



## 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. We're selling NOW!**

**Q. What is the price range?**

**A. Starting at \$899,900 for the Plan 2, and up to \$1.1MM for the Plan 4.**

**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. Get in touch with Trisha to learn more.**

**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](mailto:trisha@ryderhomes.com), or contact our preferred lender, Chuck Isola with Summit Funding ([cisola@summitfunding.net](mailto: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.**

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

