quarter. Services and engagements pre-approved by the Audit Committee Chair pursuant to authority delegated under this

Policy will be reported to the Audit Committee at its next scheduled meeting. The Chief Financial Officer (or his or her delegate) will immediately report to the Audit Committee Chair any breach of this Policy that comes to the attention of any member of management.

*Approved: January 7, 2021*

## APPENDIX A

### **Prohibited Non-Audit Services**

Under the Sarbanes-Oxley Act of 2002 (Section 201 (a)), as implemented by the SEC and the PCAOB, the Company's outside auditor may not perform the following services:

- Bookkeeping or other services related to the accounting records or financial statements of the Company;
- Financial information systems design and implementation;
- Appraisal or valuation services, fairness opinions or contribution-in-kind reports;
- Actuarial services;
- Internal audit outsourcing services;
- Management functions;
- Human resources;
- Broker-dealer, investment advisor or investment banking services;
- Legal services;
- Expert services unrelated to the audit; and
- Any other service that the SEC or PCAOB determines, by regulation, is impermissible.