

## **Step 1: Consultation appointment**

Stop in to one of our model homes or schedule an appointment online or by phone. Appointments can be made online at <https://www.milbackcustomhomes.com/schedule-consultation/> or by calling 315-708-9110 ex 221. Clients in the beginning stage are encouraged to have a pre-qualification letter from an approved lender to help determine a clear and realistic budget.

## **Step 2: Pre-plan**

Discuss what you are looking for in a new home and home site, in one of our developments or on your lot. You can select from one of our floor plans or design a completely custom floorplan with our architect. Pricing proposals will be supplied and reviewed.

## **Step 3: Contract**

Once you've decided that Milback Custom Homes is a perfect fit for you, the next step is to solidify this with a contract. At contract signing, we sign all necessary documentation and put your deposit down. Deposits with contracts range, depending on financing but typically are 10% to 15%. Notify your attorney prior to and after our meeting for contract review and approval.

## **Step 4: Lending**

Apply for your construction draw loan with one of our preferred lenders for a construction loan, a VA loan or Conventional loan.

## **Step 5: Construction Selections**

Choose all the colors and finishes for your new home. If you're struggling with final decisions, many clients find inspiration from Pinterest, HGTV or Instagram. This part can be overwhelming but Milback Custom Homes is here to help.

## **Step 6: Pre-construction meeting**

Meet your Project Manager prior to the start of your new home and review all selections and "what to expect" throughout this experience. Reviewing all selections is important in this stage as we try to avoid as many delays as possible to make your dream home a reality all the faster.

## **Step 7: Construction**

As we are building, we invite you to be involved throughout the entire process. You will receive updates on a consistent basis but will also be encouraged to attend progress meetings with your project manager, including visits to your future home. We politely ask that you do not visit jobsites during the day as it poses a safety risk to you and our workers.

## **Step 8: Completion/Final Walk Through**

Once the house is complete, and the Certificate of Occupancy has been issued, we will schedule a final walk through to review all completed work and make sure you are a satisfied client. We strive for five – star reviews on google. Reviews help direct clients like you to connect with us to build their dream home!

## **Step 9: HBR Warranty**

We are a member in good standing with the Home Builders and Remodelers Association of CNY and our homes meet and exceed guidelines for performance. In the event you have an issue with an item in your home, referring to our warranty program can be very helpful for tips and suggestions. If something doesn't meet or exceed your expectations, please inform us using the HBR form and we will assist you. We strive to make you happy during, throughout and after the build of your house.