



Your Home Buying Experience

Congratulations on taking the first steps to homeownership through the process of a land-home package! To help you through a potential web of confusion and misunderstanding, we encourage you to read this guide to become more informed about the various steps that will complete your project smoothly and in a timely manner.

After you have chosen a parcel of land and secured suitable financing for your project it is time to finalize the details of your home, complete a New Home Purchase Agreement, and sign up with the contractor of your choice to develop your land including a foundation for the home. Once all of these numbers are confirmed, your lender will call for an appraisal of the entire proposed project, and depending on your financial situation may recommend a construction loan to cover some of the cost of development as it progresses. When the appraisal is received by your lender, Trendsetter Homes will order your home from the factory. At this time also, your contractor is given the go ahead to start work, and application is made to the applicable County for permits to be issued. Generally speaking, it will take 3 to 6 weeks for the factory to build your home providing your contractor plenty of time to complete the site development. During this time you will need to make applications for service with all necessary utility companies, some of whom may require deposits to be paid. All site work must be completed before Trendsetter Homes will authorize your home to be delivered. Undue delays in shipping that result in your home having to be stored at the factory could result in extra cost to you, so we try as far as possible to coordinate with all parties involved to ensure that this does not occur. .

From the time your home arrives on site to funding your loan and final walkthrough (handing over the keys to you) will normally take approximately 30 business days. During this time there are various independent contractors as well as State and County agencies that all play vital roles in both completing the project and ensuring adherence to applicable building codes and standards. It is always our commitment to you to do our utmost to ensure quality workmanship completed in a timely manner.

- Set up includes marrying the sections of the home together, both on the exterior and interior following manufacturer's installation guidelines as well as State requirements. The set up crew also connects power, water, and sewer to the "stub outs" provided under the home by your contractor. They will install the gas (or propane) line under your home to tie in with the location where the gas (or propane) meter will be set by the applicable utility company.
- When the set crew is ready they will call the State of Nevada, Manufactured Housing Division to perform their inspection of the set up and issue a Certificate of Inspection (C of I). It may take up to a week for an inspector to be available in your area. A blue Safety Seal sticker will be placed on the home that must forever remain visible.

- Once the set up is complete, final grading around the house is done, the crawl space cover is in place, all trenches are backfilled, temporary steps have been installed at each exterior door, and house numbers secured near to the front door and visible to the street, a representative from Trendsetter Homes will call for the final County Inspection. A County inspector will sign off on the home set / building permit – this procedure is called the Certificate of Occupancy or C of O. In most counties it is also the responsibility of the County to authorize the power company to set their meter, but they will not do so until C of O is passed. Once power is on, water can be activated. Thereafter, the gas (or propane) company is scheduled to provide their connection. **BE SURE THAT YOU HAVE AN ACCOUNT OPENED WITH EACH UTILITY COMPANY OR THEY CANNOT ACTIVATE A SERVICE!**
- At some point after completion of the initial set-up but before completion of your project, your lender will request updated paperwork in the form of Bank statements, paystubs, etc and he will pull a new credit report. If everything is still in order, your lender will request final loan documents from the underwriter and you will be contacted by your Escrow Company to schedule an appointment to sign these documents.
- When all utilities are up and running, a carpet layer will be scheduled to lay carpet, laminate floor, etc.
- Once the carpet is down, Trendsetter Homes will advise your lender to schedule the '442' final appraisal. The original appraiser will return to your property to take photographs of the completed project to verify that all items that were included in the initial appraisal and your loan are present and complete. If a garage or other appurtenances such as carport, decks, awnings or fencing are included in the loan, they will have to be fully constructed (okay if pending final inspections) at this time.
- Trendsetter Homes will schedule a 50-point inspection of your home by an independent contractor qualified and approved by the factory. That person will go through the entire house with a very comprehensive checklist, as well as test power, water, and sewer inside the house. If minor adjustments or flaws are found they will be fixed immediately. The completed checklist is submitted to both the factory and to Trendsetter Homes.
- A cleaning crew is scheduled to do a construction clean of the interior of your home. Trendsetter Homes will determine if an exterior wash is necessary to remove transport dirt, or grime in the case of a display model.
- As long as the 50-point inspection does not reveal any major issues, and once final funding is received from your Escrow company, we will schedule your customer walkthrough and hand you the keys to your new home.
- Your Manufacturer's Warranty takes effect on the day of your final funding at Escrow. For the duration of this warranty (normally 1 year) we will assist in whatever way we can to ensure that any issues are dealt with in an efficient and timely manner.

Thank you for choosing Trendsetter Homes, and we extend our warmest wishes to you for many years of satisfaction and enjoyment in your new home.

Signed and dated by Home Owner:

Achieving your Dream Briefly:

- Land
- Financing
- Customize, personalize your home
- Select a contractor
- Appraisal
- Dealership Paperwork
- Permits
- Complete site preparation/development
- Home on site
- Set-up
- Complete on-site improvements and Utilities
- Inspections / Final appraisal verification
- Loan Document signing at Escrow
- Funding of Loan
- Home Walkthrough and Move-In!

Your team at Trendsetter Homes can guide you every step of the way. We pride ourselves in our ability to co-ordinate the various steps into an efficient and time sensitive home buying experience for you.

Welcome home!!!