



# frequently ASKED QUESTIONS

PRELIMINARY

- 1. What is the deposit to purchase a home?**  
Earnest Money Deposit amount will be \$20,000.
- 2. Is there an HOA and HOA fee?**  
Yes, the HOA fee is \$483.43 per month.
- 3. What will be covered by the HOA dues?**  
The entry gates, streets, common areas, private community park, management fee, trash collection, fire insurance, roof, patio & building exterior maintenance.
- 4. Is there a community pool or clubhouse planned for the community?**  
No, a common pool and clubhouse is not planned for the community.
- 5. Is there a Mello-Roos tax in addition to the regular taxes?**  
No, there is no Mello-Roos tax.
- 6. What is the annual tax rate?**  
We anticipate the annual tax rate to be 1.165% plus \$228.67.
- 7. When will the first move-ins take place?**  
We are currently anticipating our first move-ins for Spring/Summer 2024.

- 8. Is the community gated?**  
Yes, we are a gated community.
- 9. 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.
- 10. 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.
- 11. Will any of the homes be ADA accessible?**  
Yes, we will have ADA accessible units available for sale at Valley Villas.
- 12. Will solar be included?**  
Our all-electric homes have Solar included with back-up battery for either lease or purchase.
- 13. When do you think the entire community will be complete?**  
We anticipate the community will be complete in 1-2 years.



**14. 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.

**15. 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.



**800 253 4980 | 9433 North Sepulveda Boulevard • North Hills, CA 91343 | [valleyvillas@williamshomes.com](mailto:valleyvillas@williamshomes.com)**

