

# DYNASTY

— HOMES —



FREQUENTLY ASKED QUESTIONS

**How can I figure out what I can afford? What is the process to estimate mortgage payments?**

We can coordinate you with our network of great lenders to find you a mortgage consultant that will explain your options, discuss mortgage payments, and get you pre-approved.

**How does financing work when I build a home?**

We will work through this process together. The scope and location of the project will determine if we will construct your new home on a deposit basis or if you will need to secure a construction loan. Both options have advantages and disadvantages, which we are happy to explain. For new builds in our developments we typically operate on a deposit basis, so you will not need to worry about construction financing.

**I have a home to sell, how does that work?**

This depends on your financial situation and appetite for risk. Although inconvenient, we always recommend to sell your current home, and find temporary housing while your new home is constructed. However, we do have many clients that elect to list their current home for sale as we near completion of their new home. This will require you to discuss options with your bank in the event you cannot sell your existing home in time.

**Where do you build?**

You can visit our [lots](#) page to see our active developments, however, we will build on lots outside of our developments. We evaluate these on a case by case basis, depending on location, size of home and current backlog of homes under construction.

**Should I buy a lot first?**

We recommend meeting with us first. We can help make sure you are buying a lot that will work with your home design and budget. We also do try to keep an inventory of available lots outside our developments.

## Should I design my home plan first?

The short answer is no...come meet with us first. While home designers and architects can design unbelievably beautiful homes, we find that our most successful projects are the ones where we are involved in the design process. We can provide input on lot needs, building costs etc. It is very common for potential clients to come to us with a home that they designed on their own to find out that the home they want is going to cost way more than they wanted to spend. We have seen that happen way too many times. Additionally, we have many library plans that our clients love to start with and just customize and tweak to meet their lifestyle and budget needs.

## What kind of homes do you build (size, price, style)?

One of the things that we love about the custom home building process is bringing your unique vision to life. With a long history of building, we have built almost every home style and type. Our development covenants typically dictate home size requirements, but we build at varying price points and sizes across the metro.

## How do I look at your floor plan options?

We have a summary of our plan library online on our [plans](#) page. At our initial consultation we can look through our floor plan library in detail and discuss potential options we may have that fit your family size, lifestyle and budget. We also have some great information available on our process page.

## Can I customize your floor plans?

Yes, all our floor plans are customizable.

## Do you have a price list for each of your plans?

We can estimate pricing during our initial consultation, before providing a full quote; custom home plans can vary in price due to lot price differences, home finishes, etc.

## Do you have a standard features list?

After our initial consultation, we will prepare a detailed specifications document that outlines all features and finishes included in the quoted price.

## How much does it cost to build per sq ft?

Unfortunately, there are hundreds of variables that affect cost when designing and building a new home. Because of this, we do not have a set price per square foot that we charge. Instead, we work closely with you from the beginning to determine how to get the most out of your budget. We will show you comparable homes and prices to set expectations and go from there to the design and pricing process.

## How long does it take to build?

There are many variables that influence construction timelines ... weather, material and labor availability, customer decisions and changes, lot needs, etc. In most instances, however, our custom homes take an average of six to ten months to build, however some larger homes may take longer.

## What does your home building process look like?

Please visit our [process](#) page. We have lots of great articles that outline each stage of our home building process.

## Will my home go over budget?

That is up to you, it does not need to. We will spend time planning up front to create a set of specifications that works with your budget. We will review these specifications in detail.

## Can I do some of the work on the home myself?

Unfortunately, clients, friends or family cannot work on the home until after closing. In order to comply with our insurance and regulatory requirements we only allow our approved contractors work on your home.

## Do we need to hire an interior designer?

We welcome designers, however, most of our clients work with our team to design and select finishes for your home.

Do you set a closing date when we start the home?

We recognize that many things need to be coordinated during your move, but there are several factors, such as weather, material backorders and other unforeseen events that can impact the timeline. We will give you an approximate timeline at the start of construction and then set the final closing date after interior paint is complete in most situations.