



FREQUENTLY ASKED QUESTIONS

HOW MANY HOMES WILL BE BUILT AT ONE56 AT ONE LAKE?

At completion, there will be a total of 56 beautifully designed single-family homes, ranging in size from approximately 2,162 to 2,616 Sq. Ft.

HOW DO WE PURCHASE A HOME AT ONE56 AT ONE LAKE?

We will be selling the homes from a Priority List. If you wish to be added to our Priority List, you need to obtain a Pre-Qualification letter from one of our designated lenders, CMG Home Loans, US Bank, or Wells Fargo Home Mortgage. Please be advised our Priority List is used to establish the order of buyers' appointments to select a homesite and purchase a home at this neighborhood. This 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 DESIGNATED LENDER TO GET PRE-QUALIFIED?

All buyers will be required to submit a loan application to **ONE** of our designated lenders 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

Ross Huffman | NMLS# 292710 | Wells Fargo Home Mortgage
Phone: (408) 960-5323 | Email: ross@wellsfargo.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.

HOW DO WE CONTACT THE SALES OFFICE?

Please contact our New Home Specialist, Dayna Floyd, by phone at 925-255-1808 or by email at dfloyd@denovahomes.com.

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

Yes, please contact our New Home Specialist to set up an appointment or to see the model homes and available homes being built.

HOW MUCH IS THE INITIAL DEPOSIT TO PURCHASE A HOME AT ONE56 AT ONE LAKE?

A \$10,000 deposit, made payable to Placer 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 \$10,000?

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 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 Travis Unified School District for grades K-12. Center Elementary, Golden West Middle School and Vanden High are the schools assigned to One56 at One Lake, but attendance is not guaranteed and is subject to change without notice. Please contact the Travis Unified School District Office, located at 2751 De Ronde Drive Fairfield, CA 94533. For more information call (707) 437-4604 Ext. 1000.

IS THERE A HOMEOWNER'S ASSOCIATION?

Yes, One56 at One Lake has a Homeowner's Association and each owner will be a member of the One Lake Owners Association. Common amenities and/or facilities consisting of the Welcome Center/Glass House, Lake Club (5,100 square feet of interior space and 550 square feet of covered shade space swimming pool, spa, fitness area, and areas with BBQs, walkways, and other amenities), Boathouse, Sports Recreation Complex (approximately 9,000 square feet of interior space, 1,000 of covered shade space and swimming pool), trash enclosures, fire pits, lighting, fencing, walls, landscaping, and parking lots have been or will be constructed within the One Lake master planned community. One Lake also contains an amphitheater park and several neighborhood parks, a community garden/farm, open space areas, lawn areas, and a trail system for pedestrians and bicycles. Monthly association fees provide for the maintenance of common area facilities as outlined in the phased budget, which will be provided to you at the time of contract in a separate disclosure once approved by the Department of Real Estate. Due to uncertainty in the sequence in which the phases in the Subdivision or the Neighborhood will close escrows in individual housing types located in the overall Project, it is difficult to predict at this time the amount of the monthly assessment which will be assessed against each lot in the Subdivision or the Project.

As the Project is developed and additional phases of the Project become subject to assessment, the level of monthly assessments in existing phases of the Project, including One56, may increase or decrease, subject to the limitations in the Governing Documents. Under the Range of Assessment budget that is currently being reviewed by the DRE, the range of monthly assessments during the development period is estimated to commence at approximately \$177.63 and at build out could be approximately \$147.38.

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.





AT ONE LAKE

SALES RELEASE PROCEDURES

Thank you for your interest in One56 at One Lake in Fairfield, 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, US Bank, or Wells Fargo Home Mortgage.

1. Please contact **ONE** of our designated lenders 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

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Phone: (408) 960-5323 | Email: ross@wellsfargo.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 lender.

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 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 One56 at One Lake Priority List on January 13, 2022. 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 lenders, CMG Home Loans, US Bank, or Wells Fargo Home Mortgage.

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: 925-255-1808 | Email: dfloyd@denovahomes.com

