



BUILD ON YOUR LAND

What you need to know

THINGS THAT WILL AFFECT THE COST OF BUILDING ON YOUR LAND

Site and Terrain

- Amount of site preparation required including, but not limited to, tree removal, clearing, and dirt work
- How far your home site will be from the road which affects the cost of utility hook ups and driveway if included
- How level your property is
- Existing water drainage patterns on the property

Utility Concerns

- If public water is available: water meter, application, and tap fees, road boring fees if applicable
- If no public water: well depth and cost
- If public sewer is available: sewer tap fee, road boring fees if applicable
- If no public sewer: septic system
- Availability of natural gas or propane gas
- Connecting electricity, water, sewer, and gas may incur additional expense depending on the distance from the road (or utility location) to the home site

Deed Restrictions & Architectural Requirements

- Restrictions on new home construction vary from town to town and in each neighborhood.
- Some rural locations may have no restrictions.
- In some neighborhoods, especially those with a homeowners' association, there may be very exact specifications concerning the size, materials used, and exterior appearance of all of the homes in the neighborhood.
- Here are some common examples:
 - Minimum heated square footage
 - Minimum garage or carport size
 - Minimum brick veneer coverage
 - Specific set-back requirements from each property line
 - Specific shingle style and color
 - Specific roof pitch and height
 - Specifications for driveways, sidewalks, and mailboxes
 - Limitations on exterior color selections
- Most neighborhoods that have a homeowners' association will also require some type of pre-approval prior to building. There may be application fees assessed by the association.

INITIAL OUT OF POCKET COSTS

- \$1000 earnest money towards your total sales price
- Application, credit report, and other fees required by your lender—consult your lender
- Your loan approval will include a “Good Faith Estimate” explaining your out of pocket expenses which are related to your loan.

WHAT WE NEED TO GET STARTED

- An approval letter from the lender of your choice indicating your loan amount / purchase price
- A copy of your deed restrictions & neighborhood architectural requirements if applicable
- A copy of the most recent survey of your property
- The names and phone numbers of utility providers at your property including electricity, water/ sewer, and gas if available
- The county assigned “911 address” to your property before we actually begin building.

What are ALLOWANCES? Many builders use allowances to simplify their pricing. The builder simply *allows* \$X for cabinetry, \$Y for plumbing, \$Z for light fixtures, etc. Unfortunately, pricing a home based on allowances often leads the home buyer to overspend their budget, often by as much as 10% to 20% of the total price. It may also slow down the building process as selections have to be made at each step of construction. We try to minimize, if not eliminate, the use of allowances by selecting and pricing all materials and features that will be used