

SOMERSET
HOMES
— AT —
ALYS
BEACH



74



SOMERSET HOMES PROGRAM

There are no shortcuts to building an Alys Beach home. The inherent quality of construction and design, and the timeless craftsmanship guarantee this.

Many prefer a new custom home, but simply don't have the time to go through the process of designing a new home and overseeing the construction process. However, they want to own a new home where they have the opportunity to make their own personal interior fixture and finish selections but with a streamlined building process.

Somerset Homes reduces the timeline from the contracting of the home to the time the new owner takes occupancy. Somerset Homes brings together Architects, Alys Beach Sales, and Alys Beach Construction to create custom home designs with the most efficient homebuilding process.

Somerset Homes are located close to the town's major amenities, including Caliza Pool, Fitness Center, Amphitheatre, and Town Center. Featured home designs are from proven architects who have worked with Alys Beach since the earliest days when a select group of talented architects were invited to design homes for the town. The designs are construction-ready and represent refinements from more than a decade of town building, honoring the Alys Beach aesthetic while creatively providing pleasant living spaces both indoor and out that deliver maximum value to the new owner.

After choosing a homesite and custom home design, buyers select from a broad array of fixtures and finishes that bring visual appeal while meeting needs for function, durability, and quality construction. There's an exceptional and unmatched level of experience brought to the construction of each home, as Alys Beach Construction has built many of the existing homes in Alys Beach since 2005.

Once the buyer has completed the purchase agreement for their preferred Somerset Home and made their personal fixture and finish selections, our team will proceed with the construction of the home, while keeping contact with the Buyer throughout the construction process. Our team will construct the home according to the plans, specs and your finish selections, and once completed, we will proceed to closing and provide the keys to your new home. Following construction, repairs and maintenance are completed by a warranty team that is onsite every day, bringing timely attention to homeowner needs.

Building an Alys Beach home is a major commitment in so many ways, including the time required to purchase a homesite and design the home. Somerset Homes gets you into a new custom home easily and in less time than you could on your own, allowing you to start enjoying the life experience that is Alys Beach.

It's life defined.



SALES & DESIGN PROCESS

SALES

The Somerset Homes Program offers a variety of home plans in various locations throughout Alys Beach, all conveniently located to the many amenities that our owners enjoy. Customers will meet with an Alys Beach Sales Associate to discuss the customer's needs and the purchase process for a Somerset Home. The Sales Associate will present the home plans that best fulfill the customer's needs and will review each plan's specific features along with the home's purchase price. The customer will be taken to the Somerset Homes Resource Center for a preview of the interior fixtures and finishes selections available for their personalized selections.

Upon selection of the Buyer's preferred home plan, the Sales Associate will review and complete the Somerset Homes Purchase and Sales Agreement, discuss the down payment requirements, the timeline for the Buyer to complete their fixture and finish selections, the construction process, and the closing process at time of the home completion.

DESIGN

After signing the Purchase and Sales Agreement, the Buyer will meet with the Owner Liaison at the Somerset Homes Resource Center to review design selections. Once design selections are complete, the Buyer will sign the completed Exhibit B and Fixture and Finish Selections Binder indicating their personal selections.

A Builder Representative will schedule a meeting between the Buyer and the Builder to go over the plans and answer any questions about the building process and estimated time for delivery of their new home.



CONSTRUCTION PROCESS

PRE-CONSTRUCTION

After the Design Selection meeting with the Owner Liaison, the Buyer will then meet with Alys Beach Construction, the Builder, for a Pre-Construction meeting. During this meeting the Builder will review the plans in order for the Buyer to better understand their future home, and answer any questions related to the home plans, fixtures and finishes, or upgrades previously selected. The construction process and timetable will be presented and explained so that the Buyer has a general knowledge of the key construction milestones, and can schedule site visits, interior space planning, and the closing of the home. A communication plan, with contact information, will be provided for the Buyer to be aware of the Alys Beach Construction team members involved and the appropriate person to contact during the Construction process for any questions that may arise. The preferred communication method will be defined in this plan, including the method for receiving weekly progress photo updates. Any questions about the Home Warranty Binder can be answered at this time, as well as verifying that final purchase documents have been communicated with appropriate sources, such as Buyer's Lender and Title Company.

CONSTRUCTION

Weekly progress photo updates will be sent to the Buyer using the preferred method defined in the communication plan. Once drywall has been installed, the Buyer will have an opportunity to schedule a site visit for themselves and/or their interior designer, in order to measure rooms and windows for furniture layouts and window treatments to ensure ample time to order these items.



NEW HOMEOWNER ORIENTATION & CLOSING PROCESS

NEW HOMEOWNER ORIENTATION

Prior to closing, the Buyer will set up a transfer of utilities and agree to a time to meet with the Builder Representative, the Owner Liaison, and Warranty and Punch Supervisor for a Homeowner Orientation Meeting. This meeting is to provide the new homeowner a review of the home, an orientation to the home's inner workings, and to deliver a hard copy of the Home Warranty Binder. The Binder includes a list of subcontractors, suppliers, and warranties on equipment in the home. During this meeting, a final Punch List will be created, and any agreed upon Punch List items will be addressed as quickly as possible by the Builder. Once completed and reviewed by the Buyer or Buyer's representative, the Buyer and Builder will sign off on the Punch List accepting all work performed. This will start the 1-Year Warranty Commencement period of the home.

CLOSING

The Title Insurance Company will coordinate the closing of the home with both the Buyer and Alys Beach. The Title Company will provide the Buyer with a Closing Statement prior to closing, outlining the Buyer's closing costs that are required to be paid by cashier's check or wire transfer the day of closing. The closing of the home between the Buyer and Alys Beach can be completed at Alys Beach with the Buyer attending the closing in person. If it is not feasible for the Buyer to attend the closing at Alys Beach, the Title Company will arrange for all documents to be sent to the Buyer by mail for the closing.

WARRANTY PROCESS

Over the first year, the owner will communicate any warrantable items to the Warranty and Punch Supervisor to resolve. A final inspection of the home will be offered by Alys Beach Construction prior to the end of the warranty period and any items identified will be completed and the completed Punch List will be signed by both the owner and Alys Beach Construction, signifying the end of the warranty period.



ALYSBEACH.COM | FACEBOOK.COM/ALYSBEACHFL

Town building is an art, and the design and construction of Alys Beach is an ongoing process. The master plan, floor plans, features, and prices may change without notice. Illustrations are artist's depictions only and may differ from completed improvements. Room dimensions and square footages are approximate. This is not an offer to sell real property. (For that, please visit our local sales office.) Void where prohibited by law. Equal Housing Opportunity. Obtain the Property Report required by Federal Law and read it before signing anything. No Federal Agency has judged the merits or value, if any, of this property. Alys Beach is a trademark of EBSCO Industries, Inc. © 2016