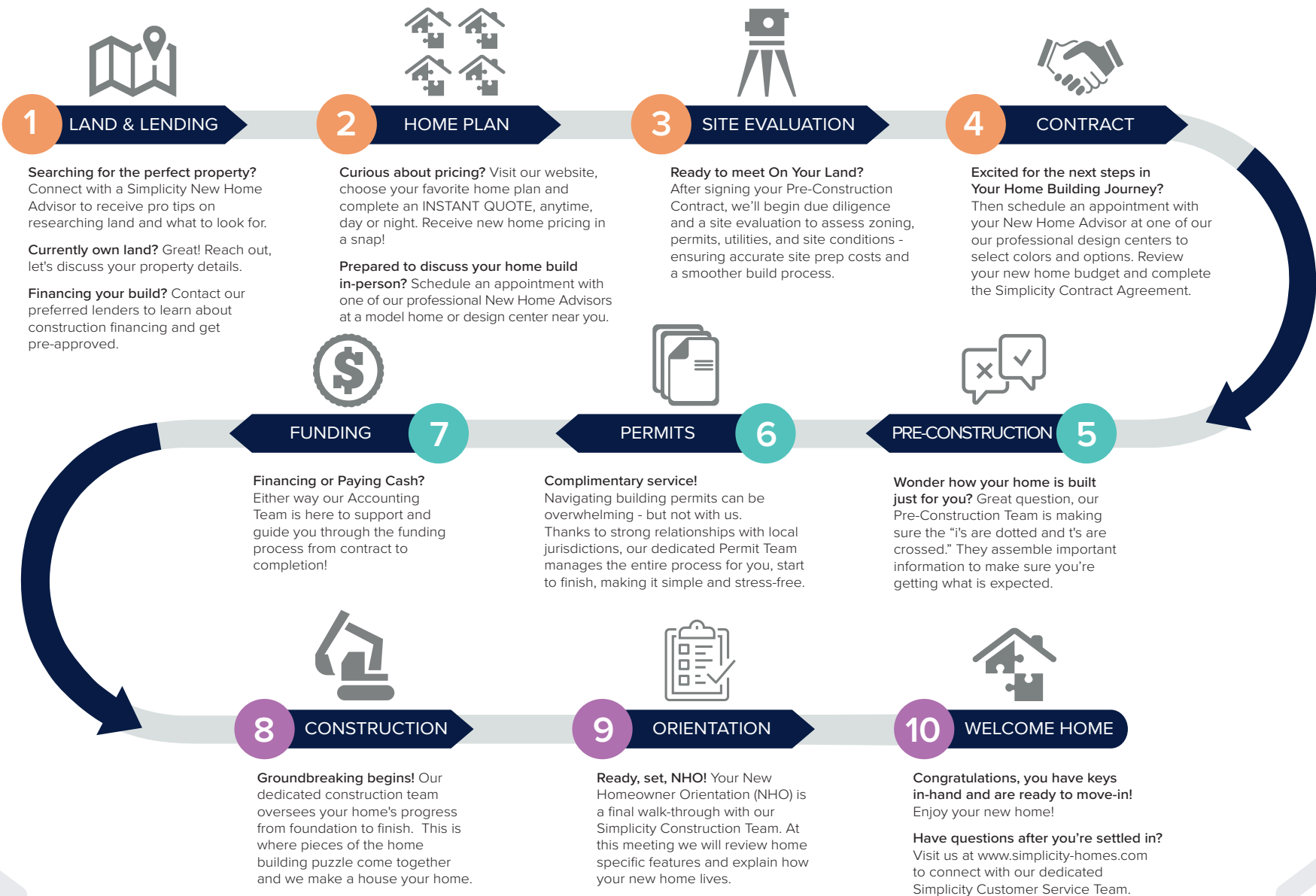




*Our permit team prepares and submits forms provided by local jurisdictional departments pertaining to the scope of work outlined in your construction contract with the builder. Items outside of "the structure" that require permitting, such as, but not limited to, septic, well, fire zones, wetland delineation, flood plain, special utility requirements, road approach, are homeowner's responsibility, to prepare and submit unless outlined in the construction contract.



GET EDUCATED

- ☐ Contact Simplicity to learn about building a new home on-your-land.
- ☐ Ask about Turn-Key vs Non-Turn-Key Home Builds.
- ☐ Got financing? If not, ask about our Preferred Lenders and get Pre-Qualified!
- ☐ Looking for Land? Let us provide Pro-Tips on what to look for when searching.
- ☐ Own Land? If yes, start jurisdictional research below.



LOOKING FOR LAND?

- ☐ Hire an experienced Realtor to assist in your property search.
- ☐ Do your Due Diligence, visit the local Jurisdictions and ask lots of questions.
- ☐ Utilities to the property and operable? Don't know? Call all Utility Companies
Examples: Power, Water, Sewer, Natural Gas, Propane
- ☐ Septic Approved (new or existing) and Type?

MAKE AN OFFER

- ☐ Contingent upon 20-day minimum due diligence and minimum 75-day closing (depends on difficulty of site).
- ☐ Septic approval required. Ask the seller to complete approval with Jurisdiction.
- ☐ Well installed? Ask for that too. Your lender (if financing) may require it.
- ☐ Offer Accepted! Once you have an accepted offer start your jurisdictional research.



JURISDICTIONAL RESEARCH

- ☐ Provide Builder with Address or Map and Tax Lot number.
- ☐ Work with Simplicity to understand your jurisdictional requirements.
- ☐ Research CC&R and/or ARC/HOA/ACC Guidelines then provide documents to Builder.
- ☐ Schedule your FREE Homesite Evaluation with a Simplicity New Home Advisor.

NON-TURN-KEY BUILDS

- ☐ Schedule Excavator to be on-site at the time of your homesite evaluation with Builder.
- ☐ Review Non-Turn-Key Documentation supplied by Builder.



DUE DILLIGENCE

- ☐ Power: Contact Provider and schedule on-site appointment for verification of power.
- ☐ City Water: Contact Water Provider to verify utility is to your property.
- ☐ Well Water: Verify Water Source is operable. If not contact Well Contractor to inspect and provide estimate.
- ☐ City Sewer: Contact Sewage Provider to verify utility is to your property.
- ☐ Septic System: Contact Jurisdiction and complete Septic Checklist.
- ☐ Natural Gas: Contact Provider to verify utility available and to your property.
- ☐ Propane: Contact Provider to verify cost of installing tank and type.
- ☐ Replacement Dwelling? Get bids for removal.
- ☐ Property Pins not located? Contact a surveyor or grab a shovel to locate.
- ☐ Receive ARC/HOA/ACC approval.

NON-TURN-KEY BUILDS

- ☐ Gather bids for Homeowner Responsibility Scopes of Work (see Site Budget provided by Simplicity).
- ☐ Finalize your Structural and Design Selections.
- ☐ Compile your Budget, Review and Approve.
- ☐ Complete the Simplicity Contract Agreement.



PRE-CONSTRUCTION

- ☐ All utilities must be on your property and operable prior to start of construction.
- ☐ Loan Approval: Provide all documentation to your lender upon request.
- ☐ Contact your insurance company.
- ☐ Provide information requested by Simplicity in a timely manner to keep your Pre-Construction Tasks moving forward.
- ☐ Pay all building permit and utility hookup fees.
- ☐ Inform Simplicity when your Homeowner Responsibility Tasks have been completed.
- ☐ Pre-Construction Site Meeting with your Project Manager.

NON-TURN-KEY BUILDS

- ☐ Complete Homeowner Responsibilities.