

TUCSON ARTISAN BUILDERS

TIMELESS CHARACTER – TOMORROW'S TECHNOLOGY

OUR PROCESS

Keeping track of all the steps involved in buying a to-be-built home can be daunting if you haven't experienced them before, or if you have and they didn't go smoothly. But that doesn't have to be. Bringing your new home to reality should be as comfortable as living in it.

We hope this checklist helps with that. Here are the major activities, roughly in the order they occur.

PRECONSTRUCTION

1. Know what you can, and want to, spend for your new home.
 - a. Decide if you will be paying for your new home from your existing assets or by borrowing.
 - b. If you will be borrowing, verify the mortgage amount for which you "pre-qualify".
 - c. If you plan to sell an existing home, verify its value with a Realtor or appraiser.
2. Choose a home design, lot, and options that work for your lifestyle and budget.
3. Select one of Tucson Artisan Builders' Purchase Methods
 - Lot Purchase & Construction Contract Method*
 - a. You sign a lot purchase and home construction contract with Tucson Artisan Builders and pay a contract deposit.
 - b. You arrange any required construction and permanent financing.
 - c. You close on the lot purchase and make an initial construction payment.
 - d. Tucson Artisan Builders begins construction of your home.
 - e. You (or your lender) make construction progress payments at predetermined stages.
 - f. Tucson Artisan Builders completes the construction of your home, you (or your lender) make the final progress payment, and you move in.
 - Home Purchase Contract Method*
 - a. You sign a home purchase contract with Tucson Artisan Builders and pay a contract deposit.
 - b. You arrange any required permanent financing.
 - c. You provide proof of permanent financing or funds and pay a non-refundable construction deposit.
 - d. Tucson Artisan Builders finalizes construction financing.
 - e. Tucson Artisan Builders begins construction of your home.
 - f. Tucson Artisan Builders' lender makes progress payments at predetermined stages.
 - g. Tucson Artisan Builders completes the construction of your home, you (or your lender) pay the balance of the purchase price, and you move in.
4. Sign a contract.
5. Arrange financing (if necessary) and make payments in accordance with the chosen Purchase Method.

CONSTRUCTION

6. Construction begins.

- a. You are welcome to visit your house at any point while under construction, but our insurance requires that you make an appointment and be accompanied by a Tucson Artisan Builders representative.
- b. On-going quality control inspections by Tucson Artisan Builders occur.

7. Construction is substantially complete.

8. Tucson Artisan Builders prepares an "Internal Punch-List" and all "pick-up" work is completed.

9. You and Tucson Artisan Builders meet for a move-in orientation and to inspect your home and yard and prepare a "Customer Punch-List".

10. Tucson Artisan Builders completes all "Customer Punch-List" work.

11. You and Tucson Artisan Builders re-inspect your home and yard to verify your satisfaction with the completion of all "Customer Punch-List" items.

12. You move in. We all have a party.