

# *The Presale Process*

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## **FAQ'S**

Hammer Homes offers a variety of communities in Bowling Green, Kentucky, specializing in semi-custom, pre-sale spec homes. Our goal is to make the home-buying process smooth and transparent while allowing you to personalize your future home. Effective communication is key, and our sales representative is available to provide you or your agent with all necessary information throughout the presale process.

### **Q. What is a Semi-Custom?**

A semi-custom home allows you to personalize your home while working within our selection of available lots and floor plans. The process includes:

1. Select Your Lot & Floor Plan - Choose from our available options that best fit your needs and lifestyle.
2. Secure Your Home - Once your contract is executed, your home is reserved.
3. Design Appointment - Schedule a meeting at our model home to select finishes, explore upgrades, and visualize your new home firsthand.
4. Personalization - Work with our team to customize interior and exterior details, including flooring, countertops, cabinetry, tile, paint, and more!

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**Q: What is the current build time?**

A: Our current build time varies but is approximately 4-6 months from breaking ground to completion.

**Q: Do you provide a Builder's Warranty?**

A: Yes! We provide a one-year Builder's Warranty through our Builder's Association.

**Q: Can I supply my own fixtures or subcontractors?**

A: No, To maintain quality and warranty coverage, we use our trusted vendors and contractors to ensure a streamlined process and guaranteed workmanship.

**Q: Who owns the lot and assumes the construction loan?**

A: We own the lot and assume the construction loan until closing, meaning your build is our investment.

**Q: Can I work with my own real estate agent?**

A: Absolutely! We encourage you to bring your Realtor, and we will ensure they have everything they need to prepare any offers and answer your questions.

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## **NEXT STEPS**

### **1. Pre-Approval**

Before signing a contract, you'll need a mortgage pre-approval. We have a preferred lender or you can shop your own.

### **2. Selecting Your Home**

Your agent and our representative will assist in selecting the best lot, floor plan, and upgrade options to match your budget and preferences.

### **3. Contract & Permits**

Once we have an executed contract and have collected a deposit, we'll obtain the necessary building permits and begin construction.

### **4. Design Studio Appointment**

You will visit our design studio to choose all finishes and upgrades for your new home.

### **5. Construction & Quality Checks**

As the build nears completion, we will conduct a thorough quality check and create a punch list to ensure all details meet our high standards.

### **6. Closing & Move-In**

Once mortgage paperwork is finalized, keys are handed over, and the home is officially yours!

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## **NEXT STEPS**

For further details, you can request a sample Interior & Exterior Spec Sheet based on your preferred floor plan and community. Call us to get started today, and let's start building your dream home together!

