

How can I see the homes?

Please visit our beautifully decorated sales model located at 612 S. Alfred Street within the Old Town Square Community. The model is open every Friday through Sunday from 11:00 to 5:00 or by appointment. As sales manager, Jenn Felix will warmly welcome you to tour the model and answer any questions you have about the homes, the community, or the buying process.

Can I customize my new home?

Yes, we offer a number of options and upgrades for each home. Timing, however, is critical. In order to keep construction on schedule, we will pre-select various options during the construction process. By acting quickly, you will maximize your ability to customize your new home.

What is the deposit required when I sign the purchase agreement?

We will collect a deposit in the amount of 5% of the base home price when you sign the purchase agreement. In accordance with Virginia law, this deposit will be held in escrow. Separately, we will collect an options payment equal to 50% of the price of the options you select when you sign the contract or at any later date.

Do I need a pre-qualification letter from a lender?

We strongly encourage you to reach out to one or more of our preferred lenders in advance of your appointment. We will not offer any financing contingencies and will require a pre-qualification letter from one of our preferred lenders or from your own lender within 14 days after you enter into a contract to purchase one of our homes.

Is there an incentive for using a preferred lender and title company?

Yes, if you use one of our expert preferred lenders and our preferred title company, you will receive an incentive in the amount of \$15,000 that can be applied to certain closing costs. You can receive more details about this incentive at your sales appointment.

Is there an HOA? If so, what is the monthly assessment?

Yes, there is a homeowners' association at Old Town Square and the monthly assessment for each home is \$295. This fee includes all exterior grounds maintenance as well as your individual trash collection. All homeowners will also pay to the HOA a capital fee collected at closing in the amount of \$500.

I have an agent representing me, will you pay my agent any compensation?

We warmly welcome agents that represent our buyers and offer compensation to agents equal to 2.5% of the base home purchase price. Agents must accompany their clients on the initial visit to qualify to receive any compensation from the seller.