

ASPEN HILLS

Saratoga Springs, UT

Q&A

- 1. How many lots do you have in Aspen Hills?**
We have five single family home sites
- 2. How large are the lots?**
Our home sites range in size from 9,072 sq.ft. (.21) to 10,397 sq.ft (.24)
- 3. How many plans will you be offering?**
We have three single level plans.
- 4. Will all of your plans come with basements?**
Yes, all our homes include an unfinished basement
- 5. Will all of your plans have a 2 car garage?**
Yes, all homes will come with an attached 2 car garage
- 6. Will any of the lots accommodate a 3-car garage?**
Yes, all 5 lots will accommodate a 3 car garage, depending on plan chosen
- 7. Is there an HOA?**
There are NO HOA fees at Aspen Hills.
- 8. Will landscaping be included in the purchase?**
Yes, front yard and side landscaping is included in our base pricing for each plan.
- 9. Can you do fencing?**
Yes, fencing is allowed
- 10. Can I purchase a lot without a build job?**
No, all the homes in the community will be built by South Haven Homes.
- 11. Who is the builder?**
South Haven Homes. You can see more info at SouthHaven-Homes.com
- 12. How long is the builder's warranty?**
One-year from date of closing.
- 13. How long will it take to build my home?**
From initial paperwork to completion it will take approximately 5-6 months. These dates vary based on the following: buyers time to select all upgrades and features, receive building permits from city, construction schedules and weather. We'll keep you posted through the process of any changes in build time.
- 14. Can I make personalized selections on options?**
Absolutely! After our initial structural meeting you will meet with our preferred providers for your personal selections.
- 15. Do you have a preferred lender and is there an incentive for using them?**
Yes we do. Richard Barrow w/Security National Mortgage Company is our preferred lender. Richard can be reached at 801-450-5106 or Richard.barrow@snmc.com. The good news is that if you use our preferred lender then you'll receive up to 3% in paid closing costs at closing.
- 16. Are there any amenities at Aspen Hills?**
Aspen Hills is just a few blocks away and easy walking distance to Riverview Elementary School and Shay Park which offers a soccer field, play areas, trails, public restrooms, picnic pavilion and more.
- 17. Can I have a basement finished?**
Yes. South Haven Homes can finish all or part of your basement with the initial purchase and include in your loan.
- 18. I have selected my lot and what plan I want, now what?**
1st – Let's get the initial contract out of the way so we can get the process started. We require a \$500 earnest money (if using our preferred lender) which is refundable at this point. You'll then have five days to get your financing approval in place which includes any verifications we need for funds, deposits, and ability to buy.
2nd – We'll use the next 21 days to select all your options, upgrades and personal finishes. You will be required to provide a non-refundable deposit towards your selections so keep this in mind. The general rule is 20% towards all upgrades up to \$10,000 in selections. 25% for all upgrades after the \$10,000. This deposit goes towards your down payment / purchase price at closing.
3rd – Once you have finalized all your options and provided any required deposits we'll send your plans to the architect for any final changes. Then it's off to the city for permit and a few weeks later we'll get started on construction.
- 19. I have a home to sell first. Can you help?**
Yes of course. The Tridestin Group with Berkshire Hathaway Home Services – Utah Properties, is very experienced in selling homes along the Wasatch Front. With over 100 years of combined experience and 3000+ homes sold you are in excellent hands. We provide a discounted commission structure to help make the process less expensive as well.

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South Haven
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SouthHaven-Homes.com
801.449.0355