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### **WELCOME TO PLANTATION HOMES – ASSISTED BUILDING PROGRAM**

Active participation in the Assisted Building Program could substantially reduce the cost of your new home. Basic finishing touches such as landscaping, carpeting, and painting are easily undertaken and can save thousands in the process. Whether you are skilled in the craft of building or simply want to retain friends or family as subcontractors, a hands-on attitude towards the completion of your new home will create an “instant equity” position for you the homeowner. With the multiple tiers of completion Plantation Homes offers in the Assisted Build Program, we can complete as much or as little as you like. We also supply a list of licensed subcontractors that the homeowner can choose from to call and schedule work to be performed. As a matter of fact, our participating homeowners have averaged \$ 30,000 in earned equity on the day they move in.

#### **Select a Plan**

Plantation Homes has a home design for you! You and your family work with your Plantation Homes representative to select a home design that best suits your budget, your personal style, and your family’s current and future needs. We offer a wide selection of home plans- there’s sure to be one for you! Blueprints and plans will be drawn in house by the company at no additional cost, saving an average \$ 8,000 - \$ 12,000 in Architectural and Engineering fees.

#### **Select a Construction Program**

Plantation Homes is happy to do exactly what **YOU** want. With our basic Craftsmen Series Assisted Build Program, homeowners achieve maximum savings. With the Silver Series Assisted Build Program, Plantation Homes offers exterior siding and interior finish completed. With our Gold Series Assisted Build Program, Plantation Homes completes all Silver Series items and finishes all Mechanicals

(Plumbing, Electrical and HVAC), and with our **Platinum** Series Assisted Build Program all the above is completed along with interior finish paint, and exterior stoops and steps to ground level to provide a certificate of occupancy to move into your home. **You** tell us what level of completion you are comfortable with.

### **Make it Happen**

You're involved! You'll monitor the construction of your new home from start to finish. Together with support from our knowledgeable sales staff this teamwork approach enables everyone to succeed. We'll provide you with all the support and information you need in design expertise and show you in 3D the inside and out of your home. And here's the best part; your active participation can save you tens of thousands of dollars!

### **Financing Your Finished Home**

The homeowner will have the option of securing their financing or we will recommend four sources that work with Plantation Homes on a regular basis, Indy Mac Bank, M & T Mortgage, BB & T, and Carolina First. These competitive lenders will finance the purchase of the home site and the construction of the home.

Investing your time and energy in building your home keeps construction costs down, which means you'll already have thousands of dollars of equity in your house before you even move in. And, with equity like that, we'll help you obtain competitive permanent financing that will keep your monthly payments lower right from the start.

### **A Win-Win Alliance**

Because we have the know how to guide you through the finishing touches of your new home, you'll have a high quality home much sooner and at a substantial savings. Every Assisted Building Program that we design is carefully laid out to insure that each individual homeowner can reduce time, labor, and unnecessary cost. Our staff will be glad to assist you on a one on one basis to provide you with all the information needed to get started right away.

If you're considering a new home purchase, give us a call today and let's determine how much "instant equity" we can create you. **Plantation Homes – ( 843 ) 651-9393**

# **“COME HOME TO YOUR PLANTATION”**

## **CRAFTSMAN ASSISTED BUILDING PROGRAM**

### **PRICES INCLUDE**

- Basic house set on your foundation (85%-90% complete on first floor of ranch style and on 2nd level of some two-story models. Some two stories can be left unfinished to be completed by buyer ).
- Vinyl floor covering installed in appropriate areas.
- Kitchen Cabinets Installed
- Bath fixtures in place
- Electric wiring installed in each section –200 amp panel box included.
- Plumbing stubbed through the floor to crawl space or basement.
- Vinyl siding installed on front and back of first level, with the exception of any Rough Opening Areas. Siding for ends and upper levels is shipped with the house.
- 1 year warranty on work done by Plantation Homes.
- 50 Gallon electric hot water heater

### **BUYER'S RESPONSIBILITIES**

- Furnishing all permits
- Site Prep-Lot Clearing-Fill
- Septic System and well
- Hook-up plumbing and electrical
- Porches or other attachments (garages, decks, etc.)
- Install siding on ends, at any rough opening areas, and upper level of two-story (material supplied to finish)
- Adjust doors, repair sheetrock cracks and paint
- Install Sheetrock @ Mating Walls and Ceiling
- Driveway and Sidewalks (if applicable)
- Landscaping
- Heating and Air Conditioning System

## **SILVER SERIES ASSISTED BUILDING PROGRAM**

### **PRICES INCLUDE**

- Basic house set on your foundation (85%-90% complete on first floor of ranch style and on 2nd level of some two-story models. Some two stories can be left unfinished to be completed by buyer).
- Vinyl floor covering installed in appropriate areas.
- Kitchen Cabinets Installed
- Bath fixtures in place
- Electric wiring installed in each section –200 amp panel box included.
- Plumbing stubbed through the floor to crawl space or basement.
- 1 year warranty on work done by Plantation Homes.

- 50 Gallon electric hot water heater
- Exterior Siding Complete
- Interior Trim/Sheetrock Complete

### **BUYER'S RESPONSIBILITIES**

- Furnishing all permits
- Site Prep-Lot Clearing-Fill
- Septic System and well
- Hook-up plumbing and electrical
- Porches or other attachments (garages, decks, etc.)
- Driveway and Sidewalks (if applicable)
- Landscaping
- Heating and Air Conditioning System
- Interior Finish Paint

## **GOLD SERIES ASSISTED BUILDING PROGRAM**

### **PRICES INCLUDE**

- Basic house set on your foundation (85%-90% complete on first floor of ranch style and on 2nd level of some two-story models. Some two stories can be left unfinished to be completed by buyer).
- Vinyl floor covering installed in appropriate areas.
- Kitchen Cabinets Installed
- Bath fixtures in place
- Electric wiring installed in each section –200 amp panel box included.
- Plumbing stubbed through the floor to crawl space or basement.
- 1 year warranty on work done by Plantation Homes.
- 50 Gallon electric hot water heater
- Exterior Siding Complete
- Interior Trim/Sheetrock Complete
- Plumbing Complete (Max 60' Run from house to hookups)
- Electrical Complete
- HVAC Complete
- Front and Rear Steps to obtain Certificate of Occupancy

### **BUYER'S RESPONSIBILITIES**

- Furnishing all permits
- Site Prep-Lot Clearing-Fill
- Septic System and well
- Porches or other attachments (garages, decks, etc.)
- Driveway and Sidewalks (if applicable)
- Landscaping
- Heating and Air Conditioning System

- Interior Finish Paint

## **PLATINUM SERIES ASSISTED BUILDING PROGRAM**

### **PRICES INCLUDE**

- Basic house set on your foundation (85%-90% complete on first floor of ranch style and on 2nd level of some two-story models. Some two stories can be left unfinished to be completed by buyer).
- Vinyl floor covering installed in appropriate areas.
- Kitchen Cabinets Installed
- Bath fixtures in place
- Electric wiring installed in each section –200 amp panel box included.
- Plumbing stubbed through the floor to crawl space or basement.
- 1 year warranty on work done by Plantation Homes.
- 50 Gallon electric hot water heater
- Exterior Siding Complete
- Interior Trim/Sheetrock Complete
- Plumbing Complete (Max 60' Run from house to hookups)
- Electrical Complete
- HVAC Complete
- Steps/Stoops as per code Complete
- Interior Paint Complete (1 coat light color, Dark colors/custom colors N/A)

### **BUYER'S RESPONSIBILITIES**

- Furnishing all permits
  - Site Prep-Lot Clearing-Fill
  - Septic System and well
  - Driveway and Sidewalks (if applicable)
  - Landscaping
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