



FREQUENTLY ASKED QUESTIONS

*The following responses are to common questions regarding this development

Q. Are the homes constructed yet? If not, what is the schedule?

- Construction has begun on the first phase and will be completed by the first quarter of 2024
- Upon signing the Purchase Agreement, we can deliver your custom home within 6 to 8 months, depending on availability of labor, material, weather, and other factors.
- Northbrook Estates is a private, twelve home cul-de-sac consisting of new 4,000+ square foot single family homes

Q. Are the lots available?

- There are a total of twelve lots, one of which are reserved
- Reserved lots are NOT sold and may still come available on a first come, first serve basis

Q. Is there a waiting list?

- Yes, please contact Davis Realty at 732-254-6700 to be added to the waiting list
- A small deposit may be required once you are off of the waiting list and on a reserved lot

Q. What is included in the cost of the home?

- EVERYTHING (well, almost)
- The builder is responsible for all of the site improvements, construction cost, fees, permits, inspection and anything else related to the construction and completion of the homes
- The Homeowner is responsible for furnishings, window treatment, and other fixtures that are not permanent in the house

Q. What are the lot numbers, lot sizes and home directions?

- Refer to the attachment in folder for lot & building numbers, house direction, size, etc.



Q. Can I bring you my floor plan or customize your floor plan?

- Yes, we can customize our floor plan or we can accommodate your own plan.
- All plans may not fit on the lot so we'll need review to see if it will work.

Q. I am ready to reserve a lot and move forward, what is the process?

- If the lot is available, the first step is to complete the Letter of Intent and provide the builder with a refundable \$15,000.00 deposit
 - Deposit can be refunded at contract signing or applied towards the construction deposit
- After completion of the Letter of Intent, the builder will mail copies of the floorplan for your review. Once your family has finalized the plans, the builder will make the revisions and return them for your final approval
- Upon completion of the plan revision, a construction contract is drafted based on the approved set of plans
- Once the contract is agreed upon and signed, the builder will receive a 25% deposit of the final contract amount.
 - This deposit will be returned at closing upon completion of construction or transferred to the mortgage company as the down payment
- Once the closing is complete, you and your family are ready for move-in!

Q. What is the timeline from lot reservation to move-in?

- Timeline will change based on many external factors, but are summarized as follows;
- Step 1: Lot reservation and plan revision
 - This phase is really based on how long you take to finalize the plan. It usually takes about 2 to 3 weeks
- Step 2: Contract preparation
 - This phase will take approximately 2 weeks
- Step 3: Construction
 - This phase will take approximately 16 to 28 weeks
- Step 4: Closing & Move-in
 - This phase will take approximately 4 to 6 weeks, but can be staggered over construction
- Total time from lot reservation to move-in is approximately 24 to 39 weeks

Q. Can I make changes during construction?

- Yes, but that may result in additional cost and time



Q. Are there lot premiums?

- Yes, please refer to the lot listing attachment for lot premiums.

Q. How do I select finishes?

- Prior to the start of construction, the builder will provide a list of manufacturers and products to select final finishes from
- You can bring your own products as well

Q. What size home is buildable on these lots?

- Minimum house size is 4,000 sq. ft.
- Maximum (potentially larger) is 6,000+ sq. ft.

Q. How much will my new home cost?

- It all depends on the final design and lot selection, but the cost will start at \$1,200,000

Q. Do you have more homes of different sizes?

- Yes, the builder has a variety of projects ranging from \$400,000 to \$2,000,000 throughout Mercer, Middlesex, Somerset and Hunterdon counties. Inquire with the office at 732-419-3221 about the needs of your family to find the right property for you!

Q. Is the builder cooperating with agents?

- Yes, the builder is cooperating with agents
- Please refer to Davis Realty



Q. How has Covid impacted the construction industry and this project specifically?

- Covid has caused delays in delivery for almost all building materials
- Construction labor is also in short supply which leads to longer completion times
- Material costs increased, for example, lumber has increased by almost 200%. This will impact the final cost of the project
- All proposed completion times and costs are subject to the impacts of the Covid pandemic