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LUXURY HOMES

Contact Us to Learn More:

(403) 984-9430 | contact@newwestcalgary.com

Visit us at our Show Home in Watermark at Bearspaw

www.NewWestLuxury.com

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BUILDING PROCESS

A positive home build experience requires both an expert build team and a solid process that streamlines every stage of construction.

At New West Luxury Homes, our transparent, step-by-step build process was created to ensure our team and our customers fully understand the expectations from start to finish. Our goal is to keep your project on time and on budget and empower you to always feel fully engaged and informed. It's all in the details.



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Our Building Process:



✓ Your Sales Team

The Area Sales Manager (ASM) is your primary contact and will keep you informed throughout your project. They are focused on ensuring your experience is exceptional and they will be alongside you and your family throughout the build process, until you are confidently settled in your new home. All correspondence and questions regarding your home build should be directed to your ASM to ensure effective communication.

✓ Choosing A Lot

Deciding on a lot requires taking into consideration your personal preferences including location, lot orientation, slope, views, and privacy. Lot coverage, which is the percentage of the lot area that is permitted to be covered with buildings above ground level, will influence what size and layout of home you will be able to build on your desired lot.

✓ Securing Your Lot In Watermark At Bearspaw

Building in Watermark at Bearspaw requires entering into a lot agreement with Macdonald Watermark Properties Ltd. Along with the signed agreement, you will be required to provide a copy of your deposit cheque, which is 10% of the lot value. This will place the lot on hold for 30 days. Once you are firm on moving forward, the cheque will be submitted to the developer and the conditions will be removed.

***Note:** Total payment for your lot will be required within four months from the first day you put the lot on hold to avoid interest payments. Interest will be charged by the developer until title to the lot is transferred.*

✓ Securing Your Lot In Greater Calgary

If you are looking to build a home in other communities in Calgary, we can help you find a desirable lot. This includes meeting with you on-site at a prospective lot or at one you have already purchased, to discuss building options and determine how to best optimize the space. The goal should always be to create a home design that perfectly complements the strengths of the lot. If land acquisition is required, we can also be of assistance.

✓ Design Agreement

Once you have secured your lot, you will enter into a Design Agreement with New West, which requires a \$10,000 fee. An appointment will be set-up with our talented and trusted Architectural Team. In preparation for the meeting, you will complete our Customer Lifestyle Document, which will help our design team understand your needs so you can create your lifetime home. They will collaborate with you to determine how you want to utilize the spaces in your home both now and in the future, creating a floor plan that will successfully support and adapt to your family's changing lifestyle, through the years.

✓ Purchase Agreement

Once you are comfortable with the design of your floor plan and budget, we will proceed with the Purchase Agreement and securing your lot. A non-refundable 20% deposit is required at this time to secure your build and initiate the start of construction.

✓ Financing Your Home

We recommend a Construction Draw Mortgage, to ensure a cost-effective build. Our Mortgage Advisor is an expert in this type of mortgage and will review your financial situation to devise a plan that best suits your specific requirements.

Depending on your lender, there will most likely be four draws, with the final draw occurring when you take possession of your home. After this point, your conventional mortgage begins, along with your regular mortgage payments.

✓ Interior Design Meeting

You will be allotted 12 hours of design time to collaborate with our Interior Designer. Meetings will be scheduled during normal working hours (9am-4:30pm) to pick the selections that reflect your family's personality and lifestyle requirements.

✓ Consolidated Agreement

A Consolidated Agreement will be compiled for you to sign, reflecting the total purchase price of your home, inclusive of your chosen personalized selections and adjusted allowances.

✓ Selling Your Existing Home

We understand that the home buying experience also requires selling your current home. We take the stress out of this process by offering you access to our dedicated, professional Realty Team with no listing fee. New West has a vested interest in helping you sell your home, committing all the necessary resources to execute on the sale of your home and ensure you receive the maximum resale equity.

✓ Construction

During construction of your home, your ASM will contact you to set-up "Milestone Meetings" to address any of your questions or concerns. These include a **Pre-Construction Meeting**, **Framing Completion Meeting**, **Mechanical Meeting** (prior to drywall), and a **Pre-Interior Finishing Meeting**. These meetings will culminate with a **Homeowner's Orientation Meeting**, prior to your possession date to familiarize you with the many features of your new home.

✓ Site Visits

Construction of your home is an exciting time and you may want to visit your home at various stages. To ensure on-site safety, we ask that you make an appointment with your ASM or a member of the Construction Team, to arrange a visit at the construction site. Please understand that in order to abide by our legal safety guidelines, if you visit the site without a New West team member, the Construction Superintendent is obligated to ask you to leave the site. When you are touring the site, you will also be required to wear a hard hat and any other necessary protective equipment.

✓ Possession Date

New West is committed to seamless scheduling, which includes a pre-determined possession date. However, there are circumstances that can impact this date including inclement weather conditions that delay construction or the necessity to reschedule trades.

You will receive a letter confirming your Home Orientation Meeting, possession date and instructions on how to prepare for possession, no later than 35 days prior to completion. This allows you to proactively plan for the closing requirements and your move.

Once you receive this letter, you will need to make an appointment with the lawyer as soon as possible to review and sign off on all final documents and to pay any outstanding closing funds. These can be paid in the form of mortgage proceeds, certified cheque, or bank draft.

The big moment you have been waiting for will commence when you meet with the New West team for the turnover and presentation of your keys on your possession date!

✓ Customer Care And Warranty

New West's After Care Service is an important aspect in establishing a trusted relationship with our clients. You can expect a scheduled service appointment that we will initiate at 45 days and 11 months post move-in, but we are always available to answer any questions or concerns you may have.

✓ Referral Program

Our Referral Program encourages you to invite your friends and family to live nearby in your newly chosen community. When you refer any of your connections to purchase a New West Luxury home, you are eligible for our \$2500 referral incentive!