



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, 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.**

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

