



## FREQUENTLY ASKED QUESTIONS

**Q. How many total homes will be built at Fig?**

A.: 80

**Q. What is the deposit to purchase a home?**

A: \$7,500

**Q. What are the estimated HOA dues?**

A: Approximately \$352 to \$371 (Phase 6) depending on sq. ft.

**Q. What will be covered by the HOA Dues?**

A: Community walking and bike paths, central park, clubhouse, swimming pool, hot tub, exterior building maintenance, insurance, and general common area maintenance

**Q. Are Fig townhomes considered condos?**

A: Yes

**Q. Are there assigned parking spots for each unit?**

A: There are no assigned parking spaces for Fig, however each home has an attached 2-car garage.

**Q: Does the purchase price include solar panels?**

A: Yes, the homes at Fig have 9 solar panels that the homeowner owns, included as part of the purchase price.

**Q: Is air conditioning included?**

A: Yes, air conditioning is included.

**Q: Are all of the Fig homes electric?**

A: Yes, all appliances are electric.

**Q: Can I get the seller credit if I use my outside lender?**

A: No, the seller credit is given only if the seller's preferred lender is used.

**Q. What is the estimated tax rate?**

A: Estimated total tax is approximately 1.4%, which includes the special assessment taxes. The Fig community has Mello Roos.

**Q. When do you expect construction of the entire community of Fig to be complete?**

A: We anticipate the complete build-out of Fig will be complete Spring 2024.

**Q. Can I use my own lender?**

A: 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 Home Loans, to reserve and purchase a home.

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

A: No, even if you choose to use your own lender, we do require all interested buyers to be pre-approved with our preferred lender, Great Western Home Loans, to reserve and purchase your home.

**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. Great Western Home Loans will be able to quote you a rate that correlates with your specific situation.

**Q. When can I lock in the interest rate?**

A: While most people lock their loans 30-60 days prior to the close of escrow, there are extended rate lock programs. Great Western Home Loans is a great resource for helping determine the best time to lock in your loan.





## FREQUENTLY ASKED QUESTIONS

**Q. How many total homes will be built at Fig?**

A. There will be a total of 80 Townhomes.

**Q. What are the square footages of the homes at Fig?**

Plan 1- 3 story 3 bedrooms 3 ½ bath approx. 1,346 sq ft

Plan 2- 2 story 3 bedrooms 2 ½ bath approx. 1,462 sq ft.

Plan 3- 3 story 3 bedrooms 3 ½ bath approx. 1,485 sq ft.

**Q. How many phases will there be at Fig?**

A. Total of 6 phases.

**Q. What is the deposit to purchase a home?**

A. \$7,500

**Q. What are the estimated HOA dues?**

A. Approximately \$373 initially and \$311 anticipated at build-out.

**Q. What will be covered by the HOA Dues?**

A. The San Luis Ranch neighborhood will feature community walking and biking paths, a large central park, sport court, fitness loop, clubhouse, swimming pool, and other recreational amenities. Additionally, the HOA will include exterior building maintenance and insurance, as well as general common area maintenance.

**Q. What is the estimated Tax Rate?**

A. We anticipate the total Tax to be approximately 1.6%.

**Q. Is there Mello Roos?**

A. Yes, the average rate is approximately \$187 per month.

**Q. When will the first move-ins take place?**

A. We are currently anticipating our first move-ins for Summer 2022.

**Q. Are there assigned parking spots for each unit?**

A. There are no assigned parking spaces, but each home has a 2-car garage.

