

The Greth Homes Building Process

The building process is broken down into 7 steps leading up to the settlement on your completed home. The true first step you've already embarked on, which is choosing a builder. Also, you should currently be doing research on the Greth Homes website to look at floor plans, home photos, and community information to get an idea of what location may be best for you and what style home you'd prefer. We encourage you to read through some of our special reports available on the website or from your Customer Associate and visit communities and model homes that fit your overall taste. It's also very important that you meet with one of the Greth preferred lenders or a lender of your own to get pre-approved based on the price of the model home that you have in mind.

Step #1 – Homesite Reservation

After you've selected a location or community that you're happy with and have been pre-approved you're ready to choose your homesite. You will review the site plan for that community with your Customer Associate to decide which homesite can accommodate the type of home you're looking to build. Once you choose a homesite and model that you like, you are ready to reserve it! Putting in a reservation will lock in the current base price of your home as well as take the homesite you chose off of the market for a period of time while you work on the other details of your new home.

Step #2 – Customization

The customization phase of the building process is typically the most exciting part of building a home. This is where you will visit our design center and meet with your Customer Associate to make your floor plan meet your needs and lifestyle. You'll also get advice and tips from our design professionals of ways to make your home and layout more accommodating. You will also begin looking at options and colors for your new home during this time so that you have a good idea of what we have to offer prior to your Color Selection Meeting(s).

Step #3 – Agreement of Sale (Contract Signing)

At this point, you are ready to commit to Greth Homes to move forward with the construction of your new home. At your Agreement of Sale meeting you will give Greth Homes a good faith deposit as well as iron out many of the details in regard to the options and layout of your new home. You will then be given the date that your home will be completed so you can better plan your move-in day. Shortly after you've signed your contract you will visit the Design Center 1 or 2 more times to finalize your Color Selection and then again to have a Print Signing Meeting. Once you've signed off on the prints, you will have a copy for yourself, and Greth Homes will send a copy to your lender so that you can get financing approval to build your new home.

Step #4 – Pre-Construction

Now that you've signed a contract with Greth Homes, we go to town on getting the building started. Behind the scenes we will be applying for permits, contacting utilities, setting up the settlement date items with the title companies, and ordering/scheduling materials and vendor partners for your new home. The average timeline for us to build a home is approximately 4 to 5 months. This will give you ample time to visit the site while it's being built to watch it grow. You should also be touching base with your lender to make sure all information is accurate and that things are progressing on their end to ensure a timely settlement without delays.

Step #5 – The Construction Process

In communities with a larger homesite you may need to have a Site Meeting with your Customer Associate and a Field Supervisor to discuss things like orientation of the home and placement of the home on your site.

There will be two scheduled meetings. The first walk-through will be your electrical walk-through once framing of your home is complete. You will meet the electrician and your Greth representative at the home to literally walk through it and decide on locations for cable and phone jacks and well as lighting locations or additions.

Once your home is finished on our construction schedule, we will then have a walk-through of our own to ensure the highest quality of work has been implemented. The Site Supervisor will go through the home first to do a walk-through. Then, the Vice President of Operations will do a walk-through of your home to double check the quality, and have items that do not meet Greth Homes' standards, corrected.

The final walk-through is called the, Pre-Settlement Walk-Through. At this walk-through you will meet with our Customer Service Manager who will be your primary contact for the life of your home's warranty after settlement. At this meeting you will be educated upon the different areas of your home and on the maintenance and upkeep of your home's systems. Last, but not least the Customer Service Manager will be doing a final quality control check.

Step #6 – Preparing for Settlement

By this point your home is constructed and about 99% finished. There may be a few items from your Pre-settlement Walk-Through that need to be addressed, but rest assured we have not missed a settlement date in **37** years. It's important at this time that you contact the new utility companies to have your services transferred and get the new services put in your name.

At least two days prior to settlement you want to ensure that the bank is fully prepared with the information they need for settlement day. You will also want to get any details on cash needed and any other items that you may need to bring like an identification, proof of homeowner's insurance, etc.

Step #7 – Settlement and Move-In

After settlement is complete, you will be given the keys to your new home and you're on your way. Once you get settled into your home, you will be under the care of our Customer Service Team to help you with any concerns that you may have. You will be given the opportunity to note any issues on a list at 30 days, 6 months, 11 months, and 2 years after move-in so that we can come take care of them for you. In addition, you have access to our 24/7 Emergency Service Line incase an emergency were to arise during the warranty period on your home, at no additional cost. You'll truly appreciate the convenience and care that comes with a Greth Home once you've dealt with our Customer Service Department.