HOW MANY HOMES WILL BE BUILT AT MILL CREEK AT BRODY RANCH?
At completion, there will be a total of 138 beautifully designed condominiums homes, ranging in size from approx. 608 – 1,114 Sq. Ft.

HOW DO WE PURCHASE A HOME AT MILL CREEK AT BRODY RANCH?
If you wish to have an opportunity to purchase one of our homes offered for sale, you need to obtain a Pre-Qualification Letter from our designated lender, Caliber Home Loans. Please refer to our Sales Release Procedures for more details.

HOW DO WE CONTACT YOUR PREFERRED LENDER TO GET PRE-QUALIFIED?
All buyers will be required to submit a loan application to our designated lender for pre-qualification:

Laurie O’Callaghan | NMLS#: 453816 | Caliber Home Loans
Phone: 925–890–9158 | Email: Laurie.OCallaghan@caliberhomeloans.com

Once you are pre-qualified, you will be added to our Priority List and invited to make a reservation on the available home(s) that have been released for sale.

DO WE NEED TO MAKE AN APPOINTMENT TO SEE THE HOMES?
Yes, please contact our New Home Specialist by phone at (925) 255-1808 or email sales@denovahomes.com to set up an appointment.

HOW MUCH IS THE INITIAL DEPOSIT TO PURCHASE A HOME AT MILL CREEK AT BRODY RANCH?
A $5,000 deposit, made payable to First American Title Company, is required at the time of Reservation and will be deposited into your escrow account.

WILL WE NEED TO PROVIDE ANY ADDITIONAL DEPOSITS OTHER THAN THE INITIAL $5,000?
Yes, a 100% deposit will be required for builder options/upgrades, and a 50% deposit will be required for countertops, flooring and window covering selections. All deposit funds will be deposited into your escrow account.

WHAT ARE THE DESIGNATED NEIGHBORHOOD SCHOOLS?
This community is located within the Waugh Unified School District and Petaluma City Schools District. For grades TK/K-6 the elementary schools fall within the Waugh Unified School District, Corona Creek Elementary or Meadow Elementary School. For grades 7-12 the schools fall within the Petaluma City Schools District, Kenilworth Junior High School (6-8), and Casa Grande High School (9-12) are the schools assigned to Brody Ranch. Please note, attendance is not guaranteed and is subject to change without notice. For more information, please contact the Waugh Unified School District Office, located at 1851 Hartman Lane, Petaluma, CA 94954 | 707-765-3331, or the Petaluma City Schools District Office, located at 200 Douglas St, Petaluma, CA 94952 | (707) 778-4813 | petalumacityschools.org.

IS THERE A HOMEOWNER’S ASSOCIATION?
Yes. Mill Creek Homeowners will be members of both the Master Brody Ranch Association and the Mill Creek Condominium Owners Association. Currently, the monthly dues are $314.00/month, however this will adjust downward upon the first closing in the remaining DRE phases until the community buildout, where the monthly dues will be approximately $282.00/month. The HOA’s will cover maintenance of items including but not limited to, private streets/drives common area parcels, community parks, trails, preserved wetlands, mailbox structures, exterior of condominium buildings and condominium garbage service. For your own safety, the construction site is strictly off limits to the public without a sales representative. Please consult your sales representative for more information on how to schedule a tour. Please be aware that children are not allowed on any construction tour. Appropriate shoes and hard hats are required.

WILL DENOVA HOMES BE COOPERATING WITH REFERRING BROKERS?
Yes, the referral fee will be paid to referring agents at the close of escrow. Registration must be made by the agent/broker personally escorting the prospect/client on their FIRST visit to the community. The prospect/client registration shall remain in effect for a period of ninety (90) days, after which the agent/broker must personally accompany the prospect/client to the community and re-register the prospect/client. Previous registrations: if the prospect/client has previously visited the community individually the agent/broker will not be eligible to receive the referral fee.
SALES RELEASE PROCEDURES

Thank you for your interest in Mill Creek at Brody Ranch in Petaluma by DeNova Homes. If you wish to have an opportunity to be among the first to choose from the homes offered for sale, you need to obtain a Pre-Qualification Letter from our designated lender, Caliber Home Loans.

1. Please contact one of our designated lenders below:

   Laurie O’Callaghan | NMLS#: 453816 | Caliber Home Loans
   Phone: 925-890-9158 | Email: Laurie.OCallaghan@caliberhomeloans.com

Our loan representative will contact you to complete the pre-qualification process. Once completed, our sales representative will be provided with a Pre-Qualification Letter.

2. The information on the application will be used to determine the likelihood of your financial ability to purchase. This does not constitute a loan approval. Priority will be given according to the information confirmed by our designated lenders.

3. If the information on your application indicates that you are likely to qualify to purchase, your name will be added to our pre-qualified prospect list. If more information is required for us to determine your financial status, your opportunity may be delayed.

4. DeNova Homes began forming the Mill Creek Priority List on May 2, 2018 at 11:00 am. In order to be placed on the priority list, you must follow the steps above to obtain a Pre Qualification Letter from one of our designated lender, Caliber Home Loans.

5. As homes are released, you will be contacted by our sales team for an opportunity to make a home purchase. If you are able to select a home in a reasonable time, you will be asked to return for a home reservation appointment and to complete the necessary documents.

6. When you make a home selection you will be required to complete our reservation process and submit a $5,000 deposit. A signing appointment to complete the necessary contract documentation will be assigned when all documentation is available. If you are unable to make your appointment in a reasonable time, we will proceed with the next prospects.

7. The Seller reserves the right to make changes in this procedure at any time without notice. All decisions by the Sales Team are final. The Seller reserves the right to sell certain homes prior to the selection event. We hope that this procedure will make purchasing a new home from us an orderly, fair and pleasant experience for you.

NOW SELLING!

Phone: (925) 255-1808 | Email: sales@denovahomes.com

DeNova Home Sales, the licensed broker (DRE #01247582), and DeNova Homes maintain the sole discretion to create, modify and/or enforce the Brody Ranch Sales process, and reserves the right to modify this process at any time without any notice or obligation to any party. 9/4/20