

BUILD ON YOUR LAND PATH TO OWNERSHIP

1 | ACQUIRING LAND

Own Land? Great! When you have your construction-to-perm loan, send us the information.

Need A Lender/Loan?

We recommend our preferred lender. Or you can sign over the title to us and we can carry the construction loan. (Only considered on a case-by-case basis.)

Need Land? If you're working with a realtor, let us know when you find land. Then, we can meet to walk it together. Your realtor will be able to help you through the purchasing process.

No Realtor? We can help. What areas are you interested in? What is your budget? We can help you search on the MLS. Are you purchasing the land or do you need us to purchase it?

(Only considered on a case-by-case basis.)

2 | PREPARING THE LAND

Before we can continue, there are questions to answer:

Are the soils tests done? If not, you will need to have this done during your study period. If we are purchasing the land, we will do this.

Public water/sewer? Are there fees? Are they paid?

Is your land within our service area? Generally a 45-minute radius of our home office.

Are there unique features to consider? Wetlands, easements, etc?

If in a community, is there an architectural review process that we need to go through?

3 | CHOOSE A PLAN

Discuss your needs with our Sales Manager, browse our available floor plans and photo/video galleries online, and let us know what you would like to see.

4 | INITIAL MEETING

Once a plan is identified, we will meet to go over any questions, walk the floorplans you like (if available), and discuss anything you would like to add to the plan.

5 | CONTRACT

Once pricing and plans are finalized, a contract will be sent (electronically or in person). A 10% deposit is required at contract.

6 | DESIGN MEETING

Once the contract is ratified, our Design Manager will schedule your design appointment at our local Design Studio in Mechanicsville to go over all of your exterior and interior finishes. You will finalize your selections within 1 week of your scheduled appointment.

7 | PRE-CONSTRUCTION

Once your design selections are made, we work on getting approvals, plat, building permits, etc. (This part may take a while!) Once we have your permits, your builder will walk the lot with you to determine placement of your home, clearing, driveway, etc.

8 | CONSTRUCTION IS UNDERWAY!

If you are handling the construction loan, your lender will need to pay draws per the schedule in the contract.

Your Project Manager will keep you up to date on the progress throughout the process.

At the electrical walk-through, you'll have the opportunity to add additional lighting and electrical options, and determine placement, etc.

9 | NEW HOME ORIENTATION

Once complete, your Project Manager will familiarize you with all of the systems of your home, and answer any additional questions you may have before closing and moving into your home.

10 | WELCOME HOME!

Enjoy peace of mind knowing you have a 1-year workmanship warranty (including an optional 1-year drywall service), as well as a 2-year mechanical and 10-year structural warranty.