



Mélange Flats FAQ's

Below you will find frequently asked questions regarding our Flats release. Please refer to your purchase agreement and HOA documents for more specific, detailed answers.

QUESTION: Should I apply for a construction loan?

ANSWER: You do not need to apply for a construction loan. Onyx+East will carry the financing through construction. If you are mortgaging the property, you will need to be approved for a loan and close on the home after it is completed.

QUESTION: How much do I need to put down?

ANSWER: 4% of the base price is required at contract signing. When you finalize your options and selections, an additional deposit is required that is 50% of the total upgrades above \$10,000.

Example: \$20,000 in upgrades would require a selections deposit of \$5000. (\$20,000 - \$10,000 x 50%).

QUESTION: When do I select the finishes?

ANSWER: Very soon! All structural options will be finalized at the initial contract signing. The remaining selections should be finalized within 30 days of signing. Our design team will contact you during this time to set up a meeting to help you choose your selections.

QUESTION: Can I make changes or modifications to the floor plan?

ANSWER: Each home has pre-determined structural options. These are the only structural modifications that can be made to the floor plan.

QUESTION: Can I have my home inspected?

ANSWER: Yes, please have your inspector submit their report to your superintendent at least 10 days prior to closing.

QUESTION: Does my home come with a warranty?

ANSWER: Yes, your home will have a 10-year, transferrable structural warranty that will be provided to you after closing. Your home will also have a 1-year warranty on all workmanship and materials, 2-year warranty on all mechanicals and a 4-year roof warranty. Please see 'Exhibit C' of your purchase agreement for additional details.

QUESTION: Are there meetings during construction and is there a final walk through?

ANSWER: Yes, there are 4 scheduled meetings with your builder as laid out below:

1. Preconstruction Meeting (prior to framing)
2. Pre-Drywall Walk Through (After Framing and Mechanicals)
3. New Home Orientation (Approximately 1 week before closing)
4. Final Walk Through (The day of closing, prior to closing)

QUESTION: What type of insurance will I need?

ANSWER: For the Flats, you will need a condo policy which covers the drywall-in. This policy is similar to a renter policy. The HOA will carry insurance for the exterior and other common areas.

QUESTION: What is covered in the HOA fee?

ANSWER: The main services within the HOA fees include landscaping, lawn mowing and maintenance, snow removal, periodic exterior maintenance, professional management, community water softener and common area insurance. You can find a full, detailed list of included items in the *Declaration of Covenants and Restrictions*.

QUESTION: Can I rent my property?

ANSWER: Yes, rentals are allowed within your property with a 12-month minimum rental term and leases having been approved by the HOA.

Energy Efficient Home Features

- Two-step energy seal process throughout entire home to reduce air infiltration
- Marvin® fiberglass Low-E windows
- Bryant® 92% gas furnace with 13 SEER air conditioning
- AO Smith® 50-gallon electric water heater
- R-15 or R-19 Kraft Batts (per Ext. Frame Wall)
- R-11 Batts Party Wall Insulation
- Spray foam insulation at roof locations
- Finished garage drywall, taped and painted walls
- Nest Programmable thermostat w/ WI-FI

Impressive Exteriors Features

- Front elevations vary by plan (brick, stone, James Hardie™ fiber cement siding)
- James Hardie™ fiber cement siding
- 2-car garage with insulated garage door
- Marvin® dual-glazed fiberglass windows with front elevation decorative window grids (Black Exterior/White Interior)
- Schlage® Modern, satin-nickel finish exterior door handle
- Whole Building Softener System Installed

Smart Home Features

- Low Voltage Panel
- 1 RG 6 Cable and 1 CAT 6 Data Outlet
- Eero Pro Mesh Router System with wi-fi (2)
- At Unit Entry and Garage Entry Schlage Encode Smart Deadbolt Modern Handle Set
- Liftmaster® Garage door opener (1/2 HP) with MyQ Smart Home Technology
- Google Nest Learning Thermostat
- Google Nest Hello Video Doorbell
- Complimentary White Glove Service Configuration from Sync Technology

Beautiful Interior Features

- 42" Timberlake cabinetry full overlay – soft close and pulls included
- Delta® Stainless-steel, single-lever kitchen faucet with pull down sprayer
- 18-gauge stainless-steel under-mount kitchen sink (50/50, 60/40, single bowl options)
- Whirlpool® 30" stainless-steel slide-in range/oven
- Whirlpool® Stainless-steel canopy vent hood (recirculating)
- Whirlpool® 24" Energy Star stainless-steel dishwasher
- Whirlpool® Stainless-steel base cabinet microwave
- Insinkerator® garbage disposal
- Granite/Quartz kitchen countertops and backsplash
- LED can lighting (per plan)
- Progress® Kitchen Island pendant lights
- Quartz/Granite Countertops + backsplash with undermount sink in owners and secondary bathrooms
- Delta® stainless steel faucet in bathrooms
- Tru-frameless shower in owner's bathroom with stainless steel fixtures
- Ceramic tile floor and tile wall to ceiling in owners' bath
- Tub/shower combo in secondary bathrooms with brushed nickel fixtures and tile wall (7')
- White elongated comfort height toilets
- Dal-Tile® 12x12 and 12x24 ceramic tile bathroom flooring
- White pedestal sink in powder bathroom
- Timberlake full overlay cabinetry in bathrooms with soft-close and pulls included
- Frameless tempered glass mirrors in bathrooms
- White semi-gloss casing and trim paint
- Schlage® Satin-nickel finish interior door hardware lever
- Smooth ceilings (flat-finish white)
- Vinyl mesh window screens
- Shaw® Plush carpeting with 8 lb. pad (per plan)
- Flush mount laundry ceiling light
- Ceiling fan prewire in owner's bedroom and living room
- Armstrong® LVT plank flooring in kitchen, dining and living room
- 10' Ceilings throughout



MÉLANGE
BY ONYX+EAST

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