



Townhome and Brownstone FAQ's

Below you will find frequently asked questions regarding our Townhome and Brownstone 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 Townhomes and Brownstones, you will own the full structure and the lot. We recommend a HO5 insurance policy to cover the replacement costs of the interior and exterior of the home.

QUESTION: What is covered in the HOA fee?

ANSWER: The main services within the HOA fees include landscaping, lawn mowing maintenance, snow removal, periodic exterior maintenance, professional management, 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 6 month minimum rental term and leases having been approved by the HOA.

BROWNSTONES INCLUDED FEATURES

Energy Efficient Home Features

- Two-step energy seal process throughout entire home to reduce air infiltration
- Marvin® vinyl 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
- Ridge and soffit vent system for maximum attic ventilation
- 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)
- 12" side overhangs
- Dimensional roof shingles
- James Hardie™ fiber cement siding
- Plast Pro® insulated fiberglass entry door with full weather stripping and dead bolt
- 2-car garage with insulated garage door and etched glass window inserts
- Marvin® dual-glazed windows with front elevation decorative window grids (Black Exterior/White Interior)
- Frost-proof hose bib (location per plan)
- Schlage® Modern, satin-nickel finish exterior door handle

Smart Home Features

- Low Voltage Panel
- 1 RG 6 Cable and 1 CAT 6 Data Outlet
- Eero Pro Mesh Router System with wi-fi (1 per floor)
- Schlage Encode Smart Deadbolt
- 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 with soft close and pulls
- 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 (vent to exterior)
- Whirlpool® 24" Energy Star stainless-steel dishwasher
- Whirlpool® Stainless-steel base cabinet microwave
- Insinkerator® garbage disposal
- Granite/Quartz kitchen countertops and backsplash
- Ceramic tile backsplash in kitchen
- 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-painted walls and 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 – First and Second Floors (8' doors)
- 9' Ceilings – Third and Fourth Floors (6' -8" Doors)

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