



## 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. Our three model homes are estimated to be complete towards the end of January, and we are targeting late April/early May for our first homeowner move-ins.**

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

**A. At this time we plan on releasing our first five homes, located on Lots 6-10, to homebuyers on our Priority List once our three models and the common area are completed **at the end of this February 2020.****

**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 in the low \$900,000s, and go up to the low \$1-Millions** for our larger floor plans.**

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

**A. At least one homeowner on title must be 62-years old or older, and they must also live in the residence.**

**Q. What amenities are available to homeowners in the community & how much is the monthly HOA fee?**

**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 Hamilton Shuttle Service, and a community center with a kitchen, flat screen TVs, and comfortable seating. **The monthly HOA fee is \$494.96.****

**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. Get in touch with me, **Trisha Guido at trisha@ryderhomes.com**, or contact our preferred lender, Chuck Isola with Summit Funding (**cisola@summitfunding.net or 707-481-8562**), 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 Isabel Chalker at **isabel@hellohousing.org** or you can visit their website at **hellohousing.org** to learn more about the program.**

***Please visit [RyderHomes.com/Hamilton](https://www.RyderHomes.com/Hamilton) to learn more, or email [Hamilton@RyderHomes.com](mailto:Hamilton@RyderHomes.com) with any questions that we didn't answer above!***

