



# GRIFFIN PARK

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## SALES RELEASE GUIDELINES

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For the upcoming new home release at Griffin Park, Atherton Homes will be implementing a first come first serve style release policy for Griffin Park. The details regarding this policy are outlined below.

- **PRE-APPROVAL REQUIRED.** Atherton Homes will require all prospective clients, prior to the release date, to be pre-approved by our preferred lender.

### GUILD MORTGAGE- MANTECA

**Stephanie Remmen**

Branch Manager | NMLS #201469

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**Chelsie Brooks**

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***\*Please contact them to begin your loan approval process.***

- The pre-approval must outline the following...
  - The maximum loan amount and sales price the prospective client is eligible for.
  - Whether the prospective client's loan approval is contingent or non-contingent.
  - Verification of funds to purchase. Gift funds accepted, but limitations apply.
  - If a prospective client does not require financing to purchase, they must obtain a pre-approval letter by providing the lender with proof of funds to purchase.
- Once a valid loan approval has been received, client will be placed on the **pre-approval list** to be contacted with information regarding the timing of each new home release.

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**atherton-homes.com | 1233 Mirassou Drive, Manteca, CA 95337 | 209-824-2071**

Broker Co-op - \$5,000.00 flat fee. *Registration is valid for 30 days from the time of submission.* In an effort to continually improve its product, Atherton Homes reserves the right to change plans, policies, specifications, and pricing without notice or obligation. Square footage, lot size & upgrade totals are approximate. Window, ceiling and floor elevations may vary by plan. Some plans may be preliminary and subject to modification at the sole discretion of Atherton Homes.



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- **SALES RELEASE.** At the time of the release, **those on the pre-approval list** will receive email notification containing a link to schedule a Reservation Appointment. Reservation Appointments will be limited and scheduled on a first-come-first-serve basis.
- **RESERVATION APPOINTMENT.** Appointments will be limited to 1 hour time blocks. Prospective clients will have the opportunity to select a lot from those that are available at the time of their appointment and must declare the desired style of home and elevation. **A \$5,000 good faith deposit, payable to “Placer Title” will be required to reserve a lot.**
- **Reservation Appointments will have a capacity limit of 4 persons.** This limit includes the purchasing clients, additional family members (including children), and any representing agent that is party to the purchase.
- Representing agents/brokers must be registered and confirmed by the client at the time of reservation.
- The cancellation of a Reservation Appointment will be treated as a cancellation of the prospective client’s opportunity to secure a lot. Appointments are not transferable, regardless of circumstance. ***In the event a client is more than 15 minutes late for the scheduled Reservation Appointment it will be treated as a cancellation.***
- In the event a Reservation Appointment is made, but a home site is not reserved, no priority to subsequent releases will be provided.

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- **VERIFICATION OF FUNDS.** Verified funds for purchase and qualification purposes are limited to funds sourced to accounts held by the applicant. Allowable gift funds amounts will be limited. Limitations to funds held in investment accounts may apply due to market volatility.
- **CONSTRUCTION AREA RESTRICTIONS.** Prospective clients ***may not*** enter the construction area or visit homes under construction outside of the parameters established during the Purchase Agreement. ***Children under the age of 12 and pets are not allowed within the construction area at any time.***
- **ADDITIONAL DISCLOSURES.** Atherton Homes reserves the rights to accept or reject any offer on an individual home at Atherton Homes discretion. Competing offers will not be accepted on new construction properties.
- Atherton Homes cannot guarantee that a home, or a specific floor plan, will be available in a given release.
- It will be the responsibility of the prospective client to remain informed of any changes to the sales release policy, as well as ensure that all contact information provided is accurate.
- In the event of a cancellation, lots will be made available at the discretion of Atherton Homes, once a formal cancellation has been processed.
- Atherton Homes reserves the right to revise the sales release timeline and policy without notice or obligation. The timing of each release will be at the sole discretion of Atherton Homes.
- All Atherton Homes properties at Griffin Park are sold as a primary residence.

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