

# JAGARE RIDGE PUBLIC LOT SALES FAQ

## PUTTING A LOT ON HOLD

### **What is the difference between a lot hold and a lot purchase?**

A lot **hold** is a three week period to allow you to keep your lot while you get together everything you will need in order to be approved to enter a sales agreement.

### **How do I put a lot on hold?**

Select the lot you are interested in using the map pages above.

Use the form below to submit your request to our Lot Administrator.

When your request is submitted, you will receive our lot purchase process outlining the next steps.

### **Is my lot held once I submit a request?**

Yes. It will be held until we review your application.

Note: Held lots will be released if a home builder is rejected.

You will receive confirmation that your lot has been put on hold from our Lot Administrator once the details of your request have been vetted.

### **How long is my lot held for?**

A lot hold is 3 weeks. The clock starts when:

- You request the lot with an approved builder
- Your selected builder has submitted a portfolio of estate homes for review

Your lot will be released if your builder is rejected.

### **Is a deposit required to put a lot on hold?**

There is no deposit required for the hold, but you must submit your builder with your hold request – either from our approved list or with a portfolio of recent estate homes if the builder is not on our approved list.

There will be no extensions on the lot hold.

We will maintain a wait list.

### **Who can hold/purchase a lot in Jagare Ridge?**

Individuals looking to live in Jagare Ridge may submit a lot purchase request. You can:

- Select one of our preapproved builders
- Submit a different builder for approval (note: the builder **MUST** have estate experience and will be required to submit a portfolio and go through an approval process.

Home builders may also buy lots.

## Can I hold more than one lot?

You may only have one lot on hold at a time.

## Do I need to choose a builder before I can put a lot on hold?

Yes. Again, in a prestigious neighbourhood such as Jagare Ridge, it is important that builders build with consistent quality and attention to detail. Some builders will find it difficult to meet our architectural requirements.

### APPROVED BUILDERS

<a href="#">Aacropolis Homes</a>	<a href="#">Ace Lange Homes</a>	<a href="#">Audi Benson</a>
<a href="#">Augusta Fine Homes</a>	<a href="#">Bedrock Homes</a>	<a href="#">Birkholz Homes</a>
<a href="#">Canyon Spring Homes</a>	<a href="#">Cami Custom Homes</a>	<a href="#">Carriage Signature Homes</a>
<a href="#">Celebration Homes</a>	<a href="#">Coventry Homes</a>	<a href="#">Daytona Homes</a>
<a href="#">Design Innovations</a>	<a href="#">Habitat Studio</a>	<a href="#">Heredity Homes</a>
<a href="#">Hillview Master Builder</a>	<a href="#">Innova Homes</a>	<a href="#">Kanvi Homes</a>
<a href="#">Kimberley Homes</a>	<a href="#">Jillian Builders</a>	<a href="#">Landmark Homes</a>
<a href="#">Park Royal Homes</a>	<a href="#">Parkwood Master Builder</a>	<a href="#">Perry Signature</a>
<a href="#">Rococo Homes</a>	<a href="#">San Rufo Homes</a>	<a href="#">Sarasota Homes</a>
<a href="#">Stonegate Developments</a>	<a href="#">UrbanAge Homes</a>	<a href="#">Urban Edge Homes</a>
<a href="#">Vicky's Homes</a>	<a href="#">Western Living Homes</a>	

*\*Please note: the home builder is responsible for designing a home that meets Jagare Ridge's stringent architectural requirements*

### BUILDERS REQUIRING APPROVAL

#### What does a builder need to do to get approved?

To be approved to build in Jagare Ridge, home builders need to provide a portfolio of previous estate homes that they have built.

Within 48 hours of your submission, you or your builder must submit an estate home portfolio consisting of:

- Company Bio
- Years Experience in Estate Market
- References (Customer and Contractor)
- Typical Build-Time
- Intention of Build
- Previous estate build floorplans
- Exterior and Interior Photos of Previous Estate Work (if available)

We also look for things like:

- Canadian Home Builders Association membership
- A strong warranty program
- A proven track record of delivering customer satisfaction
- Bonus points for previous work in a Melcor community

### **Can my builder be rejected?**

Yes.

As an exclusive, upscale community, home builders in Jagare Ridge must meet stringent standards, including architectural controls.

If the home builder you select does not meet the requirements to build in Jagare Ridge, you will not be able to purchase your desired lot.

You may opt to select from our preapproved home builders to ensure your lot hold.

## **PURCHASE TERMS AND OTHER INFO**

### **What are the terms of the purchase?**

20% of the lot price is required to enter an interim agreement.

You will also be required to pay a \$30,000 security deposit (for adherence to landscaping and architectural controls).

Full lot price payout is due 90 days after the interim agreement is signed. We charge 15% interest.

Note that you may lose the lot with a full refund if we cannot come to architectural agreement on your home plan.

### **How long do I have to build my home?**

You have 2 years from your agreement date to complete your home, including landscaping.