

CHRISTOPHER HOMES

AT LADERA RANCH

Frequently Asked Questions

How many homes are included in the Ladera Ranch neighborhood?

Christopher Homes at Ladera Ranch ("CHLR") will include 36 single family residences. Phases 1 - 4 will consist of eight homes per phase and a build out phase of two homes (parking lot area) and two model homes complete the community.

What is the anticipated pricing?

CHLR anticipated pricing will be \$1 million and up. Pricing will vary dependent upon market conditions, lot location and size. Pricing per phase has not yet been determined.

How many floor plans are offered at CHLR?

Two spacious floor plans will be offered. Floorplans can be viewed on the website.

| | Square Footage | Bedrooms / Baths |
|----------------|-----------------------|--|
| Residence One: | 2,820 sq. ft. | 4 bedrooms, 3 baths, California Room plus Loft, Attached 2-Car Garage |
| Residence Two: | 2,934 sq. ft. | 4 bedrooms, 4 baths, California Room plus Loft, Attached 2-Car Garage with Storage |

What options will be offered?

- Plan One: Outdoor Kitchen at California Room, Extended Slider or Bi-fold Doors at California Room, Covered Deck at Master Bedroom, Optional Bedroom 5 in Lieu of Loft
- Plan Two: Outdoor Kitchen at California Room, Extended Sliders or Bi-fold Doors at California Room, Covered Deck at Master Bedroom, Optional Bedroom 5 and Bath 5 in Lieu of Loft
- *Plus countertop, tile, flooring, fireplace, paint, fixtures, electrical and more will be offered and available through the sales representatives and builder selected design studio.*

What will the exterior elevations look like?

Three exterior elevations will be offered per plan; Santa Barbara, Monterey and Italian Villa.

When is the grand opening?

CHLR is anticipated to open July 29, 2017*. **Subject to change*

When will Phase 1 homes be released for sale?

Phase 1 is anticipated to be released 3 to 4 weeks prior to grand opening.

When will the Phase 1 homes be ready for move-in?

Phase 1 homes are anticipated to be completed and ready for move-in January 2018*. **Subject to change*

Please be aware that the Seller reserves the right to sell properties to individuals, including employees, prior to sales to the general public. Further, your Priority Position does not insure the acceptance by the Seller of your purchase offer for a Christopher home. In the interest of continuous improvements, Christopher Homes reserves the right to modify or change floor plans, materials, colors, or features without price notice or obligation. Such changes may not always be reflected in our model homes. All square footages are approximate. Prices may increase and decrease at any time. Product type is subject to availability. Optional features may be included at additional cost subject to construction cutoff dates. CaBRE #01904530

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What is the Broker Referral Program?

A broker who refers a client, friend or family member to CHLR could be eligible to receive a \$5,000 referral fee.

Will CHLR use a preferred lender?

Yes. CHLR is proud to partner with Wells Fargo and Guild Mortgage as its designated lenders for the community.

What do I need to do to pre-qualify? Is there a process?

Please visit <http://christopher-homes.com/neighborhoods/christopher-homes-at-ladera-ranch/pre-qualify> for pre-qualification instructions.

What initial steps need to be followed to buy a home at CHLR?

Priority registration begins June 26th at 10am. Please check back to the website at that time to complete the form.

To be included on the Priority List, prospective buyers will be required to pre-qualify with one of our designated lenders or provide proof of funds to pay cash for the home.

Please be aware that those buyers who are non-contingent will be given priority over contingent buyers regardless of when added to the priority list. Non-contingent buyers must have verifiable funds for the down payment and income sufficient to qualify for the appropriate loan amount. Buyers must supply documentation to verify funds. All applications will be evaluated by the Seller's designated mortgage lender and will be given a credit status.

Can I use my own lender?

Yes but as a prospective purchaser you are still required to pre-qualify with our designated lender. Christopher Homes may offer special incentives exclusively to buyers utilizing one of its designated preferred lenders.

Is there a Homeowners Association?

CHLR will be a part of the Ladera Ranch Maintenance Corporate "LARMAC."

What H.O.A. monthly assessments can I expect to pay as a CHLR homeowner?

Monthly LARMAC association assessments are anticipated to be approximately \$163/month and the Cost Center assessment is anticipated to be \$85/month. Figures included are estimates only and subject to change.

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What amenities are included with my H.O.A. assessments?

As part of the Ladera Ranch community, CHLR residents will automatically become members of LARMAC and LARC (Ladera Ranch Community Services). These facilities include numerous swimming pools for both adults and toddlers including a junior, Olympic length pool, multi-use clubhouses, BBQ grills, restrooms and outdoor showers, a water splash zones, picnic area with tables, all for the exclusive use of Ladera Ranch residents. Association assessments will include maintenance of the common area landscaping.

What is the overall effective tax rate estimated to be?

Property tax including Mello Roos Community Facilities District (CFD) is estimated to be approximately 1.5%.

What school district serves this community?

The Capistrano Unified School District educates young scholars between K-12 in the public school system. School assignments are subject to change at the discretion of the CUSD.

Visit www.capousd.ca.schoolloop.com or contact the school site direct for further information.

| | | |
|------------------------------|-------------|----------------|
| Oso Grande Elementary School | Grades K-5 | (949) 234-5966 |
| Ladera Ranch Middle School | Grades 6-8 | (949) 234-5922 |
| San Juan Hills High School | Grades 9-12 | (949) 234-5900 |

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