

## Modern Luxury Homes, Without Compromise

Welcome to Idea Homes. At Idea Homes, we know what matters to home buyers. You want a beautiful home with modern features that is within city limits. You've made it this far. Why settle for anything less? Get the home you deserve in the neighborhood you want for a price you can afford. Now that's a great Idea.



### CONTACT US

512.236.5380  
IDEAHOMES.COM



## HOME BUYING PROCESS

CONGRATULATIONS ON DECIDING  
TO BUY AN IDEA HOME!



*We are so excited you chose to build a home with us. Now, let's get started !*

## First Steps

- Sign sales agreement
- Turn in earnest money

## Within first Week

- Meet with lender and start the loan process. Submit any necessary information requested from your mortgage lender. Have your lender provide a pre-qualification letter to your Idea Homes sales agent.
- Make an appointment at the Affinity design center to preview and choose interior selections & options to personalize your home. You will have 2 follow up appointments totaling up to 4 hours with a design consultant.
- Finalize interior selections

## Construction Starts 6-8 Weeks

General outline of Construction process:

- First onsite meeting with construction manager to review design selections and set expectations for construction process
  - Foundation
  - Framing
  - Cornice
  - Roof
  - Mechanical, Plumbing, Electrical Rough
  - City Inspections
- Second meeting with construction manager to review the progress of changes, upgrades, and systems in the home.
  - Insulation
  - Sheetrock & Texture
  - Cabinets & Trim
  - Paint
  - Counter tops
  - Tile
  - Mechanical, Plumbing, & Electrical Trims
  - Landscape
  - Carpet/Hardwood

## Buyer Orientation

- New Home Orientation with construction manager to review the various systems in your home + homeowner maintenance, responsibilities, & warranty.

## Closing

- Finalize mortgage information 30 days before closing and lock-in your rate
- Your sales agent will help you schedule a closing time with the title company.
- Once your home closes and funds, your keys will be available for pickup from the construction manager.

The entire home buying process takes approximately 7-8 months. Timing varies depending on permit approvals, weather, and trade availability.

## 30 Days after Closing

- If you believe you have any items covered by the warranty, please email us at: [warranty@ideahomes.com](mailto:warranty@ideahomes.com)
- If you had a good experience with Idea Homes, we encourage you to please leave us a Google Review!**