

# WELCOME TO YOUR DESIGN STUDIO

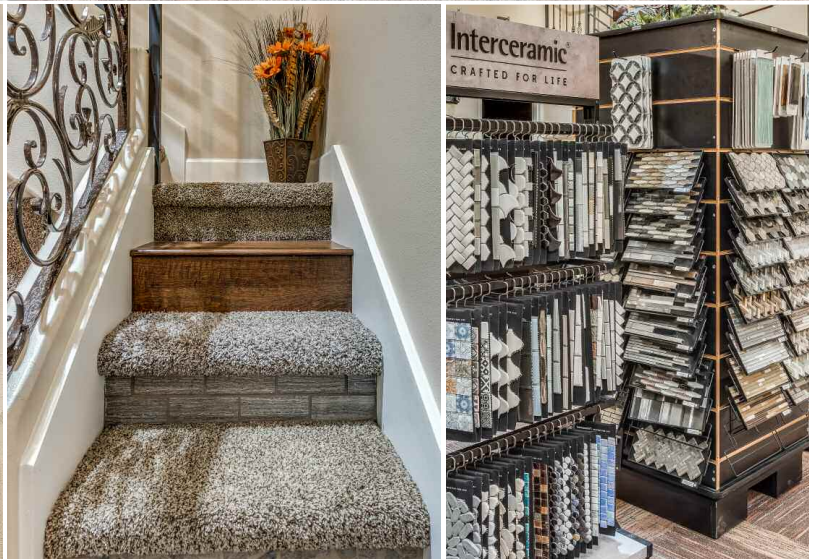
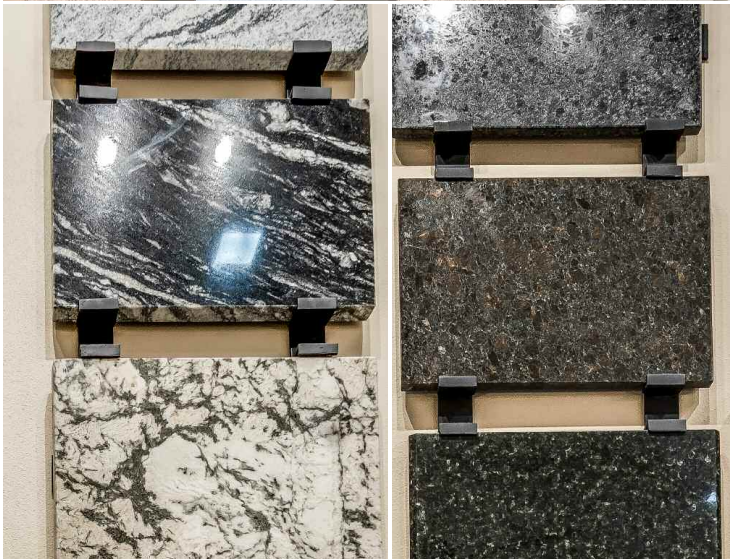


  
**DEFINITIVE**  
*Homes*  
DEFINING QUALITY, EXCELLENCE AND VALUE

  
**CAREFREE HOMES**  
OPENING DOORS TO CAREFREE LIVING

## WHAT'S INSIDE

A step by step guide to the CareFree Homes Design Studio Experience





# WELCOME TO YOUR DESIGN STUDIO

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## **CONGRATULATIONS on the purchase of your new CareFree Home!**

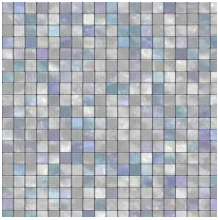
And, thank you! We are very humbled that you have chosen CareFree Homes to build your home.

Our magnificent state-of-the-art Design Studio was created to provide you with convenient one-stop shopping and inspiration so you end up with the home that's uniquely yours.

We are proud to offer you a large selection of home finishing products in a wide variety of materials, colors, finishes and styles. Additionally, we'll go over included features and show options/upgrades so you can personalize your home.

Our knowledgeable, professional Design Studio Team will guide you through the design process, procedures and timelines.

Enjoy the experience!



# SCHEDULE YOUR APPOINTMENT

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1

Once contract is official, your appointment should be within 10 days, and the Design Center will contact you to schedule your one Color Appointment.

- Design Center is only available by appointment, and is open Monday through Friday, from 8 am to 5 pm and closed over the weekend.
- Please avoid rescheduling your appointment, as it may take an additional week for the next available appointment.





# PREPARE FOR YOUR APPOINTMENT

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2

Review feature sheet with included features.

3

Visit model homes again, paying close attention to exterior and interior color combinations, finishes and upgrades.

4

Make a list of upgrades you might want to do, and take it to your appointment.

- If you have children, we highly recommend that you make arrangements for them, so that you may focus on the choices for your home.





# COLOR SELECTION AND POSSIBLE UPGRADES

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5

The color appointment will take a minimum of 2 hours.

Our professional Design Team will guide you to make selections for included features, and discuss possible upgrades as well.

- Included features will be finalized at the time of color appointment.
- Structural changes that are not finalized, nor paid for, will hold the permit for construction.

6

Please request upgrades and changes you wish to have in your home with the Design Coordinator.





# PAYMENT OPTIONS AND FINALIZING UPGRADES

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7

A list of your requested upgrades and changes, along with pricing, will be emailed to you. You will need to finalize your upgrades and changes by the due date in the email.

8

Design Coordinator will create a formal change order with upgrades and provide you with a due date to submit payment.

- If there is an incentive, you may use it towards upgrades, or you may roll a minimum of \$1000 or up to \$2000 to sales price of home (some restrictions apply, sales consultant and design coordinator will let you know if you qualify).
- If you are able to roll an amount into the sales price of the home for upgrades, you need to leave a 50% deposit upfront. This deposit is credited back when you close on your home and if home appraises.

9

Colors and upgrades need to be finalized, signed and paid for before the permit arrives to main office. If your payment has not been received by the indicated due date, construction will continue with included features only.

- Some upgrades and incentives will require a 100% deposit.



# DIFFERENCE BETWEEN A PAYMENT AND DEPOSIT

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- A payment is given when you are purchasing upgrades with no incentives or once you go over the incentive. Payments are non-refundable in the event of a cancellation of contract of home.

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A deposit is given for structural upgrades, (if required) for incentives on completed homes, and when rolling an amount into the sales price of the home. Deposits are credited back at the time of closing and if home appraises.

- We accept personal checks, money orders, wire transfers or cashier checks only.





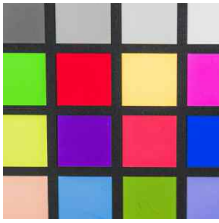
# AFTER CONSTRUCTION BEGINS

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- An administrative fee will apply to each change you request after your upgrades have been finalized.

We look forward to meeting you, hoping you have an amazing experience at our Design Studio!





# DESIGN STUDIO NOTES:

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