

ENCLAVE

c o r t e m a d e r a

F.A.Q.

FREQUENTLY ASKED QUESTIONS

First off; thank you for your interest in our brand new townhome community located on Casa Buena Drive in beautiful Corte Madera, Enclave! We've received a lot of questions since launching our "Coming Soon" website a few months ago. So in an effort to efficiently provide you with answers we put together a list of the most frequently asked questions below. Please take a moment to read through and please do not hesitate to get in touch if you do not find the answers to your questions.

Q. How many total units are being built?

A. There are sixteen total units in the project. Thirteen units are considered "market rate" and the three Plan 1 units are all income restricted. There are four total buildings in the project; each with four units.

Q. What is the estimated price range?

A. We have not finalized pricing for our first release at this time, but we expect to do so around the beginning of October. However, we are expecting prices for our market rate units to be in the \$1MM to \$1.4MM range based on our most recent market evaluation.

Q. How much is the monthly Homeowners Association fee and what does it cover?

A. Each units' monthly HOA fee is determined by the livable square footage in the home. Below is a breakdown for each floor plan based on the current HOA budget:

- Plan 1 = \$391.22 per month
- Plan 2 = \$466.63 per month
- Plan 3 = \$461.02 per month
- Plan 4x = \$404.74 per month

Your monthly HOA fee will cover insurance on the structures and common areas, common area maintenance and landscaping, fire sprinkler inspections and monitoring, management fees and reserves for future maintenance and repairs. These numbers are still subject to change, but we do not expect them to change very much, if at all.

Q. Are the homes at Enclave condos or townhomes?

A. They look and live like townhomes, but they are technically condos, which means that the land, exterior structures and the space between the walls is owned by the HOA.

Q. Do any of the homes have backyards?

A. Yes! All of the Plan 3 units located at the back of the property have fully enclosed backyards with 6' privacy fencing.

Q. Are the interior finishes pre-selected?

A. Yes. Our design team has put together five different finish packages that have been pre-assigned to specific units. You can view each of the finish packages online by visit our Interactive Plan Viewer, or you can review the packages and the units they are assigned on the pages following the FAQs.

Q. When do you plan to release homes for sale?

A. We do not plan on releasing homes for sale until we've completed our first building, which we're targeting for the end of October. We will be holding on-site tours and off-site "Information Sessions" leading up to our Grand Opening, so please make sure to register on our website so that you receive notifications and invites to these upcoming opportunities.

Q. When do you expect the first homeowners to close escrow and move-in?

A. Towards the end of October or early November, and all of the homes in the community are expected to be completed by the end of November.

Q. I'm pretty sure that I want to own a new home at Enclave. What is the next step?

A. The next step is to get in touch with our preferred lender, Chuck Isola with Summit Funding, to get pre-approved. Only prospective buyers that have been pre-approved with Chuck will be eligible to purchase at Enclave, so please do not delay. You can find Chuck's contact info below:

Chuck Isola (NMLS# 254618)

Phone: 707.481.8562

Email: cisola@summitfunding.net

Get Pre-Approved @ <http://www.summitfunding.net/cisola>

*PLEASE NOTE: If you plan on paying cash for your purchase please contact Elli at elli@ryderhomes.com or 707.731.4145 to discuss your options for funds verification.

Q. I'm interested in one of the Income Restricted units. What is my next step?

A. Your next step is to get in touch with the Marin Housing Authority to begin the qualification process. The Marin Housing Authority will be administering the sale of these units and they are ready to answer your questions and get you started, and their contact information is listed below:

Marin Housing Authority

Stephanie Lovette

Phone: 415.446.7051

Email: slovette@marinhousing.org

Website: <http://www.marinhousing.org>

PLEASE VISIT US ONLINE TO LEARN MORE AND REGISTER TO JOIN OUR INTEREST LIST!

RYDERHOMES.COM/ENCLAVE

