



FREQUENTLY ASKED QUESTIONS

*Thank you for your interest in our upcoming 16 home pocket community located just off North Hamilton Parkway in Novato, Hamilton Cottages. As you may have guessed; we've received a lot of questions since launching our website. So we'd like to do our best to answer some of the most frequently asked questions we've received. **Please read below:***

Q. When do you expect the sales office, model and first homes to be completed?

A. Site work has just begun, which we expect to take about 3 to 4 months. Our typical build cycle is about 6 months after the foundation is in, which would put the model/sales office completion date early next Spring and the first production homes about 45 days later.

Q. When do you plan on making homes available to purchase?

A. It really depends on our construction team's progress, but if our typical schedule holds true we would expect to release a few homes prior to the completion of our model around late January/early February.

Q. What is the expected price range?

A. We do not plan on setting prices until we get much closer to our first sales release, but at this time we are expecting prices to start somewhere in the mid \$800s and go up to the low \$1MMs for our larger floor plans.

Q. Can you explain the 62+ age-restriction?

A. At least 1 homeowner on title must be at least 62 years old.

Q. What amenities are available to homeowners in the community?

A. There is a common interior courtyard with beautiful landscaping, seating areas, fire pits, gazebos, a garden and multiple outdoor kitchens/BBQs. Homeowners will also have access to the Community Center with another kitchen, flat screen TV and comfortable seating.

Q. Are there any single-story floor plans?

A. No, but all floor plans feature the master bedroom, laundry room, kitchen and living room on the first floor.

Q. Do the homes have backyards?

A. Lots 1-12 have backyards, but Lots 13-16, which are all Plan 4s, have enclosed side yards.

Q. What are the lot sizes?

A. Lot sizes range from 2,007 sq. ft. to 3,241 sq. ft.

Q. I'm fairly certain that I would like to own a home at Hamilton Cottages. What is the next step?

A. We haven't started to form our Priority List yet, but we will notify you as soon as we do. At that time you can contact our preferred lender, Chuck Isola with Summit Funding (cisola@summitfunding.net), to get pre-approved. The date on your pre-approval letter determines your order on our Priority List, and the higher you are on the list the better your chances are of getting your first choice.

Q. I'm interest in one of the Below Market homes. What is my next step?

A. Contact Hello Housing by emailing Matt Warner at matt@hellohousing.org or you can visit their website at hellohousing.org to learn more about the program.

Please visit ryderhomes.com/hamilton to learn more, or email Hamilton@ryderhomes.com with any questions that we didn't answer above!

