

# Presold New Home Guide

## PHASE 1 - PREPARE



### STEP 1 PURCHASE AGREEMENT

The journey begins to your new dream home. At this point, choosing your home, homesite and your structural features have been completed.



### STEP 2 LOAN APPLICATION

Make application with your lender within 3 days and be ready to pay for your appraisal.

### STEP 5 DESIGN STUDIO



Get ready to make your dream home a reality.

- 1st Appointment is your Consultation
- 2nd Appointment is your Final Selections

### STEP 4 LOT TRANSFER



Prior to your first selections appointment at the Design Studio, don't forget your cashier's check for the down payment and lot transfer closing costs. In some cases, lot transfer may occur after Step 6. You will be notified by the AEH Closing team; however, Down Payment Deposit is still required at Step 4.

### STEP 3 MORTGAGE APPROVAL



Get your lender everything they need so they can say "yes!" within 15 days.



### STEP 6 PRE-APPRAISAL

If your home requires a pre-appraisal, your lender has 30 days from Final Selections to complete a third party appraisal.



### STEP 7 PRE-CONSTRUCTION

It may feel slow at this point but Allen Edwin Homes is busy getting your home ready to start with permits, architecture and purchase orders to build your new home.

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## PHASE 2 - BUILD



### STEP 1 AUTHORIZED TO START

Congratulations! You have now completed Phase 1. You are now authorized to break ground on your new home. You will be contacted by your Production Manager to schedule your New Home Review and receive your first construction update.



### STEP 2 NEW HOME REVIEW

During the Foundation Stage you will have a New Home Review with your Production Manager to review the build process.

### STEP 5 NEW HOME ORIENTATION



It is time to get introduced to your new home. We think you'll make a great match!

### STEP 4 FINAL MORTGAGE APPROVAL



Your lender will verify employment, credit score and bank statements. (A timely response to your lender's request can equal a timely closing!) You will be notified by the Allen Edwin Closing Team fourteen (14) days prior to your scheduled close date.

### STEP 3 HOME CONSTRUCTION



Your dream home is now becoming a reality. Your Production Manager will provide weekly updates as construction progresses on your home.



### STEP 6 HOME COMPLETION AND CLOSING

We have completed all the final touches on your dream home and it is now a reality! Upon funding of your end loan you will receive the new keys to your Allen Edwin Home.

### STEP 7 CUSTOMER CARE AND WARRANTY SERVICE

If any issues arise, all warranty requests can be submitted on-line at: [www.allenedwin.com/homeowners-corner/customer-care/](http://www.allenedwin.com/homeowners-corner/customer-care/)

During business hours you may also contact:

#### East & Mid-Michigan

##### Customer Care:

[emservice@allenedwin.com](mailto:emservice@allenedwin.com)  
Mon – Fri, 9am to 5pm  
(248) 876-4238

#### W. Michigan

##### Customer Care:

[wmservice@allenedwin.com](mailto:wmservice@allenedwin.com)  
Mon – Fri, 9am to 5pm  
(269) 350-2117

#### Indiana

##### Customer Care:

[inservice@allenedwin.com](mailto:inservice@allenedwin.com)  
Mon – Fri, 9am to 5pm  
(574) 892-6490

To report an emergency please contact Allen Edwin Homes' emergency number at (866) 644-4919.