

Let's plan your home

Share your land, home ideas, desired investment range and timing. Estimates and "not sure" are welcome. Complete just this page for our first conversation.

Your name**Others involved in the decisions****Email address****Phone number****How did you hear about Magnolia****Realtor and brokerage if applicable****Where are you in the land process · Select one**

☐ Own land ☐ Under contract ☐ Considering land ☐ Still looking

Property location or preferred search area

Include the city or county and an address, listing or map link if available.

Tell us about the home you have in mind

Approximate size, bedrooms, how you want to live and what matters most.

Desired total investment range**Preferred move-in timing****Does that investment range include buying the land · Select one**

☐ Yes ☐ No ☐ Land already owned ☐ Not sure

How do you expect to fund the project · Select one

☐ Construction loan ☐ Cash ☐ Still exploring ☐ Other

Any deadlines or steps that need to happen first

For example, a land purchase deadline, current-home sale or relocation.

Send this page to OSC@magnoliahomesinc.com or call 901-468-3344 to get started.

Your land

Tell us about a specific property, or skip to page 3 if you are still looking. Share what you know; we'll discuss which details need a professional review.

Property owner names**Parcel number and approximate acreage****Anything we should know about ownership or the purchase**

Family or shared ownership, a proposed lot split, purchase timing, or who can allow site visits.

How is the property reached · Select all that apply

☐ Public road ☐ Private road ☐ Shared driveway ☐ Not sure

Known property rules or restrictions

Neighborhood rules, easements or reserved access areas, building limits, or required approvals.

Water supply or provider**Sewer or septic information****If septic applies, what records or approvals are available**

Existing system, soil evaluation, permit, approved bedroom count or "not sure."

Other utilities and access details

Power, gas or propane, internet, connection locations, extensions, driveway needs or known costs.

What do you know about the land itself

Slope, drainage, standing water, flood areas, streams, wetlands, trees to keep or previous fill.

What is already on the property or has been done

Existing home or structures, clearing, grading, wells, tanks, septic systems or demolition needs.

Your home

Home plan design begins early. Share existing plans or inspiration, or let us know if you'd like an architect recommendation. Tell us about the spaces and details you love.

Approximate heated square feet and stories**Bedrooms and bathrooms****Garage spaces and vehicle needs****Existing plans or architect if applicable****Where would you like to begin · Select one**

☐ Plan I like ☐ Changes to a plan ☐ Architect referral ☐ Not sure

Which spaces and everyday routines matter most

Working from home, guests, multigenerational living, storage, pets or accessibility.

Your top three priorities and where you are flexible**Describe the style and finishes you love**

Share example homes, materials, appliances, performance goals or inspiration links.

Outdoor spaces or separate buildings to consider · Select all that apply

- ☐ Porches or patio ☐ Pool ☐ Landscaping ☐ Fence or gate ☐ Outdoor kitchen
☐ Guest house ☐ Shop or barn ☐ Other

Outdoor details and anything you may add later

Future rooms, a pool, separate building, generator, EV charging or other features.

Any work or items you plan to arrange separately

Include existing designers, vendors or drawings, and who has permission to use the plans.

Your investment and next steps

Approximate figures are welcome. Show money already spent separately from the costs still ahead. We'll use these details to understand your desired total investment.

Land amount already paid

Land purchase or payoff still needed

Home investment range if known

Site work, outdoor plans and reserve

What should your total investment range cover

Tell us what the range is based on and anything excluded or funded separately.

Lender and conversation status if applicable

Preferred contact method and main contact

More about your timing

Add any start, home sale, land closing or temporary housing details not on page 1.

If choices are needed, what could you adjust

Home size, finishes, outdoor work, move-in timing or other priorities.

What would help us coordinate decisions and meetings

Who approves plans and selections, and are there travel or relocation constraints?

Documents you can share now or discuss with us - Select all that apply

- ☐ Listing or map
 ☐ Survey or plat
 ☐ Property restrictions
 ☐ Home plans or images
 ☐ Utility or septic records
 ☐ Site reports or estimates

What would you most like to talk through with us

Return to your Magnolia contact or OSC@magnoliahomesinc.com. Please share project information only; bank statements, account numbers and sensitive financial documents are not needed here.

Save your completed copy before sending. Attach extra detail if needed.

Live Life Well®