

# 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.

	<u>Square Footage</u>	<u>Bedrooms / Baths</u>
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. Renderings will soon be available for viewing on the website.

### *When is the grand opening?*

CHLR is anticipated to open June / July 2017\*. \* *Subject to change*

### *When will Phase 1 homes be released for sale?*

Phase 1 is anticipated to be released at approximate time of 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 October 2017.

### *What is the Friends & Family Referral Program? Will Broker Co-Op be accepted?*

Refer a friend or family member to CHLR and receive a \$5,000 referral fee. Your friend or family member purchasing the new home will also receive a \$5,000 design studio credit. It's a win-win situation! Referral fees will be paid upon successful close of escrow.

A Broker Co-op program has not been established at this time.

### *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.

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

The pre-qualification process will take place approximately 30-45 days prior to grand opening. As a valued member of our interest registry, you will be notified via an e-mail when the pre-qualification process will begin. If you have not registered your interest, please be sure to do so by completing the information requested on the CHLR neighborhood page.

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

A Priority List will be used to determine the order in which buyers will have an opportunity to purchase a home. Instructions to join the priority list will be e-mailed to the interest list approximately 45 days prior to the grand opening. Christopher Homes, Inc., in its sole discretion, has the right to pre-sell homes prior to release.

*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.

### *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: 1.6%

### *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](http://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