



THE AURORA PROCESS BUILDING A QUALITY CUSTOM HOME

1) SITE SELECTION

- ✓ Aurora Custom Homes will advise you in the selection of the proper building site to maximize your views, capture the best sun exposure and minimize the disturbance to the natural surroundings. We will discuss soil conditions, desired foundation height and utility needs, among other key factors. We partner with area realtors who will help to make your lot search and lot closing effortless.

2) DEVELOPMENT OF DESIGN CRITERIA

- ✓ Prior to meeting with a design professional, Aurora Custom Homes will assist you in developing the design criteria for each living space, according to how the room will be utilized to suit the lifestyle of the family. This key step will insure that furniture needs, entertainment space and storage requirements are carefully considered, along with planning for the future growth of the family.

3) ESTABLISH BUDGETARY GUIDELINES

- ✓ Early on in the design process, it is important to discuss and acknowledge your budgetary guidelines. Aurora Custom Homes will help you to prioritize your needs, while acknowledging your wants, in an effort to customize your home according to your desired budget.

4) MEET WITH A DESIGN PROFESSIONAL

- ✓ Once we gain an understanding of the scope of your project, Aurora Custom Homes will suggest the use of either a qualified Residential Designer or a licensed Architect to begin the design your home. We will actively participate throughout the design process, lending key input and value engineering to stay within your desired budget.

5) SCHEMATIC DESIGN

- ✓ After understanding your design criteria, the design professional will begin the initial schematic design. Aurora Custom Homes will assist you in critiquing the floor plans and elevations to insure that your design ideas are correctly reflected.

6) DESIGN DEVELOPMENT

- ✓ Once you approve the schematic design, the design professional will begin the more detailed design development stage. Aurora Custom Homes will partner with you in understanding the advanced development of the plans, while suggesting interior and exterior materials for your consideration.

7) MATERIAL SPECIFICATIONS

- ✓ It is during the design development stage that Aurora Custom Homes will begin compiling a list of all desired materials and finishes for your home. Along with the completed plans, these material specifications will form the basis for the job cost estimate of your home.

8) CONSTRUCTION DOCUMENTS

- ✓ The design professional will complete a fully dimensioned set of working drawings, known as construction documents, which will incorporate a detailed description of all aspects of your house plan. This will include material schedules, structural engineering details and everything needed to acquire a building permit.

9) JOB COST ESTIMATE

- ✓ Aurora Custom Homes will begin the process of determining the cost to build the home, utilizing the completed plans and material specifications. We will solicit bids from our preferred subcontractors and material suppliers in order to provide you with a contract proposal. Our quotation will include a list of allowances for you to use as budgetary guidelines when choosing finishes for your home.

10) CONSTRUCTION FINANCING

- ✓ While some homeowners may handle their own financing of the home, others will require the services of a qualified mortgage lender. Aurora Custom Homes will provide referrals for lenders who offer competitive rates for construction loans and who have demonstrated a high degree of personalized customer service.

11) BUILDING AGREEMENT

- ✓ Aurora Custom Homes will enter into a Building Agreement with you based on either a fixed price contract or a cost-plus contract, depending on your preference. Our documents will include the material Specifications, a list of Allowances and a Funding Schedule. We will insure that you are completely comfortable with all contract language and be happy to answer any questions you may have.

12) APPROVALS & PERMITTING

- ✓ Your home may be located within a community that has an Architectural Review Board. Aurora Custom Homes will coordinate all material samples and site plan requirements to satisfy the Covenants and Restrictions of your neighborhood. Once this approval is granted, we will pursue a building permit from the local building department.

13) PRE-CONSTRUCTION MEETING

- ✓ Prior to commencing work on your home, Aurora Custom Homes will introduce you to our office manager who will be your primary point of contact for coordinating all of your finish selections. In addition, we will schedule a pre-construction meeting to review your completed plans with our on-site superintendent who will coordinate all job-related activities.

14) BEGINNING YOUR SELECTIONS

- ✓ Aurora Custom Homes encourages our customers to begin making their color and finish selections immediately following contract. Our selection coordinator will outline the schedule of all selections needed, along with adequate timeframes with which to complete them. You will find our list of preferred vendors to be very accommodating in assisting you in your decision making process. For those clients who would prefer the services of an Interior Designer to assist them, Aurora will refer you to a qualified professional.

15) BREAKING GROUND

- ✓ Aurora Custom Homes will commence construction immediately following the approval of a building permit. It is our desire to manage the project, such that noticeable progress is evident on a daily basis. Our goal is to deliver a home of expert craftsmanship, on time and within budget.

16) VISITING THE BUILDING SITE

- ✓ You are welcome to visit the job site as often as you wish. Aurora Custom Homes prefers that you notify the on-site superintendent in advance so that we can escort you through the home safely. You will be encouraged to meet with us on-site periodically to discuss framing details, electrical preferences, paint sample approval, various trim details and tile patterns.

17) PROJECT MANAGEMENT

- ✓ Throughout construction, Aurora Custom Homes will insure that your property is protected from adverse physical and financial circumstances. We will maintain a clean and safe job site, employing a written work ethic that has been agreed to and signed by each of our trade partners. Likewise, we will insure that all trades carry the required license and insurance certificates to protect your property from claims or liens.

18) DRAW REQUESTS

- ✓ As each major phase of construction is completed, Aurora Custom Homes will submit a draw request to either you the homeowner, or to your lender, according to the funding schedule. At that time, we will gladly furnish any necessary lien releases and other documentation as required.

19) ALLOWANCES & CHANGE ORDERS

- ✓ Throughout the early stages of construction, you will be making material and finish selections at local supply houses, according to the funds set aside in allowances that were established at contract. Aurora Custom Homes will notify you whenever you are exceeding an allowance. Likewise, we will promptly process any change order requests with a written estimate for modifications desired.

20) SCHEDULE YOUR CLOSING & MOVE-IN

- ✓ Within two weeks of our anticipated completion of your home, we will begin a final audit of your home. This will include a financial accounting of all funds needed for closing. In addition, Aurora Custom Homes will perform a detailed walk-through inspection of your home to insure that it is complete in every detail. Likewise, we will acquire a Certificate of Occupancy from the local building department to signify substantial completion. We will then set up a number of orientation meetings for you to meet with strategic vendors of equipment to explain settings and maintenance schedules to you.

It is our desire to make this home building process an enjoyable experience for you, in hopes that you will unconditionally recommend AURORA CUSTOM HOMES to your friends and neighbors.