



# FREQUENTLY ASKED QUESTIONS



## What is the sales process?

- Interested buyers should be able to tour the community and select their home and location.
- The Sales Center and Model Homes are open Tuesday through Sunday 10 a.m. to 6 p.m. (Winter Hours 10 a.m. to 5 p.m.), and Mondays 1 p.m. to 6 p.m. (Winter Hours 1 p.m. to 5 p.m.)
- Anyone wanting to purchase a home will need to be pre-qualified with our preferred lender, Great Western Home Loans.

## When will you start sales?

- Home sales are now underway.

## What is the deposit to purchase a home?

- \$20,000 to \$25,000.

## What are the estimated HOA Dues?

- We anticipate the HOA Dues to be \$384 at the community's build-out. This amount is subject to the review and approval of our proposed HOA Budget by The Department of Real Estate.

## What is covered by the HOA Dues?

- Planned future community amenities include a private clubhouse, junior Olympic-size pool with pool house and cabanas, wine pavilion, outdoor kitchen, BBQ, fire pit, citrus orchards, trail system, pocket parks, amphitheater, gated entry on select homes, private streets, and common landscaped areas.

## Is the community gated?

- Approximately 75% of the community will be gated.

**What is the estimated Mello Roos and Tax Rate?**

- We anticipate the total Tax, including the Mello Roos, to be approximately 1.45%.

**How many floorplans are offered, and will they all be modeled?**

- Williams Ranch offers 15 floorplans and all of them are modeled.

**How many single-story plans will be offered and what is the square foot range?**

- Seven single-story floorplans ranging from approximately 1,736 to 3,141 square feet.

**How many two-story plans will be offered and what is the square foot range?**

- Eight two-story floorplans ranging from approximately 2,243 to 4,522 square feet.

**What are the lot sizes?**

- The average lot size is about 11,000 square feet. The average flat pad size is about 7,400 square feet.

**Will the backyards be able to accommodate a pool?**

- We anticipate that most backyards can accommodate a pool.

**Will all lots accommodate RV garages and ADUs?**

- Homes that offer the RV garage and ADU will be on specific lots that can accommodate those selections.

**What is an ADU?**

- An ADU is an Accessory Dwelling Unit, which is a second additional home on a single parcel. Please refer to the floorplans for more information. Our ADU is a second-story unit above the garage with an exterior stairway access.

**Which plans will offer an ADU unit?**

- Select plans have the option of adding an ADU. The floorplans offering this option are Plans 1, 2, 9, 12, and 14.

**Which plans will accommodate the RV garage?**

- Select plans have the option of adding an RV garage. The floorplans offering this option are Plans 1, 9, 10, 12, and 13.

**Am I able to have an RV garage and an ADU on the same lot?**

- Some floorplans offer both the RV garage and ADU option, however you may only select one or the other. Both options may not be selected for the same lot.

**Will I be able to select the optional 3-Car Garage and add an RV Garage or an ADU on the floorplans that offer these options?**

- No, the optional 3-Car Garage is not an option should you select the RV Garage or ADU option. You may only select one or the other.

**Am I able to make changes to the floorplans?**

- We will show you the approved floorplan options available and the pricing for those options. Changes to the floorplans can only be selected through our approved options program prior to the cut-off timeframe. Custom floorplan changes will not be available.

**Am I able to choose the home I want on any lot?**

- Williams Homes has pre-determined which home will be built on which lot, creating the most diverse streetscape. You will have the opportunity to find the home you love, and we will show you the locations where we will be building that home.

**Will all the homes have views?**

- Approximately two-thirds of the homes will have views.

**Do you have a site map?**

- We have a general site map that outlines the lots and layout of Williams Ranch. Further development of the site plan is underway showing the homes and their locations.

**Will there be any public parks?**

- One proposed County park.

**Are there any private parks located within the community?**

- There will be several parks throughout the community.

**When do you think the entire community will be complete?**

- We anticipate that the complete Build-Out of Williams Ranch will take approximately 4 to 5 years.

**Is the project FHA eligible?**

- Yes, FHA financing is available up to the current County high balance loan limit of \$1,149,825.

**Is the project VA eligible?**

- Yes, VA financing is available subject to verification of the veterans VA guaranty eligibility.

### Can I use my own lender?

- Yes, you are free to use any lender you wish for financing; however we will require all interested buyers be pre-approved with our preferred lender, Great Western Homes Loans.

### I am already pre-qualified or pre-approved, can your lender use my pre-qualification or pre-approval?

- No, you must be pre-approved through our preferred lender, Great Western Home Loans prior to purchasing a home.

### What is the interest rate for the loan?

- Interest rates will vary based on the specific details of the loan program chosen. Factors that can affect the interest rate include credit scores, loan amounts, down payment, discount points, and length of the lock period. A resource to track the average current interest rates can be found on the website [www.mortgagenewsdaily.com](http://www.mortgagenewsdaily.com).

### When can I lock the interest rate?

- While most people opt to lock rates 30 to 60 days from expected closing date, Great Western Home Loans offers interest rate locks for up to six months.

### What is the minimum credit score for a loan?

- Currently, Great Western Home Loans offers home loans with a minimum mid FICO score of 580.

### What is the difference between a Jumbo loan and a Conforming loan?

- In Los Angeles County the Conforming high balance loan limit is currently \$1,149,825. Higher loan amounts would be considered Jumbo loans and will have different qualifying criteria. Currently the minimum down payment for a Jumbo loan is 10% and the minimum FICO score is 700.

