



OUR BUILDING PROCESS

- Buyer will select their desired community, home site, and floor plan along with any customizations, structural or luxury finish options!
- At the time of agreement signing the following will be requested:
 - Deposit equivalent to 10% - 15% of the sales price
 - Pre-approval letter from lender or proof of funds letter from financial institution
- Once all outstanding items have been fulfilled, the agreement will be processed by the Magnolia Homes team and the homebuyer will be sent a fully ratified copy.
- Per the Selection Process Schedule in the agreement, the Magnolia Homes New Home Design Specialist will reach out to schedule appointments at the Magnolia Homes Design Center.
- Homebuyers should thoroughly review the Welcome to the Magnolia Homes Design Center document prior to their appointment and complete their Exterior Home Selections Worksheet.
- During this time, the Magnolia team is working behind the scenes to ensure everything is ready to begin the buyer's new home! Floor plans are also being sent to the Town for permitting – this takes about 30 days!
- A Pre-Construction meeting will be scheduled within 30-45 days with the Magnolia Homes Team to review final plans and home details prior to the foundation being poured!
- Following the homebuyer's home being framed, an electrical walk-through will be scheduled with the Community Construction Team to review lighting placement, door swings, and any other applicable items.
- Following the electrical walk-through construction on the home will continue and any final Design Selections decisions will need to be completed at the Magnolia Homes Design Center.
- Magnolia Homes utilizes a the BuilderTrend® system for the homebuyers' convenience to process all Change Orders for items added during the building process along with offering homebuyers a view into what is happening with their new home each week!
- All outstanding Change Orders should be paid in full at time of approval before the change will be made or materials ordered.
- The Magnolia Homes Team will reach out within 45 days of closing to discuss the option of adding fully paid luxury options to the final sales price. If the additions are added to the sales price, a Sales Price Amendment will be completed and ratified by all parties prior to an appraisal being done. The fully paid amount would then be credited at time of closing if the home appraises for the new sales price. A homebuyer may choose not to add to their initial Sales Price and leave fully paid options as paid in cash.
- A New Home Orientation will be scheduled prior to closing to introduce the homebuyer to their new home in detail!



THE MAGNOLIA DIFFERENCE

- 10-Year QBW Limited Warranty - Backed by Liberty Mutual
- 14" Minimum Above Grade Slabs w/ Extra Rebar - Helps with Drainage and Stability
- 16" on Center vs. 24" on Center Rafters
- Foundation Compaction - Reduces Settling and Increases Structural Integrity
- Step-By-Step Supervision - Ensuring "That Extra Touch"
- James Hardie® Exterior Trim & Siding - Extensive Warranties; Rot Resistant
- Tyvek® House Wrapping and Taping - Prevents Water Infiltration
- Tec Shield® vs Regular Plywood Decking - Radiant Barrier Keeps Attics up to 20 Degrees Cooler
- Uponor® Pex Tubing - Leak and Freeze Resistant
- Optional ½" Flash Coat Foam Insulation - Energy Efficient
- Optimal Attic vs Standard Attic (*Stairs, Flooring, Raised Air Ducts, etc*)
- Air Seal Foam Insulation Around Windows and Exterior Doors - Energy Efficient
- R-30 Insulation Blown Into Ceilings and Vaults; R-13 Rated Eco Batts in Walls - Energy Efficient
- 5 ¼" Baseboards Downstairs; 4 ¼" Crown Upstairs - Elegant Character
- Custom Built Solid Wood Cabinets Made in the USA
- Moen® Faucets
- Custom Shelving by Inspired Closets - Low Maintenance; Maximum Storage; No Painting Required
- 5" Wide Engineered, Hand Scraped Hickory Wood Floors
- Higher Density 8lb Carpet Padding - Prolongs Life of Carpet
- Custom Built Bench and Hooks - Maximum Organization
- Insulated Garage Doors with Belt Driven Motors - Quiet & Energy Efficient; Programmable via App
- Clean and Safe Construction Sites
- Amana® Manufacturer Warranty - Limited Lifetime Warranty on Air Compressors and Heat Exchangers
- Pella® Windows and Low-e Advanced Glass/ Argon Gas - Low Maintenance and Energy Efficient with Extensive Transferable Warranties
- Copper Flashing vs Galvanized Painted Flashing - Low Maintenance; Never Needs Painting
- European Round Downspouts on Front of Homes
- Fully Landscaped Yards and Communities - Aesthetically Pleasing and Ready for Move-in
- One Year of Lawn Treatment Including Fertilization and Weed Control
- Exclusively Designed Plans with Endless Customization Options
- Covered Rear Porches and Outdoor Living Options
- Lender Partners - Convenient Access to Financing
- Online Sales Specialist - Providing a Tailored and Timely Experience