OUR BUILDING PROCESS

- Buyer will select their desired community, home site, and floor plan along with any customizations, structural, or luxury finish options!

- At the time of agreement signing, the following will be requested:
  1. A deposit equivalent to 10% of the sales price (15% for Shepherd's Creek)
  2. A pre-approval letter from the lender or proof of funds from a financial institution.

- Once all outstanding items have been fulfilled, the agreement will be processed by the Magnolia Homes team, and the homebuyer will be sent a fully ratified copy.

- Per the Selection Process Schedule in the agreement and your Welcome e-mail, your design appointments will be scheduled with the Magnolia Homes Design Specialist.

- Homebuyers should thoroughly review the Welcome to the Magnolia Homes Design Center document prior to their appointment and complete their Exterior Home Selections Worksheet.

- During this time, the Magnolia team is working behind the scenes to ensure everything is ready to begin the buyer's new home! Floor plans are also being sent to the Town for permitting which takes about 30 days to process.

- A Pre-Construction meeting will be scheduled within 30-45 days with the Magnolia Homes Team to review final plans and home details prior to the foundation being poured.

- Following the homebuyer's home being framed, an electrical walk-through will be scheduled with the Community Construction Team to review lighting placement, door swings, and any other applicable items.

- Following the electrical walk-through, a pre-sheetrock meeting will be scheduled to review all applicable change order items and other necessary contract details and features prior to sheetrock being installed. Construction on the home will then continue and any final Design Selections will need to be completed at the Magnolia Homes Design Center if not already finalized.

- Magnolia Homes utilizes the BuilderTrend® system for the homebuyers' convenience to process all Change Orders for items added during the building process along with offering homebuyers a view into what is happening with their new home each week! The custom Magnolia NoviHome app is available for chatting with our team during the build.

- All outstanding Change Orders should be paid in full at time of approval before the change will be made or materials ordered.

- The Magnolia Homes Team will reach out within 45 days of closing to discuss the option of adding fully paid luxury options to the final sales price. If the additions are added to the sales price, a Sales Price Amendment will be completed and ratified by all parties prior to an appraisal being done. The fully paid amount would then be credited at time of closing if the home appraises for the new sales price. A homebuyer may choose not to add to their initial Sales Price and leave fully paid options as paid in cash.

- A New Home Orientation will be scheduled prior to closing to introduce the homebuyer to their new home in detail!

- Closing is scheduled on a different day than the New Home Orientation! Keys will be received following closing and the funding completion!

- Welcome Home to Magnolia Homes and the Magnolia Family!

MAGNOLIA HOMES

SINCE 1987

We are honored and excited to be a part of your family and wish you many years of happy memories ahead in your Magnolia Home!

OUR BUILDING PROCESS

INITIAL STEPS



Select community, floor plan, home site, or Available Home along with any available customizations & luxury finish options!



At signing, a deposit equivalent to 10% of the sales price (15% for Shepherd's Creek) for New Builds is required along with a Pre-approval letter from lender or proof of funds from financial institution. Deposits for Available Homes vary.



Once all outstanding items are fulfilled, agreement is processed & a fully ratified copy is sent. It's official!

DESIGN & PRE-CONSTRUCTION



An introductory Welcome e-mail will be sent with detailed next steps & dates for the Design Center Appointments!



Review the Welcome to the Design Center information, Design Selection Guides, and complete the Exterior Selections Worksheet prior to the appointment.

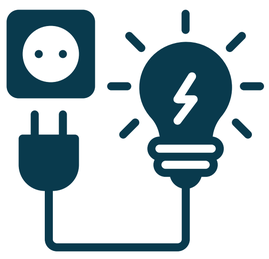


The Magnolia Homes team is working behind the scenes to ensure everything is ready to begin construction and final floor plans are also being sent to the Town for permitting.

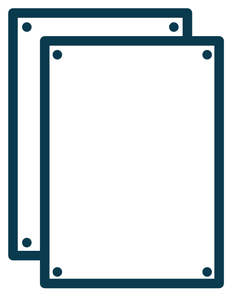


A Pre-Construction meeting is scheduled within 30-45 days with the Magnolia Homes Team to review final plans and home details prior to the foundation being poured.

CONSTRUCTION & COMPLETION



Following framing completion, an electrical meeting at the home is scheduled to discuss lighting placement, door swings, and other items.



A pre-sheetrock meeting will be scheduled to review all applicable change order items and other necessary contract details and features prior to sheetrock being installed.



Online BuilderTrend system utilizes Change Orders & invoices to be paid that reflect items added during the building process along with providing construction process updates.



Construction will continue to completion. Custom Magnolia app available for direct chats or questions throughout the build.



The Magnolia Team will be in touch to finalize all necessary items including applicable Sales price Amendments.



WELCOME HOME!

A New Home Orientation is scheduled to review the home and its systems in detail. Closing is scheduled for a different day and keys are received once the home has funded.

We are honored and excited to be a part of your family and wish you many years of happy memories ahead in your Magnolia Home!

MAGNOLIA HOMES

SINCE 1987