



FREQUENTLY ASKED QUESTIONS

Is this a townhouse or a condo?

Mirar at the Cedars in a Townhome Community - Buyers have fee-simple ownership (they own the land beneath them). For purposes of insurance, buyers will have standard homeowners coverage with a policy that takes into account the shared walls.

What are the HOA dues and what is covered?

Dues for the Mirar at the Cedars community are \$525/quarterly (which comes out to \$175 a month). This includes the blanket insurance policy, maintenance of common areas and the HOA reserve funds.

Who is the property management company / who manages the community?

While the project is still under development, the seller manages the HOA. Once a certain level of occupancy is reached, we will switch over to a management company, which will be selected at a later date. No changes in management fees are anticipated with this transfer.

Does the builder provide a warranty and what is covered?

There is one year Limited Warranty on the home, as well as manufacturer warranties on all appliances and HVAC systems. This covers all warranted items which a defect has appeared and been discovered within one year of the commencement date.

What does the contract process look like?

When you are ready to move forward on a home at Mirar at the Cedars, the next step is to prepare the contract. Generally, we will gather the contract specific information, buyers names, amount financed, address, terms, closing date and buyers agent info if applicable, and then send out the document for review by all parties. Once read, we will send out the contract via DocuSign for digital signature or arrange for a time to meet at the model and sign in person.

What do I need to write an offer?

A pre-approval letter from either the preferred lender or a lender of your choice is required prior to offer acceptance. Because of the level of customization these homes allow, the contracts do not have contingencies for any reason (such as the sale of another home or financing) so we always encourage buyers to complete all due diligence and speak with lenders prior to moving forward. A contingency may be considered on a case-by-case basis if the property is complete or near completion. Change orders and upgrades require additional deposits at the time of change.

Are these homes customizable?

Depending on time of contract, you may have the opportunity to select the finishes for your home. Once certain phases of construction are reached, some decisions do have to be made by the builder to ensure timely completion of the project.

Are there any upgrades in the home? Any exclusions?

Yes. Although the majority of the finishes in the design center come standard with the home, there are two upgrades, one of which can be seen in the model. The first being the cabinet finishes. We have a variety of standard options in a number of colors and textures, however the high gloss finish will include an upcharge that is based on price per square foot. The faucets and showerheads come in a variety of colors, as well. The champagne finish option will have a small upcharge based on wholesale pricing.

Many of the finishes found in the model are no longer available due to a change in vendor. The following finishes found in the model will not be offered: refrigerator, cabinet and drawer pulls. The ceilings fans will be replaced by four can lights (ceiling fan or decorative lighting connection will still be available upon request).



Once I contract on my new home, what happens next?

After the contract is executed, you will be in direct contact with the sales team to keep you informed on your home progress. If contracted early, you will have a two-hour meeting at the model home to pick your finishes after the option period has ended. Change orders on upgrades require additional deposits at the time of change. These deposits are non-refundable.

Once a close date has been established, the listing agent will provide a timeline for scheduling your third-party home inspection (should you elect to have one) usually about 2 weeks prior to closing. Once you received your inspection report, we ask that it be forwarded to us so we can begin addressing any needed items. We will also schedule two buyer walk-throughs with you and the building team. The first walkthrough is to highlight any issues that need to be addressed such as paint touch-ups etc. This is generally held around one week prior to closing. The final walk happens the morning of closing to make sure everything is right prior to your signing at the title company. Once the home closes and funds, you will receive your keys.

Do you have a preferred lender and what is the advantage if we use them?

Yes, we provide our buyers with a preferred local lender that is very familiar with the property and the area. The biggest advantage of working with the preferred lender is they will cover the cost of the owner's title policy coverage, which is otherwise paid for by the buyer. Buyers are not required to use this specific lender.

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