

Purchase Process

RESERVE

- 1 Meet with the builder for an introduction to the development and construction process
- 2 Hold the unit of your choice with a **\$1,000 first deposit and signed Right of First Refusal**
- 3 Provide a preapproval letter from your lender, if applicable

REVIEW & CONTRACT

- 4 Review the Declaration / Rules and Regulations for a minimum of 15 days
- 5 Review the developer's purchase agreement (the Contract)
- 6 Sign the Contract with a **\$19,000 second deposit — balance due at closing**
- 7 Choose interior upgrades, if applicable
- 8 Apply for a mortgage, if applicable

BUILD

- 9 Town inspections take place throughout the build process
- 10 The town issues a Certificate of Occupancy (CO) once the unit is 100% complete

CLOSE

- 11 Your real estate attorney schedules the closing date
- 12 A final walkthrough is scheduled by the foreman 3 to 5 days before closing
- 13 Set up utilities, cable/internet, mail, and insurance for your new address
- 14 Close on your new home

DEPOSITS

Payable to **Century 21 AllPoints Realty**
Delivered to **Newport Realty Group, LLC**
710 Main Street, Suite 11
Plantsville, CT 06479

UTILITY PROVIDERS

Cable/Internet **Cox • cox.com**
Electricity **Eversource • 1-800-286-2000**
Water **Public**
Set up by attorneys prior to closing

HOMEOWNERS ASSOCIATION

Phone	860-276-8068	Billing inquiries	Gail Bartholemew
Mailing address	Berkshire Estates, A Planned Community 710 Main Street, Suite 11 Plantsville, CT 06479		gail@lovleydevelopment.com 860-276-8068