



FREQUENTLY ASKED QUESTIONS

HOW MANY HOMES WILL BE BUILT AT 180 Midhill?

180 Midhill offers an exquisite collection of 7 single-family homes, featuring two two-story floorplans that range from approximately 2,182 square feet to 2,426 square feet of living space. These meticulously designed residences offer 4 to 5 bedrooms, or a loft in lieu of the 5th bedroom, and 3 bathrooms.

HOW DO WE PURCHASE A HOME AT 180 Midhill?

We will be selling the homes from a VIP Priority List. If you wish to be added to our VIP Priority List, so you are among the first contacted when we release our homes for sale, you need to obtain a Pre-Qualification letter from one of our designated lenders, CMG Home Loans or US Bank. Please be advised our VIP Priority List is used to establish the order of buyers' appointments to select a homesite and purchase a home at this neighborhood. This VIP Priority List only affords you an opportunity to purchase a home, it does not guarantee you any right to do so. 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:

Josette Alexander | NMLS# 5084334 | **CMG Home Loans**
Phone: (925) 285-8617 | Email: jalexander@cmghomeloans.com

Laurie O'Callaghan | NMLS # 453816 | **US Bank**
Phone: (925) 890-9158 | Email: laurie.ocallaghan@usbank.com

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

HOW DO WE CONTACT THE SALES OFFICE?

Currently, **180 Midhill** has not opened for sales, and we expect to sell them by appointment only before any sales office will be open. For more information, please contact our New Home Specialist, Dayna Floyd, by phone at **(925) 315-4985** and by email at dfloyd@denovahomes.com.

DO WE NEED TO MAKE AN APPOINTMENT TO SEE THE HOMES/HOMESITES?

Sales will commence once our production has passed the framing inspection stage, so please contact our New Home Specialist to understand how to get on our VIP Priority list. Once our Community Sales Manager is in place for this community, they will contact you based on this VIP Priority list to set up an appointment to tour the homesites along with our homes under construction. You will be required to sign our RELEASE, WAIVER AND INDEMNITY AGREEMENT before you will be allowed onto our construction site. (No children under the age of 18 will be allowed on the construction site).

HOW MUCH IS THE INITIAL DEPOSIT TO PURCHASE A HOME AT 180 Midhill?

A **\$10,000** deposit, made payable to Old Republic 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 \$10,000?

Yes, a 100% deposit will be required for builder options/upgrades, and a 50% deposit will be required for optional countertops, flooring and window covering selections at our Design Center. All deposit funds will be deposited into your escrow account.





FREQUENTLY ASKED QUESTIONS

WHAT ARE THE DESIGNATED NEIGHBORHOOD SCHOOLS?

This community is located within the Martinez Unified School District. For grades K-12, Morello Park Elementary School, Martinez Junior High School, and Alhambra Senior High School are the schools assigned to 180 Midhill, **but attendance is not guaranteed and is subject to change without notice.** Please contact the Martinez Unified School District Office, located at 921 Susana Street, Martinez CA 94553. For more information please call (925)335-5800.

IS THERE A HOMEOWNER'S ASSOCIATION?

Yes, 180 Midhill has a Homeowner's Association. The design goals in creating 180 Midhill considered preserving the natural beauty of the existing hillside, which has helped to create such a special enclave of homes. The 180 Midhill Owners Association will manage and maintain community area common improvements. Some of these improvements include the private street, private street improvements (including streetlights) and associated landscaping; the access drive and its improvements (including streetlights) and associated landscaping; bioretention areas along the access drive and within Parcels A and B. It will also include the storm drain system within the private street and on common area Parcels A and B; certain fencing and retaining walls; and portions of the sanitary sewer system, including the force main in the private street and within the sanitary sewer easement on Lot 2 and a portion of Lot 1. The HOA does not maintain any improvements or landscaping on individual lots, other than the sanitary sewer line as described in the CC&Rs. When all 7 homes are built, the monthly dues are estimated to be approximately \$415 per lot. This amount will be finalized upon receipt of the Conditional Public Report and an approved Budget issued by the California Department of Real Estate which is closer to the opening of the sales program.

CAN WE VISIT THE CONSTRUCTION SITE?

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 180 Midhill in Martinez, CA 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 one of our designated lenders, CMG Home Loans or US Bank.

1. Please contact our designated lender below:

Josette Alexander | NMLS# 5084334 | CMG Home Loans
Phone: (925) 285-8617 | Email: jalexander@cmghomeloans.com

Laurie O'Callaghan | NMLS # 453816 | US Bank
Phone: (925) 890-9158 | Email: laurie.ocallaghan@usbank.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 one of 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 VIP Priority List. If more information is required for us to determine your financial status, your opportunity may be delayed.

4. DeNova Homes began forming the 180 Midhill **VIP Priority List** on **March 29th, 2024**. In order to be placed on the VIP Priority List, you must follow the steps above to obtain a Pre-Qualification Letter from one of our designated lenders, CMG Home Loans or US Bank.

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 **\$10,000 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.

INTEREST LIST NOW FORMING!

Phone: **(925) 315-4985** | Email: 180Midhill@denovahomes.com

