

# 10 STEPS TO BUILDING YOUR DREAM HOME



## 1 BUDGET & FINANCING

Financing is just as customizable as your new home! There is a plethora of financing options available including conventional, no PMI options, FHA, VA and even Green Mortgages. You may finance your land, including your home, into one Construction-Perm loan. Leading Edge Builders will help you through the financing process. We have a list of lenders to assist you. You may reach out to a lender of your choice, or one of our approved lenders to get your pre-approval for financing and overall budget. Please note: Choosing a lender from our approved lender list will speed up the building process.

## 2 CONSULTATION

A member of the Leading Edge Builders Sales Team will meet with you personally to discuss what you envision for your new dream home and what features are most important to you.

## 3 SELECT & CUSTOMIZE YOUR ARCHITECTURAL PLANS

At this stage, you may select one of our well-appointed floor plans, or we can fully customize a house plan for you.

## 4 DETERMINE THE COST OF YOUR HOME

Leading Edge Builders will provide a complete No-Obligation price and detailed specification proposal. We help you build the perfect home to fit your needs and budget. All of our homes come with a 2-10 Home Buyers Warranty®.

## 5 COMPLETE THE SALES AGREEMENT

This will further outline all conditions, commitments and obligations. You will easily review the paperwork and indicate your acceptance and approval of the terms by signing and returning the agreement.

## 6 DESIGN SELECTIONS

Design services by a Leading Edge Builders Team Member are provided to help you make your project truly custom. General specifications were determined in Stages 1 & 2, but this is your opportunity to further personalize your home by choosing all available colors and/or patterns and finishing out all the details. You can make changes and add/or delete options on your Buyers Selection Form.

## 7 PRE-CONSTRUCTION/FOUNDATION WALK THRU

Here you will meet your Construction Superintendent on site and review all details related to your new home. Home placement/orientation will be confirmed and future window and door views should be considered. This walk is your final opportunity to move the location of the home before construction begins.

## 8 CONSTRUCTION BEGINS

Leading Edge Builders strives to make the building process as easy and stress free as possible. Therefore, your Construction Superintendent will keep you informed throughout the construction process and will always be available through Buildertrend to answer any questions that may arise. We have created a system of walks which helps to build your home efficiently and with the utmost quality. By having a series of walks, we are able to resolve any issues and make changes with the least amount of cost.

### 8a PRE-INSULATION WALK THRU

You and your Construction Superintendent will walk through the property prior to the installation of the insulation and drywall. Here you will confirm the proper placement of all electrical, plumbing, low voltage, and gas (if applicable).

### 8b SUPERINTENDENT WALK THRU

Your Construction Superintendent will walk through your home in order to ensure quality of workmanship. An "items to be completed" list will be generated and completed prior to your Orientation Walk Thru.

### 8c ORIENTATION WALK THRU

Now that we are nearing completion, you and your Construction Superintendent will walk through your new home 2-3 weeks prior to Turnover. The Superintendent will explain the functions and controls of the home as well as suggested maintenance practices to help your home remain in proper condition. During this walk, the Superintendent will also generate a "Fit and Finish List".

### 8d FINAL WALK THRU

Prior to Turnover, you and your Construction Superintendent will once again walk through the home to ensure that all of the items listed on the "Fit and Finish List" have been completed to Leading Edge Builders high quality standards.

## 9 FINAL INSPECTIONS & APPROVAL

Once your "Fit and Finish" List has been approved and signed off, and you have approved the final draw, your home will be turned over and you may begin moving into your New Custom Home.

## 10 LEADING EDGE BUILDERS WARRANTY & SERVICE PROGRAM BEGINS

You can rest assured knowing that, effective the day Certificate of Occupancy is issued, you have strong warranty protection including, One-Year Workmanship, Two Year Systems Defect\*, Two Year Roof and Ten Year Major Structural Defect Coverage\* PLUS multiple product manufacturer warranties.