

FREQUENTLY ASKED QUESTIONS

PATIO HOMES AT GLENBRIAR

1. WHAT ARE THE RULES REGARDING AGE 55, THE PRINCIPAL BUYER?

ANSWER: MUST BE 55, OTHER ADULTS OVER 18 MAY RESIDE. NO CHILDREN UNDER 18 ARE ALLOWED TO RESIDE.

2. A) WHAT IS THE HOA FEE?

ANSWER: \$125.00

- B) WHAT DOES IT INCLUDE?

ANSWER:

- 1) FIRE, OWNER AND LIABILITY INSURANCE ON THE BUILDING.
- 2) TERMITE POLICY, ANNUAL SERVICE
- 3) LAWNS, SHRUB CARE
- 4) PROFESSIONAL PROPERTY MANAGEMENT SERVICE OF THE HOA.

3. WHAT IS APPROX. HEATED SQUARE FOOTAGE?

ANSWER: HEATED AND COOLED 1,308 SQ. FT. PLUS A 2 CAR GARAGE (22 X 22, 484 SQ. FT.) AND A COVERED REAR PORCH (22 X 8, 176 SQ. FT.) (TOTAL 1,968 SQ. F.T.)

4. WHAT IS INCLUDED IN BASIC PRICE?

ANSWER: FULLY COMPLETED HOME ON A LANDSCAPED LOT, BASIC HOME INCLUDES A FULLY FINISHED KITCHEN WITH A MICROWAVE HOOD OVER A 30" ELECTRIC STOVE AND A FULL SIZE DISHWASHER. ALSO INCLUDES AN ICE MAKER HOOKUP FOR THE OWNER SUPPLIED REFRIGERATOR AND WASHER/DRYER HOOKUPS.

5. ARE OPTIONS AVAILABLE?

ANSWER: YES, CHECK DIRECTLY WITH THE CONTRACTOR REPRESENTATIVE.

6. A) CAN THESE BE RENTED?

ANSWER: YES, BUT THE TENANT RESIDENT MUST COMPLY WITH AGE 55 PLUS RULES AND REGULATIONS.

B) CAN THE INVESTOR OWNER BE UNDER 55 AND STILL RENT HIS PATIO HOME?

ANSWER: YES

7. WHO MAINTAINS THE STREETS?

ANSWER: STREETS ARE PUBLIC AND MAINTAINED BY THE CITY OF MOUNTAIN HOME.

8. WHAT IS COVERED WITH THE 2/10 NEW HOME WARRANTY?

ANSWER: SEE ATTACHED BOOKLET FROM THE 2/10 WARRANTY

9. WHAT ARE THE BUILDING SPECIFICATIONS, CAN THEY BE PROVIDED?

ANSWER: SPECIFICATIONS AS TO BUILDING COMPONENTS; INSULATION, MATERIALS, ETC. WILL BE PROVIDED BY BUILDER UPON REQUEST.

10. IS A COPY OF THE SITE PLAT AVAILABLE?

ANSWER: YES, SEE WEBSITE OR VISIT MODEL HOME.
<http://www.leisurehomes.us>

11. IS A COPY OF THE COVENANTS AVAILABLE?

ANSWER: YES