



BUILD PROCESS

A SAMPLE GUIDE TO BUILDING YOUR DREAM HOME

- ◆ Meet the builder for an introduction to the development and building process
- ◆ Hold the lot of your choice with the FIRST DEPOSIT and signed RIGHT OF FIRST REFUSAL
- ◆ Pick from the builder's house plans or supply your own
- ◆ Your desired house plan is then priced by the builder
- ◆ Provide a preapproval letter from your lender, if applicable
- ◆ The builder submits the house plan to his architect
- ◆ Review the preliminary drawing and make any necessary changes
- ◆ Review the builder's purchase agreement (the Contract)
- ◆ Sign your Contract and submit a SECOND DEPOSIT at time of signing - balance due at closing
- ◆ Apply for your mortgage, if applicable
- ◆ The building permit is received within 4-8 WEEKS of Contract signing
- ◆ Construction commences
- ◆ Schedule meetings with vendors to pick out design choices
- ◆ A calendar of events is provided as the home is nearing completion
- ◆ Occupancy of your new home is 7-9 MONTHS from the building permit approval date and is dependent on the home size
- ◆ Town inspections take place throughout the build process
- ◆ A Certificate of Occupancy (CO) is provided by the town once the home is 100% complete
- ◆ Your real estate attorney schedules the closing date
- ◆ A final walk through is scheduled by the foreman 3 to 5 days before closing
- ◆ Set up utilities, cable/internet, garbage, mail, insurance, etc. for your new address
- ◆ Close on your 'LOVLEY' new home!

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