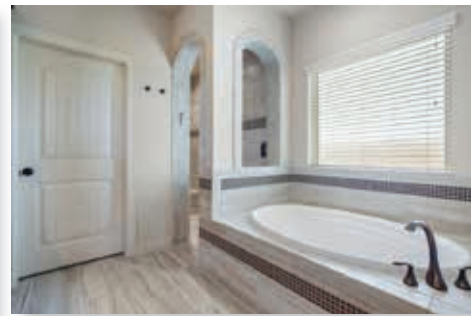




A Home for Life



FROM OUR CLIENTS...

■ TKG built the home of our dreams!!! Their attention to detail and professionalism throughout the construction process was impeccable. From the foundation, framing and finish out to the clean job site and orderly process; it was a fantastic experience! If you're looking to build your forever home, we highly recommend TKG!

*James & Julie
Seguin, TX*

■ We recently completed our dream home with TKG Custom Homes. They had a clear process taking us every step of the way from the planning and design, financing, through the end of construction and final touches. Their straightforward, honest and knowledgeable manner ensured we understood and were comfortable with every decision we made. We are very confident in TKG's quality of work, craftsmanship and attention to detail. We are beyond happy with our choice to use TKG and we would absolutely recommend them to every one we know!! Thank you TKG for such a wonderful home and experience!!!

*Brannon & Eric
New Braunfels, TX*

■ We had a wonderful experience designing and building our home with TKG. We knew all of the answers regarding the building process before construction even began. Steve and Coy are very easy to work with and had regularly scheduled meetings with us, which kept us thoroughly informed. We love our beautiful home. Thank you TKG!!

*Lee & TJ
Seguin, TX*



533 E Court Street, Seguin, Texas 78155

830.556.1185
www.tkgcustomhomes.com



1 LET'S GET ACQUAINTED

- Initial meeting to explore the scope of the project (*size, location, timeframe, budget, etc.*)
- Discuss the **TKG Custom Homebuilding Experience**
- Submit a request for a High-Low Estimate
- Arrange a reference check call and walk through with one of our past or current clients
- Homesite initial visit



2 FIND OUT IF IT MAKES SENSE TO MOVE FORWARD

- Meet our TKG Custom Home Team of Experts
- Review the High-Low Estimate of the project
- Begin the home design creation process by signing the Preliminary Plan Creation & Professional Services Agreement
- **Deposit \$3,000**
- Complete the House Plan Design Questionnaire prior to the first meeting with the House Plan Design Firm



3 VIEW OUR WORK

- Walk through one of our past or current client's home and a home under construction in order for us to demonstrate our work
- Arrange a call with our Lending Partner to discuss financing options



4 PRELIMINARY DESIGN CONCEPTS – INSIDE AND OUT

- Initial Meeting with the House Plan Designer to create preliminary house plans
- Meet with our Interior Designer for an overview of the interior and exterior design process
- Explore your style and design preferences and budget range while completing the Interior & Exterior Allowance Guidance Worksheet



5 HOME SITE REVIEW

- Visit homesite and complete the Home Site Review Checklist
- Review Preliminary House Plans and make redline changes
- Discuss Landscape Plan / Pool Elements



6 PREPARE FOR THE INITIAL COST ESTIMATE

- Review Final Preliminary House Plans
- Complete the Proposed Specifications Questionnaire
- Finalize financing Options



7 ANALYZE INITIAL COST ESTIMATE & SIGN AGREEMENT

- Review Initial Cost Estimate
- Sign Purchase Contract with Initial Cost Estimate and Proposed Allowance Budgets and Construction Specifications
- **Deposit 5% of the Purchase Price** to complete the House Plans and all Engineering and Construction Documents



8 PERSONALIZE YOUR HOME

- Create Final House Plans
- Finalize all Interior and Exterior Design Selections
- Customize design and obtain quote from the following Trade Partners:
 - Low Voltage / Home Automation Vendor
 - Landscaping / Pool (if applicable)



9 FINALIZE ALL THE DETAILS

- Approve House Plans, Engineering and Construction Documents
- Approve Interior and Exterior Design Selections
- Approve Construction Specifications
- All changes after this point constitute a Change Order to be signed with a \$150 processing fee included



10 REVIEW FINAL FIXED COST & SIGN UPDATED FINAL CONTRACT AGREEMENTS

- Review Updated Final Pricing, Allowance Budgets, Construction Specifications and Price Variance Explanation Worksheet
- Sign the Final Contract Price Addendum and Final Construction Specifications
- Closing on the Construction Interim Loan (*if applicable*)
- Building Permits & HOA Approval Obtained (*if applicable*)



11 OUR QUALITY ASSURANCE PROGRAM

- Weekly Communication throughout Construction
- Monthly Allowance / Budget Review Meeting
- Commencement of Construction Meeting
- Foundation Placement / Vegetation Preservation Meeting
- Pre-Drywall Walk-through Meeting
- Pre-Close Homeowner Orientation Walk-through Meeting
- Finalize all Purchase Documents & Close at the Title / Escrow Agency
 - Receive the Keys to your new home!
- **TKG Home Warranty Program.** We stand behind our work!
 - HBW 2-10 Warranty (2 Yrs Mechanical, 10 Yrs Structural)
 - 30 Day & 11 Month after close walk-through



12 WELCOME TO YOUR NEW HOME

