



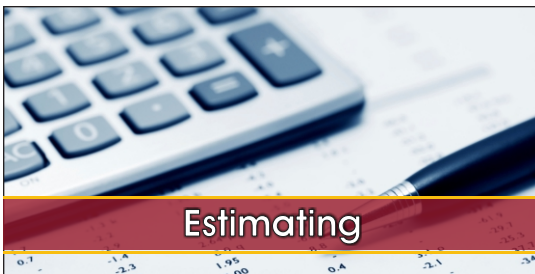
Visit our website: mfhomes.com to complete our "Contact Us" form.

We are excited to speak with you!



Have you purchased floorplans? Bring them with you! If you have purchased your plans from an architect or design firm, you'll likely have all the necessary pieces we need to accurately estimate your new home: flatwork, floor, elevation, electrical, plumbing, foundation and roof plans.

Have you found a plan online, sketched your ideas on a napkin, or just have a dream in your mind? We can connect you with one of trusted design firms to conceptualize and design plans for your new home.



We will review your plans discuss the features that you would like to include in each room: nooks in the kids' rooms, a dog washing station in the utility, stadium seating in your media room? We want to estimate all the features your dream entails, so there are no cost surprises during construction.

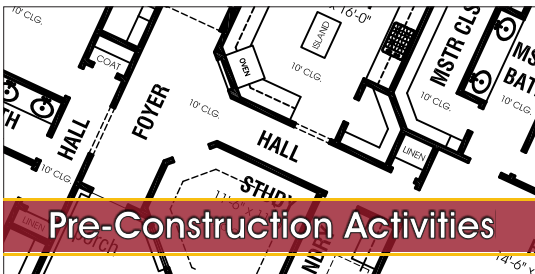
Your plans are complete, and it's time to estimate. We will present you with a categorized estimate and list of upgrades with itemized pricing.



You've approved your estimate; it's time for financing. We are happy to work with any lender you have selected. If you need assistance finding a lender, one of our preferred local lenders can assist you with construction financing and the transition to a traditional mortgage when your home is complete.



By this time, you have completed the proposal process and decided on your floor plan, structural options and additional amenities for your new home. Please take time to review the pertinent documents that we have developed and included in your purchase agreement. These will help you understand our commitment to you before, during and after the construction process.



Now that you have signed the purchase agreement documents, several tasks need to be completed prior to the start of construction. Some of these are our job; some are yours. Many decisions will be made before construction, and this takes approximately 30 days. These include: final construction drawings, design features and finishes, permitting and purchase orders. Your Sales Manager will keep you updated on the status of your home's start schedule.



Part of the fun of building a new home is selecting features, finish materials and colors. To make your selections, we provide you with up to 8 hours of professional consultation with Studio Tatum. Their design team will assist you in achieving a design that considers your present and future lifestyle, family activities and traditions, as well as your entertaining style.



You will have the opportunity to meet with your Construction Manager three times during the construction process. The first meeting is your pre-construction meeting; This meeting typically lasts 2 hours and covers a lengthy agenda that will provide you with the protocols of the construction process. There will also be a review of the specifics of your new home.



By now you have had your design appointment and pre-construction meeting. The schedule has been developed so you have your meetings prior to the Change Request deadline, which gives you the opportunity to make changes before construction drawings and purchase orders are finalized and materials have been ordered. All Change Requests prior to this deadline do not incur an administrative fee.



You've been busy with appointments and paperwork, and you are ready to see some action!! Now that all the selections have been made, final Change Requests have been processed, permits, purchase orders and construction drawings have been finalized, we are able to release your home to your Builder. Depending on weather and the construction schedule, your new home will start a few days from now!



This is the second meeting with your Construction Manager, and it will take place at your new home. As with the pre-construction meeting, your pre-drywall meeting is scheduled by your Sales Manager. It will typically last 30 minutes. The rooms have begun to take shape but the inner workings are still visible, so you can see the quality that goes inside of the walls of your home. This meeting will also give you the opportunity to review the changes included in your contract and approved change requests.



You will receive your lighting selections packet at the pre-construction meeting. It is very important that you make these selections at the designated time to avoid any delays in the construction process when your lighting is scheduled for delivery. Please ask your Sales Manager any questions you have about this process.



The final orientation with your Construction Manager is an introduction to your new home and its many features. This meeting typically takes two hours as we follow a preplanned agenda and a set route through the home to ensure we cover everything. Our home orientation provides you with a demonstration of the home, review of key points about maintenance and warranty coverage and confirmation that we have installed selections and options as you ordered them.



Just one more final check before closing. This quick meeting will take place prior to closing (sometimes even the day of) to confirm that all items are 100% complete and your home is ready for delivery. We pride ourselves on delivering your home to you with no outstanding items to complete after closing.