



FINCH RANCH

FREQUENTLY ASKED QUESTIONS

Q: What is the deposit to purchase a home?

A: The deposit for Finch Ranch will start at \$5,000.

Q: What are the estimated HOA dues?

A: We anticipate the HOA dues for the single-family homes to be between approximately \$220 and \$235 at build-out. The townhomes' HOA is estimated to be between approximately \$667 and \$850 at build-out. This amount is subject to the review and approval of our proposed HOA budget by the Department of Real Estate.

Q: What is the estimated Mello Roos and Tax Rate?

A: We anticipate the total tax to be approximately 1.28%, with no Mello Roos.

Q: When will the first move-ins take place?

A: We are currently anticipating our first move-ins for Spring/Summer 2024.

Q: Am I able to make changes to the floorplans?

A: We will show you all the approved floorplan options that are available and the pricing for those options. Changes to the floorplans can be selected only through our approved options program. Custom floorplan changes will not be available.

Q: Is the community gated?

A: Finch Ranch will not be a gated community.

Q: What school will my children attend?

A: Currently Finch Ranch will access the Fillmore Unified School District which includes Piru Elementary, Fillmore Middle School and Fillmore High School.

Q: What are the estimated lot sizes?

A: The average lot size for Paloma will be 9,000 square feet. Arroyo will average 4,400 square feet, and Saguaro will average 2,500 square feet.

Q: When do you think the entire community will be complete?

A: We anticipate Finch Ranch to be completed in 2026.

Q: Is the community FHA and VA eligible?

A: Williams Homes is actively working to secure VA and FHA financing.

Q: Can I use my own lender?

A: Yes, you are free to use any lender you wish for financing. We require all interested buyers to be pre-approved with our preferred lender, Great Western Homes Loans. We are not requiring first time visitors get their pre-approval before they visit.

Q: I am already pre-qualified or pre-approved, can your lender use my pre-qualification or preapproval?

A: No, you must be pre-approved through our preferred lender, Great Western Home Loans.

Q: What is the interest rate for the loan?

A: Interest rates will vary based on the specific details of the loan you are applying for. Things that affect the interest rate include credit scores, loan amounts, amount of down payment, loan program, discount points, and length of lock period. A good resource to track the average current interest rates can be found on the website www.mortgagenewsdaily.com.

Q: When can I lock in the interest rate?

A: While most people will opt to lock their rates as they get within 60 days of the expected closing date, Great Western Home Loans offers interest rate lock options up to six months in advance.

Q: What is the minimum credit score for a loan?

A: Currently, Great Western Home Loans offers conventional loans with a minimum mid FICO score of 620, and FHA loans with a minimum FICO score of 580.

Q: What is the difference between a Jumbo loan and a Conforming loan?

A: In Ventura County the Conforming high balance loan limit is currently \$954,500. Loan amounts higher than this would be considered a Jumbo loan. These loans will have different qualifying criteria than Conforming loans. Currently the minimum down payment for a Jumbo loan is 10% and the minimum FICO score is 680.

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800 508 1741 • 3817 Shannon Lane • Piru, California • finchbranch@williamshomes.com

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