



## **"Build on your Lot" Process**

### **Initial Meeting**

- Discuss a home design that will accommodate your current and future needs. The home may be one in our portfolio, one you have in mind or one you wish to have designed for you
- Review the property to determine if the home you desire can be built
- Outline the building process from start to finish
- Discuss the loan process. We can recommend lenders that can help you with your loan if you don't already have a lender in mind

### **Property Visit**

- Meet at the property to discuss site conditions
- A site development allowance schedule will be provided once the home plan is determined

### **Home Plan, Pricing, and Contractor Agreement or Sales Agreement**

- Riverstone Portfolio Home
  - Meeting 1 - Determine all options and features
  - Meeting 2 - You will be given a fixed price for the home and a schedule for the anticipated site development work allowances
  - Meeting 3 - Execute Sales Agreement
- Customer Home Plans
  - Meeting 1 - Review plans with client to determine features and specifications desired
  - Meeting 2 - An estimated cost will be given for the home as well as a schedule for the anticipated site development work allowances
  - Meeting 3 - Execute Contractor Agreement for constructing your home



- Architect Designed Home
  - Meeting 1 - Determine features and specifications desired and discuss design process and architects. Determine desired price range of finished home.
  - Meeting 2 - An estimated cost will be given for the home as well as a schedule for the anticipated site development work allowances
  - Meeting 3 - Execute Contractor Agreement for constructing your home
  - Meeting 4 - Schedule appointment with architect

### **Financing**

- Close on financing

### **Site Plan & Architectural Plan/Permits**

- Review and approve the site plan and architectural plan for submission to the county for permits.
- A demolition permit may be needed, if so, we can assist in that process
- All jurisdictions are different and the permit process can take up to 3 months

### **Construction**

- Once the permit is issued, we will meet at the property to review your home and selections
- Prior to drywall installation, we will meet with you to ensure that your home is being built according to the architectural plans, specifications and your selections
- Construction times can vary; the average time is approximately 7-8 months after construction permits are issued

### **Completion/Occupancy**

- Upon completion of your home, we will schedule a pre-occupancy demonstration. At that time, we will demonstrate the home's features, systems, maintenance requirements and warranties. Concerns regarding construction finishes will be documented at this time
- Approximately one week later, we will re-walk your home to confirm the items noted at your pre-occupancy demonstration have been completed
- 90 days after you move into your new home and again at approximately 1 year, we will follow up with you to address any concerns or questions.