

Beldonia Curated home building Process

- I. **Lot Deposit:** A **\$15,000** lot deposit is required to start the **process (Day 1)**. With this, you are able to select your lot and we will place it on temporary hold for you. You then have 5 working days to select one of the townhome floorplans that we offer. *[In exceptional circumstances, for an additional cost, we might decide to work with a plan that you provide].*
- II. **Select Floor Plan:** Select from the available Beldonia Homes draft floorplans which have various options enabling you to personalize the floor plan for your family's needs.

This is a required step. If none of the floorplans are suitable for you, nor can be quickly personalized to meet your needs, we will (unfortunately) end the process and refund your deposit in full (to be completed by Day 8).

- II. **Pre-Qualification:** We prefer to see a bank pre-qualification as part of the initial lot deposit step (Step1), however, if you do not yet have a bank pre-qualification, you will have 4 days to apply and provide us a pre-qualification letter from your bank or to work with our preferred lender to get pre-qualified **(to be completed by Day 12)**.

If you do not pre-qualify for enough funds to build a 3,000+ sqft town home, we will fully refund your deposit. *[Note: we expect that our Beldonia town homes will be in the **\$1,100,000 to \$1,500,000** range depending on size and options selected].*

- IV. **Selection of Elevation and Options:** Once we have your pre-qualification letter providing us an understanding of your budget, you can then select plan options. Community guidelines provide certain limitations to floor plans and elevations so please consult your sales person about potential limitations based on your selected lot and floorplan / elevation **(to be completed by Day 14)**.
- V. **Floorplan Personalization:** Once you have selected your floor plan, elevation and options, we will provide these to our architect who will make necessary changes (typically minor) to personalize your chosen floorplan to your needs and fit it on your selected lot to create your initial **address specific plan**. Once we engage our architect, **\$10,000 of your lot deposit becomes non-refundable.** **(to be completed by Day 21)**.
- VI. **Floorplan Review Meeting:** About a week after personalizing your floor plan, you will have a **Floor Plan Review Meeting** with our project manager to go through the plan and confirm the minor changes you requested.

Any other change requests should be discussed and finalized at this meeting so that the Lot, Floor plan, options and elevations are now fully confirmed and sealed **(to be completed by Day 28)**. This provides us with a solid mutually agreed and confirmed plan for your house.
- VII. **Option to Purchase Lot Out-right:** You will have the option to purchase and close on the **lot only outright** ("Lot Purchase") before continuing with the building process OR continue with the process for a one-time close.

This Lot Purchase option provides security that you own the lot outright and you will have 3 months to start building with Beldonia Homes. If you decide to close on the lot and do so through our preferred lender, they will provide the option to seamlessly roll it into your building loan at no additional charge to you. Also, we will cover any interest payments on the lot purchase paid before you close on your building loan.