

# 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. FINDING THE PERFECT FLOORPLAN

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, we created a Digital Toolbox to better assist you in selecting the perfect floorplan – all on our website.

### 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 Academy Mortgage, a third party mortgage company, 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 ORIENTATION

At the New Home 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

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 Your Homesite & Desired Floorplan
  - Review & Authorize the Purchase Agreement
  - Make the Deposit & Schedule Color Selection Appointments
- 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.

## 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 Academy Mortgage as its preferred lender.



## DESIGN STUDIO

- Orientation Appointment
  - Selection Appointment
  - Selection Sign-Off
- We created the Akel Design Studio through our commitment to provide our homebuyers with a concierge-style semi-custom homebuying experience.
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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 through rough inspections

## 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!