

# welcome home

**Buying a new home is one of the most exciting and important decisions you will ever make. From the moment we first meet to beyond closing, our dedicated team is there for you each and every step of the way. Thank you for allowing us to be a part of your journey.**



## 8 STEPS TO HOME

### 1. FLOORPLAN & HOMESITE SELECTION

One of the most important decisions you will make on this journey is the first step - selecting your desired community, floorplan and homesite. At Akel Homes, our dedicated new home consultants will assist you in selecting the ideal floorplan and homesite for your family's lifestyle.

### 2. PURCHASE AGREEMENT

Once you have been pre-approved for a mortgage loan, selected your floorplan, the next step is to sign the Purchase Agreement and pay the required builder deposit. The Purchase Agreement is the legal document that details the construction and purchase of your new home.

### 3. FINANCING

We've partnered with various third party mortgage companies to assist you in your financing needs. Both your New Home Consultant and Loan officer will answer all your questions and guide you through the financing process. Of course, you are free to use any Mortgage Company of your own choice in the purchase of your home.

### 4. DESIGN STUDIO

We created the Akel Design Studio through our commitment to providing our homebuyers with a concierge-style semi-custom homebuying experience. A personal Design Consultant will guide you through the selection process and introduce you to top products, classic styles and the most current design trends to help you make your new home uniquely yours.

### 5. CONSTRUCTION

On average, it takes 10-12 months to build your new home. The construction schedule is reliant upon the local municipality building department, material and labor availability and the weather.

During construction, you will meet with your dedicated Akel Homes Construction Manager during the Pre-Start/Ground Breaking and the Pre-Drywall Inspection.

### 6. NEW HOME PREVIEW & ORIENTATION

At the New Home Preview & orientation, your Construction Manager will provide you with an overview of your home's systems, review your selections and finishes, educate you on the proper care of your new home and create a punchlist of items that need to be addressed prior or post closing.

### 7. THE CLOSING

You will receive a Notice of Closing letter when your home is ready to close within 6 weeks. At the Closing, you will sign off on all the paperwork to make your new home officially yours.

### 8. WELCOME HOME

After the Closing, your Akel Homes team will help you transition from homebuyer to homeowner. That is why we created myAkel, our proprietary and innovative homeowner portal where you submit home warranty requests, view key contact information and access important documents like your appliance warranty registration and our detailed home care manual.



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**THERE IS NO GREATER PRIVILEGE THAN THE OPPORTUNITY TO BUILD YOU AND YOUR FAMILY'S DREAM HOME.**

# Start

## PURCHASE AGREEMENT

Obtain a Mortgage Pre-Approval

Select The Exterior Elevation, Color Scheme And Permitted Options

Select Your Homesite & Desired Floorplan

Review & Authorize the Purchase Agreement

Once the purchase agreement is completed, you have taken a first step forward in your Homebuying Journey. Please note that the selection of your homesite, floorplan, exterior elevation, color scheme and permitted options are **FINAL** at this time.

Make the Deposit & Schedule Color Selection Appointments

## FINANCING

The Loan Process

- Submit Formal Mortgage Application
- Initial Underwriting •Loan Approval
- Processing •Final Underwriting
- Final Loan Approval

Akel Homes is proud to partner with industry leading preferred lenders.

## DESIGN STUDIO

- ✓Orientation Appointment
- ✓Selection Appointment
- ✓Selection Sign-Off

**AKEL DESIGN STUDIO**  
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**STAGE 1**  
Permitting

**STAGE 2**  
Shell - foundation / block walls roof trusses

**STAGE 3**  
Framing - interior walls mechanical / electrical / plumbing

**STAGE 4**  
Drywall - Home has passed all rough inspections and drywall is hung

**STAGE 5**  
Finishes - cabinets / flooring tile / paint

**STAGE 6**  
Final Inspections

## CONSTRUCTION

**PRE-START ORIENTATION**  
Meet your construction manager. Celebrate the construction commencement of your future home, review the homesite, garage orientation, elevation and structural option details.

**PRE-DRYWALL INSPECTION**  
Meet with your Construction Manager. Review the structural and mechanical systems of your future home.

**NEW HOME PREVIEW & ORIENTATION**  
Meet your completed new home!

*Welcome Home!*