

PALMERA



FREQUENTLY ASKED QUESTIONS

Q: How many homes will there be at Palmera?

A: 285 luxury townhomes.

Q: What is the deposit to purchase a home?

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

Q: What are the estimated HOA dues?

A: We anticipate the HOA dues \$363.59 at build-out. This amount is subject to the review and approval of our proposed HOA budget by the Department of Real Estate. It includes private roads, all landscaping and buildings outside of patios, exterior of the homes.

Q: Is there Mello Roos?

A: There is no Mello Roos at Palmera.

Q: What is the estimated Tax Rate?

A: We anticipate the total tax to be approximately 1.1%.

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

A: We are currently anticipating our first move-ins for Summer/Fall 2025.

Q: What kind of amenities are there at Palmera?

A: Palmera has two recreation areas with clubhouses, resort-style pools, and a fitness center, along with a handful of open space areas.

Q: What school will my children attend?

A: Rancho Rosal Elementary, Monte Vista Middle, Adolfo Camarillo High.

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

A: We anticipate Palmera to be completed in 2028.

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 Home Loans.

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

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

Q: What is the interest 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, loans amounts, amount of down payment, loan program, discount points, and length of lock period. A good source to track the average current interest rates can be found on the website 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.



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