



frequently ASKED QUESTIONS

PRELIMINARY

1. What is the deposit to purchase a home?

The deposit for Valley Villas is \$5,000.

2. Is there an HOA and HOA fee? What is covered by HOA dues?

Yes, there is an HOA fee at Valley Villas. HOA dues are estimated at \$438 at build-out. This expense covers maintenance of the entry gates, streets, roofs, patios, building exteriors, and common areas, as well as trash collection and fire insurance.

3. Is there a Mello-Roos tax in addition to the regular taxes?

No, there is no Mello-Roos tax.

4. When will the first move-ins take place?

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

5. Is the community gated?

Yes, we are a gated community.

6. How many homes will there be at Valley Villas?

There will be a total of 58, 2-story and 3-story homes at Valley Villas.

7. Are these townhome-style condominiums?

Yes, Valley Villas is a community of 2-story and 3-story townhome-style condominiums. Select units will have a bed/bath on the ground level.

8. Will any of the homes be ADA accessible?

Yes, we will have ADA accessible units available for sale at Valley Villas.

9. Will solar be included?

Our all-electric homes have Solar included with back-up battery for either lease or purchase.

10. When do you think the entire community will be complete?

We anticipate the community will be complete in 1-2 years.

11. Can I use my own lender?

Yes, you are free to use any lender you wish for financing. We do require all interested buyers to be pre-approved with our preferred lender, Great Western Homes Loans prior to your first visit.

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

Unfortunately, no, you must be pre-approved through our preferred lender, Great Western Home Loans before we can take a home off the market for you.

Williams Homes' Community Managers look forward to helping you find your ideal Valley Villas home. For any additional information about the community, please contact us and we will be glad to assist you.

VALLEY  VILLAS

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