
CEDAR CORNERS

Eagle Mountain, UT

Q&A

- 1. How many lots?**
There are 29 Single Family lots.
- 2. How large are the lots?**
The lots for the Single Family homes will be approximately 5,365 – 10,840 square feet.
- 3. How many single family plans will you be offering?**
We offer 5 plans, 4 ramblers and 1 2-story plan.
- 4. Will all of your plans come with basements?**
Yes, all homes will be built with 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, several of the lots can accommodate a 3-car garage. Please inquire for details.
- 7. What is the estimated size and price point for the homes that will be built?**
Homes range in size from 2,138 – 3,158 square feet depending on plan and pricing starts in the low \$200's.
- 8. Is there an HOA?**
No HOA requirements for this community.
- 9. Will landscaping be included in the purchase?**
We will be providing a "Sod and Shrub" voucher, with an opportunity to add sprinkler parts to your loan.
- 10. Can you do fencing?**
Yes.
- 11. Can I purchase a lot without a build job?**
No, all the homes in the community will be built by South Haven Homes.
- 12. Who is the builder?**
South Haven Homes.
- 13. How long is the builder's warranty?**
1 year from date of closing.
- 14. When will the first homes be completed?**
At this point we anticipate the first homes and model to be completed by July 2017.
- 15. How long will it take to build my home?**
From initial paperwork to completion it will take approximately 5-6 months.
- 16. Can I make personalized selections on options?**
Yes, after initial structural meeting you will meet with our design team.
- 17. Are there any incentives?**
Yes, if you use our preferred lender you can receive up to \$3,000 towards Buyers closing costs.
- 18. Do you have a preferred lender?**
Yes, Security National Mortgage Co – Richard Barrow 801-450-5106 or Richard.barrow@snmc.com.
- 19. What is the lifestyle at Cedar Corners?**
We offer a family oriented community, walking paths, parks and playgrounds.
- 20. Can I have a basement finished?**
Yes, South Haven Homes can finish all or part of your basement with the initial purchase.
- 21. I have selected my lot, now what?**
First, We will sit down and sign the purchase contract and collect a refundable deposit of \$500 (if using our preferred provider – Richard Barrow with Security National Mortgage). You will have 5 business days to provide evidence of sufficient funds and/or proceeds to close transaction. Next, You will then have 21 days to select all your options/upgrades. You will be required to provide payment of 20% towards your upgrades if you spend \$10,000 or less in upgrades. You will be required to pay 25% towards all upgrades if you spend over \$10,000. The deposited amount will go toward the purchase price at closing. Last, Once you have selected all options and given the non-refundable deposits, we send your plan to our architect for any changes, then straight to the city for permit, and finally we start building your new South Haven Home!
- 22. I have a house 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.
- 23. Is there a place I can find out more information?**
Yes, www.tridestin.com.
Yes, Berkshire Hathaway Home Services – Utah Properties is a full

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South Haven
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SouthHaven-Homes.com
801.449.0355