

New Home Buying Process



Home Buyer Process

Welcome to the home buyer selection process. We are dedicated to aiding you in making your dream home a reality for you and your family. We also know it's important for you to understand everything about the selection process. Please read and review the guidelines carefully. We want your experience with us to be a great experience.

Buyer /Builder & Selections Meeting

A High Country Homes Representative will contact you within 72 hours of mutual acceptance and schedule a Buyer/Builder & Selections meeting that will be held within 14 working days. Buyer Builder & Selections Appointments are held Monday thru Fridays from 9am to 2pm and will last up to 4 hours. You should come prepared to this meeting with a clear understanding of any desired upgrades, revisions, or additions. It is your responsibility to make arrangements to be available for this meeting. The meeting will take place at Signature Interiors Showroom located at 6404 209th Street Kent, WA 98032.

Depending on the stage of the home when purchased, it will vary the amount of time it will take to make your interior selections. Generally for homes not already under construction, two appointments will need to take place to complete selections. In order to complete these appointments within a reasonable period, it is highly recommended that you make alternative arrangements for any necessary childcare and that only the home buyers attend the meeting.

You will have the opportunity to select colors from our standard selection of carpet, vinyl, colors, cabinetry, etc. During this meeting, you will also be able to select upgrade options. If you choose to upgrade, there will be a required prepayment of 50% for options totaling up to \$10,000.00. Any amounts that total more than \$10,000.00 will be paid in full. Remaining balances due will be payable in full upon the completion of the home, or at High Country Homes and Lender's option, will be added to the purchase price of the home. Please be prepared to pay via cashier's check or personal check at the end of this meeting. Check should be made out to High Country Homes, Inc.

Should the appraised price be less than the agreed sales price due to changes and/or upgrades made by the home buyer, the difference between the sales and appraised price will need to be paid by the buyer with a cashier's check made out High Country Homes, Inc. upon closing.

Please Note: *If the Home is under construction, changes to the colors, hard surfaces, carpet, paint, etc., are at the exclusive discretion of High Country Homes, Inc. and only as evidenced by a mutually signed addendum allowing such changes. In the event there are not significant changes to the home, then your real estate agent may submit, in the form of a written addendum, a list of upgrades that you request in which High Country Homes will review and provide you or your agent with the costs.*

Changes made after the Buyer/Builder & Selection Meeting

We are proud to say that we are a builder that does allow changes and will work with you to make your home just the way you want! Once your final selections have been made at your initial meeting, the paperwork is processed and distributed to the appropriate people within our company, materials are put on order, and subcontractors notified. It is possible to make some changes after this point, but we discourage it. If you still choose to do so, we are happy to help you, however we must charge a change fee of \$250.00 in addition to the cost of each change order.

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Note: Continuing a policy for constant improvement, builder reserves the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes and drawings are not to scale. This is not part of a legal contract. Prices are subject to change without notice.



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Buyer Orientation and Home Closing

High Country Homes will be in touch with the buyer before the end of construction and will set an appointment for a home-owner walk thru. This is to be held immediately upon the completion of construction. Our representative will walk the new home buyer thru the home, answer any questions, note any concerns, and orient the buyer to their new home. He will also explain the process of the 2-10 Builders Warranty.

As a new home buyer, you should stay in contact with your lender throughout the construction process, but especially the last 30 days of construction. This will be very important to verify the status of the loan so the home will be able to close on time. Closing is not official until the sale records and is transferred into the home buyer's name, which usually occurs 24-48 hours from signing the closing documents. Once the home is recorded, the buyer will then meet a High Country Homes representative to receive keys.

High Country Homes would like to thank you for choosing us as your new home builder! We look forward to being part of this exciting time and we will strive to exceed your expectations. It is our promise that we will build your home with exceptional service, quality, and care.

Buyer's Initials

Date

Buyer's Initials

Date

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