



*Building homes  
the way we would  
build our own.*





Welcome to 7:12 Hometown Realty and 7:12 Homes, your partners in the journey to find not just a property, but a place to call home. At 7:12, we believe in doing business guided by the Golden Rule – treating you the way we would want to be treated.



## Our Principles of Doing Business:

- Always treat others the way that you want to be treated.
- It's never wrong to do the right thing.
- Always repay wrong with right.

## You Can Expect:

- Interest Rate Buy Downs
- Budget Friendly Custom Homes
- Custom Homes Built on Our Lot or Your Lot
- Move-In Ready Homes

As your *realtors and builders*, we are committed to not only understanding your real estate needs but also ensuring a seamless and personalized experience. Whether you're seeking expert guidance in buying or selling a home with the 7:12 Hometown Realty or envisioning building your new dream home with 7:12 Homes, our commitment is unwavering. Join us on this journey where the Golden Rule becomes the cornerstone of your real estate experience. Your home, your story, crafted with care and respect, begins here with 7:12.



# OUR PROCESS

1

## INITIAL CONSULTATION

Schedule an initial consultation so we can get to know one another. We'll share our principles of doing business, as well as discuss your wants and needs for your new home.

2

## BUDGET & FINANCES

Get approved for a mortgage loan OR provide your Verification of Cash Funds

**Buyer's total cash investment is 10% of purchase price of home + \$1,000**

Here's the breakdown:      Earnest Money to Title Company - \$1,000

Lot Reserve - \$10,000

Construction Deposit - 10% of purchase price

*All deposits will apply to your purchase price and can be used toward closing costs, down payment, or purchase price as needed. **The lot reserve is the first portion of your construction deposit and the remaining balance is due before construction starts.***

3

## PICK A LOT

Choose one of the lots we have for sale or build on your own lot.

4

## PICK A FLOOR PLAN

Choose one of our plans or customize a plan of your own.

5

## FINALIZE PLANS

Select the features and finishes of your home and add any customizations.

6

## FINALIZE CONTRACT

Sign off on your contract with the exact terms and final price.

7

## LET'S BUILD YOUR HOME

We plan to complete your home within 4-5 months from the start of your build.



# STANDARD FEATURES

## EXTERIOR

- Brick Exterior
- Hip Roof Elevation
- Class III Composite Shingle Roof
- Raised Panel Insulated Fiberglass Front Door with Glass
- Single Swing French Doors at Back Patio
- Vinyl Insulated Windows
- Front & Back Hose Bibs
- Front & Back Weatherproof Electrical Outlets
- Irrigated Front & Back Yard Landscaped with Auto Controller
- 6 Ft. Wood Fence
- Split Faced Masonry Block Yard Fence (Vineyards only) **\$12,500 VALUE**
- All Underground Utilities (Vineyards only)

## INTERIOR

- Ceramic Tile in Entry Foyer
- Ceramic Tile in Kitchen, Dining Room, Bathrooms & Utility Room
- Pure White Enamel Trim
- Repose Gray Painted Wall Color
- Bullnose Corners
- Ceiling Fan with Lights in All Bedrooms
- Cable Outlets in All Bedrooms
- Wood Shelving & Rods in All Closets
- Brushed Nickel Plumbing Fixtures
- Plush Carpet with 1/2" Pad in Living Areas and Bedrooms

## UTILITY & GARAGE

- 220 VAC Dryer Hookup
- Finished Garage – Textured & Painted
- 8 x 16ft Insulated Overhead Garage Door
- Electric Garage Door Opener with Remotes

## KITCHEN

- Flat Panel Aristokraft Wood Cabinets with Hidden Soft Close Hinges & Pulls
- Granite Countertops
- Gas Range
- Space Maker Microwave
- Dishwasher
- Double Compartment Under-Mount Stainless Steel Kitchen Sink
- 1/2 HP Garbage Disposal
- Ice Maker Rough-In
- LED Can Lighting

## BATHROOM

- Granite Vanity Tops with Under-Mount Sinks
- Brushed Nickel Accessories
- Plate Mirror Over Vanities
- Low Water Consumption Toilets
- Tile Shower Surround in Master

## ENERGY SAVING

- Individual Forced Air Natural Gas Furnace
- Individual Refrigerated Air Conditioning
- Energy Efficient Dual Glazed Vinyl Windows
- R-15 Exterior Wall Insulation
- R-40 Ceiling Insulation



## UPGRADE OPTIONS

We are happy to customize your space with any of the upgrades below to reflect your unique style and preference!

Gable Roof Elevation

Class 4 Composite Roof

Class 4 Decra Roof/Class A Fire Rating

Stucco Soffit

Stucco/Stone Exterior

Stone Exterior

Spray Foam Insulation

Window Blinds

Vaulted Ceiling

Coffered Ceiling

Brick Fireplace with Surround & Mantle

Stone Fireplace

Comfort Toilets

Cabinet Upgrade

Tile Backsplash

Additional Lights & Outlets

Undercabinet Lights

Black Lighting & Plumbing Fixtures

Tile in Carpet Areas

Extra Flatwork

3rd Car Garage – Limitations on Some Floor Plans

**ALL UPGRADES AVAILABLE AT AN ADDITIONAL COST**

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# Workmanship, distribution systems and structural warranty

from 2-10 Home Buyers Warranty (2-10 HBW).



## Workmanship Warranty

Quality is important, especially in your new home. Your workmanship warranty provides coverage from the day of closing and establishes the standards applicable to the fit, finish and materials used in the construction of your home.

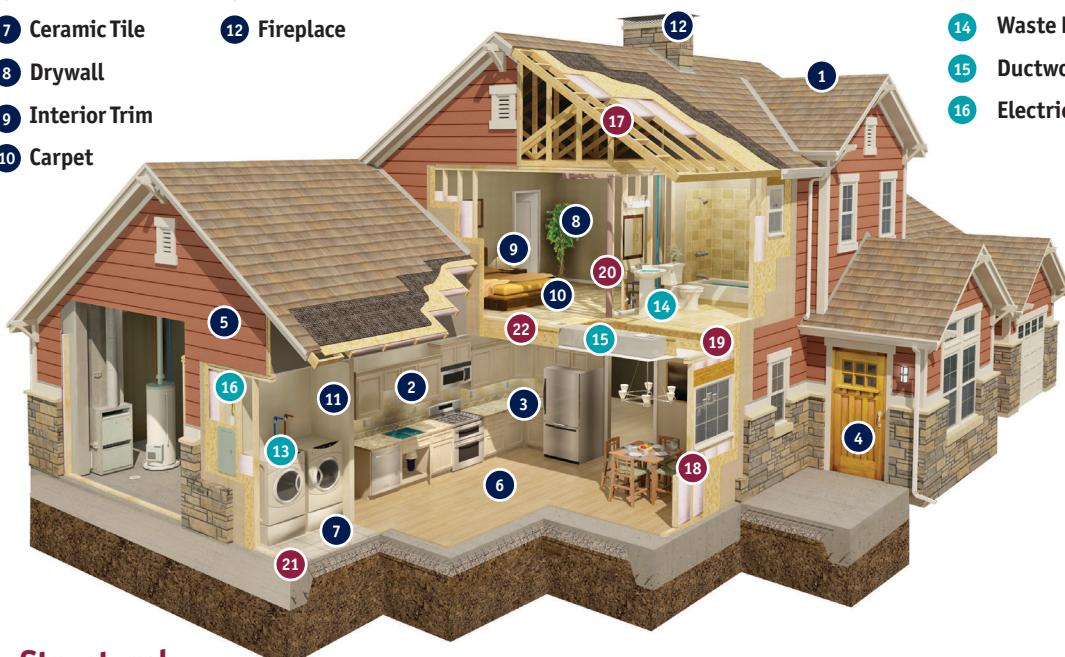
1 Roof Covering	6 Hardwood Floor	11 Paint
2 Cabinets	7 Ceramic Tile	12 Fireplace
3 Countertops	8 Drywall	
4 Door Panels	9 Interior Trim	
5 Exterior Siding	10 Carpet	



## Distribution Systems Warranty

While you rarely see them, essential functions such as electrical, plumbing and mechanical systems are working behind the walls of your new home. Your distribution systems warranty begins at closing and establishes the standards for your home's wiring, piping and ductwork.

13 Supply Piping
14 Waste Piping
15 Ductwork
16 Electrical Wiring



## Structural Warranty

While your home was carefully constructed, occasionally unforeseen problems arise, even in the best-built homes. Your structural warranty provides coverage for structural defects from the day of closing and clearly defines the standards related to the structural integrity of the load-bearing elements of the home.

17 Roof Framing	20 Columns
18 Load-Bearing Walls	21 Foundation
19 Beams	22 Floor Framing



Homeowners register on  
**2-10.com/registerhome**

- Easily search your digital warranty book
- View, download or print your warranty documents
- Enjoy exclusive access to our Home Appliance Discount program
- Add systems and appliances warranty coverage



# FLOOR PLANS

## THE GIGI

1433 SQ FT | 3 BEDROOMS | 2 BATHROOMS  
2 CAR GARAGE

## THE ENZLEY

1554 SQ FT | 3 BEDROOMS | 2 BATHROOMS  
2 CAR GARAGE

## THE FOLSOM

1652 SQ FT | 3 BEDROOMS | 2 BATHROOMS  
2 CAR GARAGE

## THE SUGARS

1680 SQ FT | 4 BEDROOMS | 2 BATHROOMS  
2 CAR GARAGE

## THE BOSS

1884 SQ FT | 4 BEDROOMS | 2 BATHROOMS  
2 CAR GARAGE

## THE COEN

2238 SQ FT | 4 BEDROOMS | 3 BATHROOMS  
3 CAR GARAGE

## THE SWEETHEART

1482 SQ FT | 3 BEDROOMS | 2 BATHROOMS  
2 CAR GARAGE

## THE EMBER

1579 SQ FT | 3 BEDROOMS | 2 BATHROOMS  
2 CAR GARAGE

## THE CONLEY

1653 SQ FT | 3 BEDROOMS | 2 BATHROOMS  
2 CAR GARAGE

## THE POPS

1788 SQ FT | 3 BEDROOMS | 2 BATHROOMS  
2 CAR GARAGE

## THE DARLIN

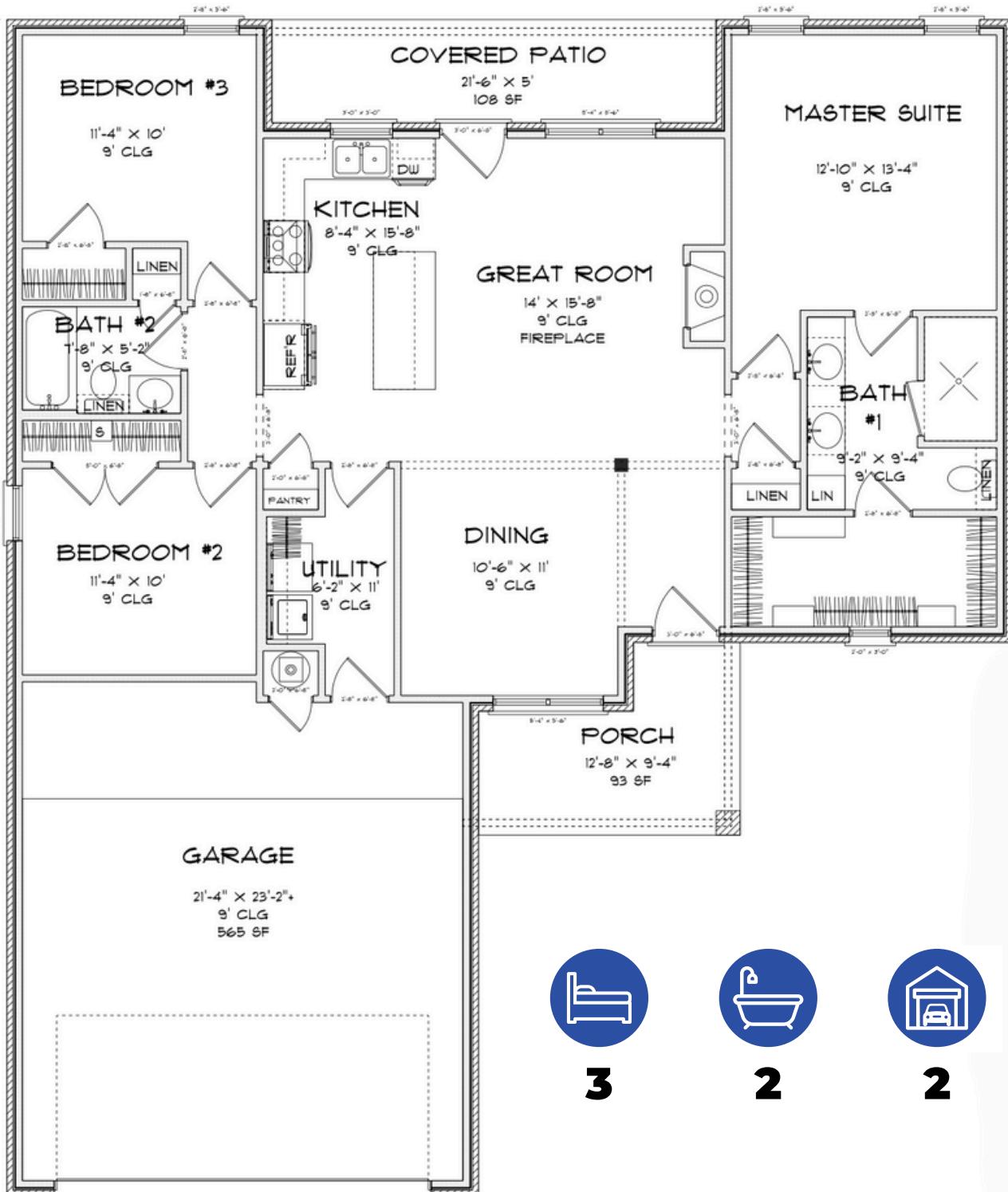
1970 SQ FT | 3 BEDROOMS | 2 BATHROOMS  
2 CAR GARAGE

## THE CARTER

2343 SQ FT | 4 BEDROOMS | 3 BATHROOMS  
2 CAR GARAGE

# THE GIGI

## 1433 SQ FT



3

2

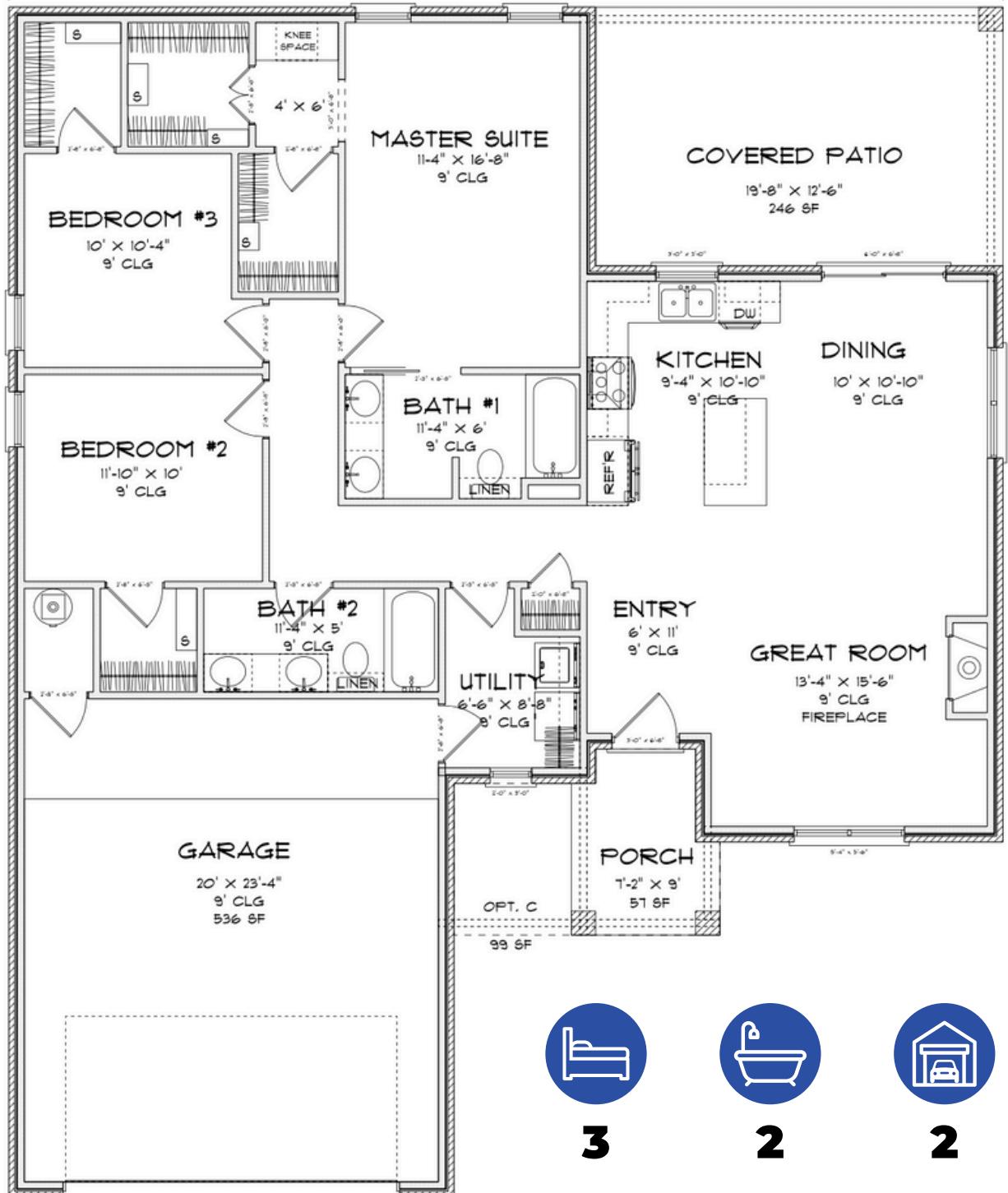
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# THE SWEETHEART

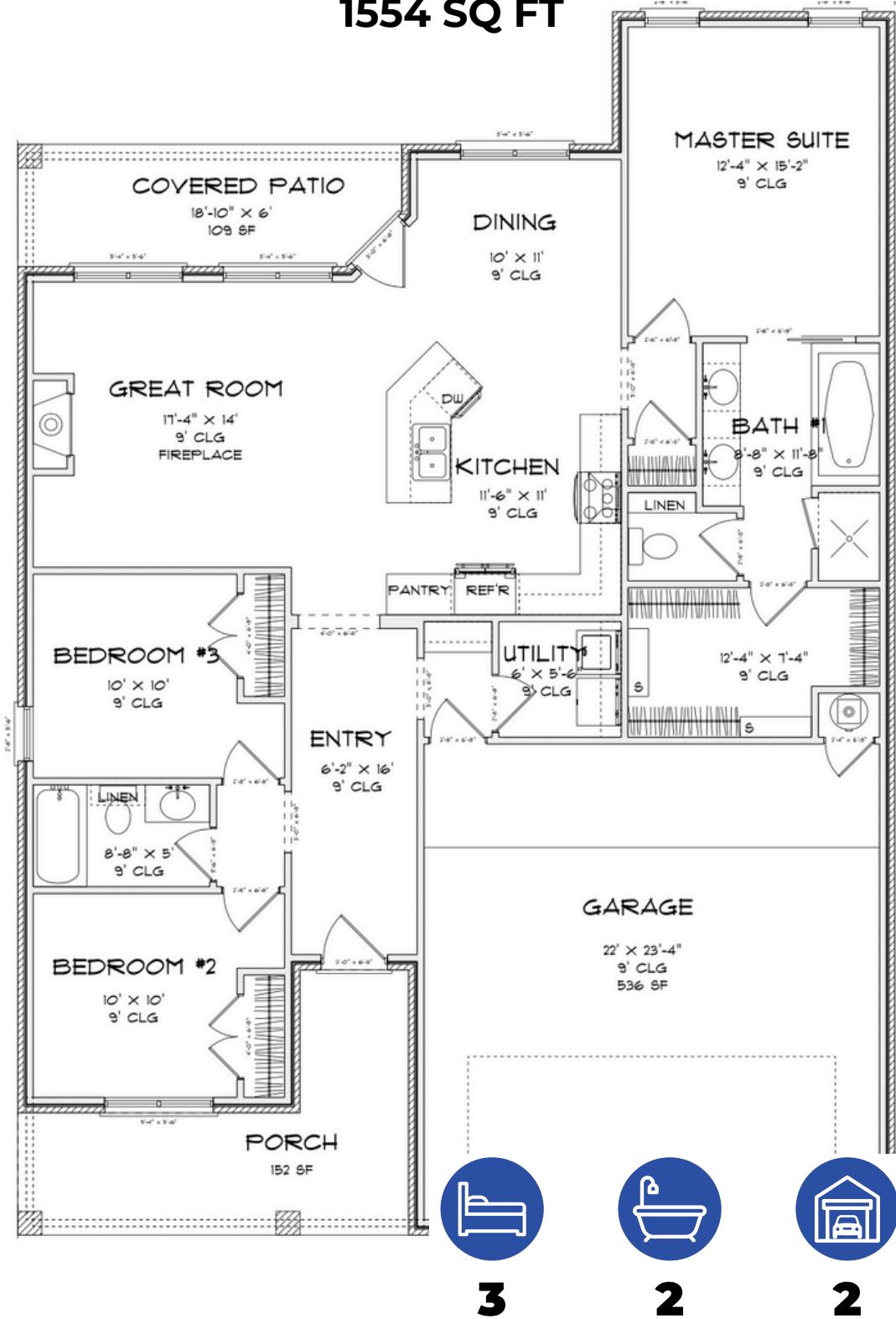
## 1482 SQ FT



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# THE ENZLEY

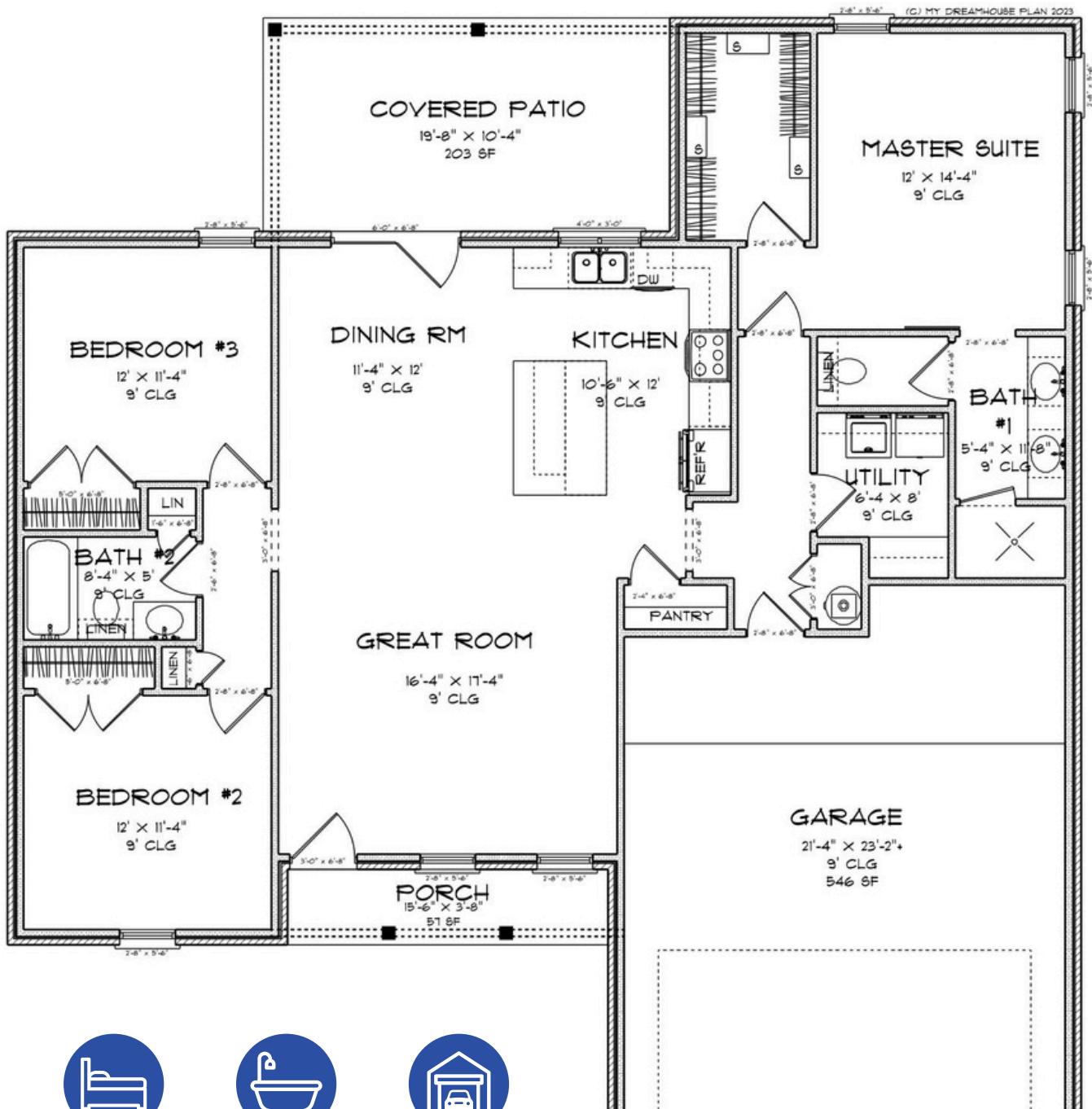
## 1554 SQ FT



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# THE EMBER

## 1579 SQ FT



3



2



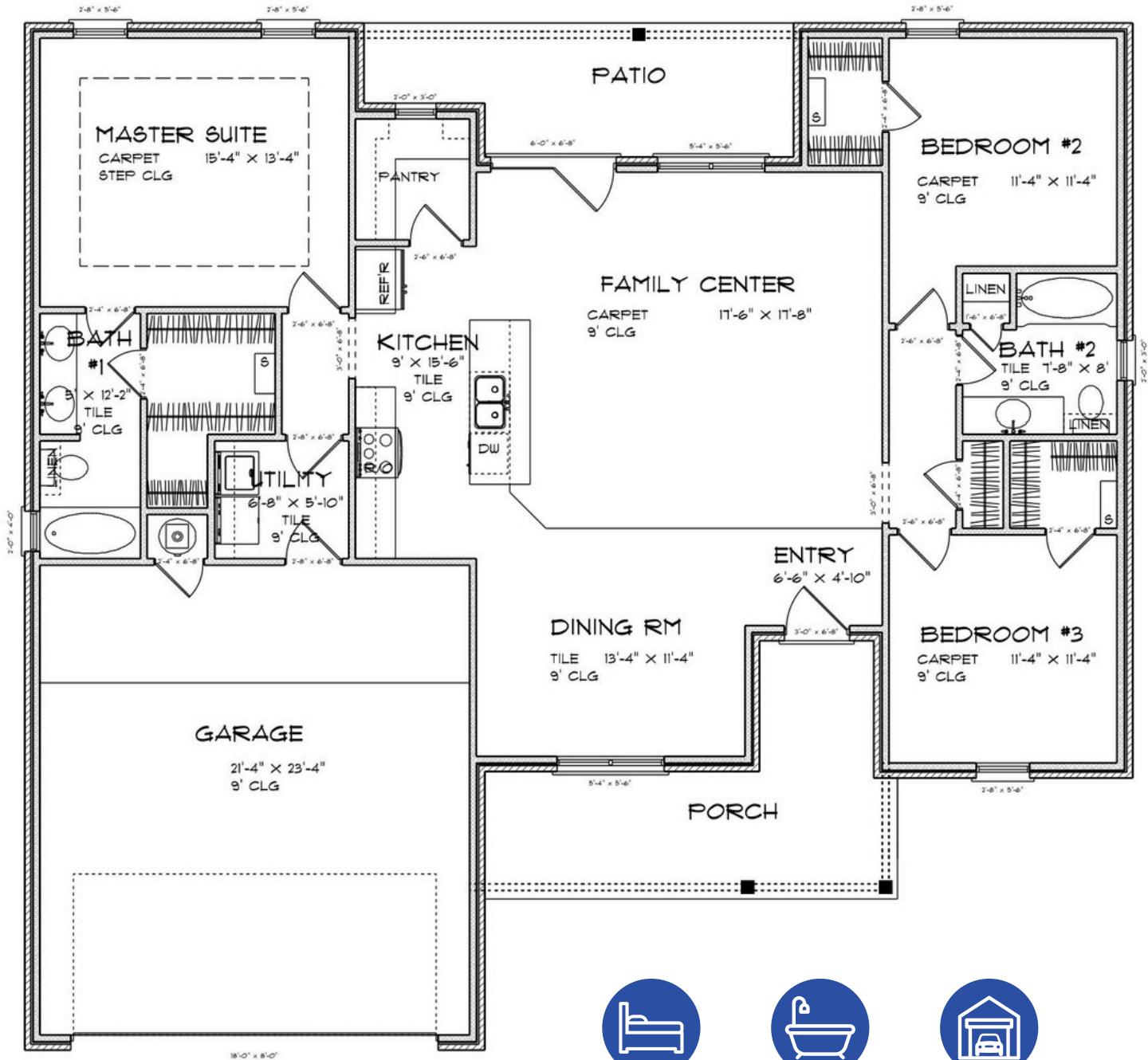
2

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# THE FOLSOM

## 1652 SQ FT



3



2



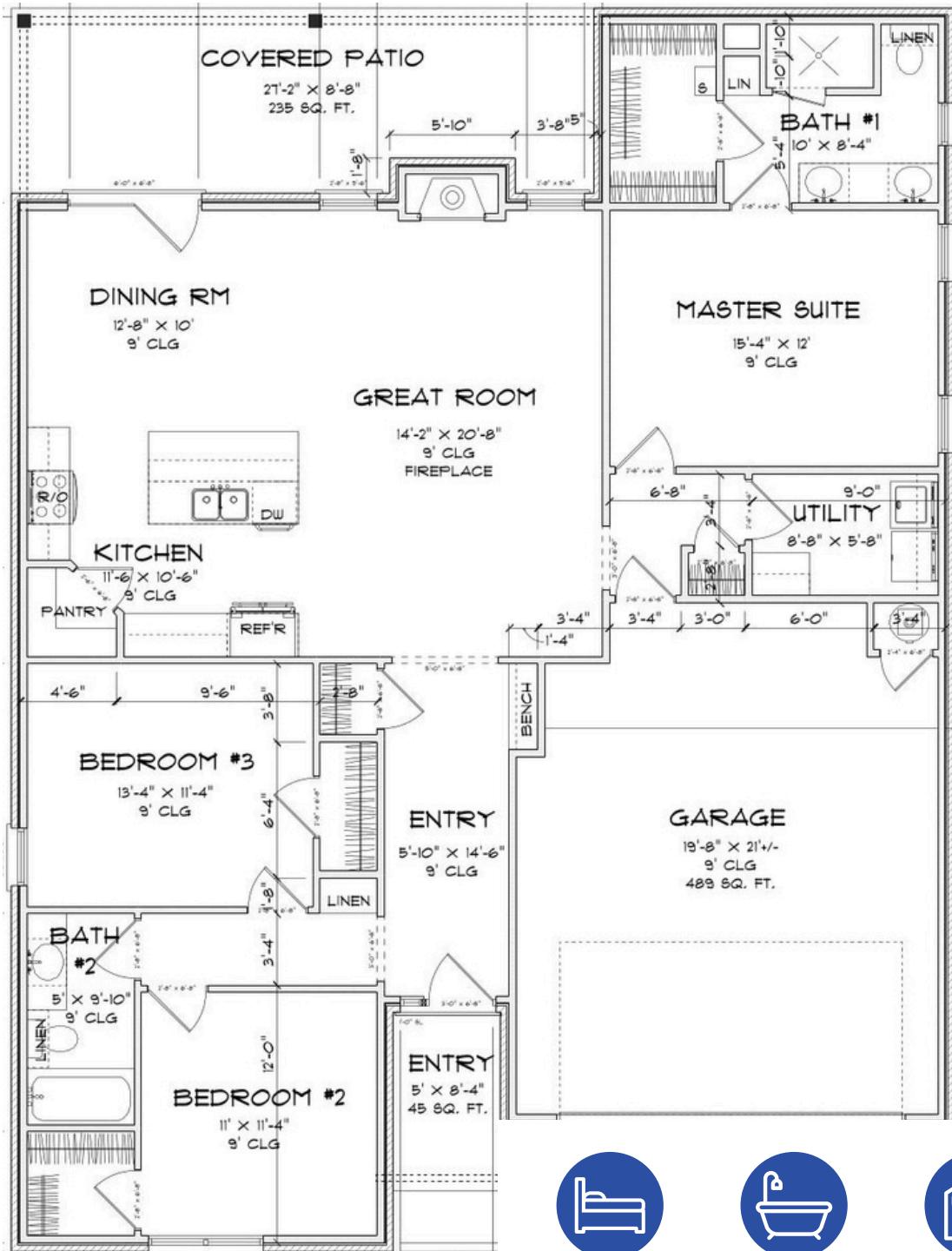
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# THE CONLEY

## 1653 SQ FT



3



2



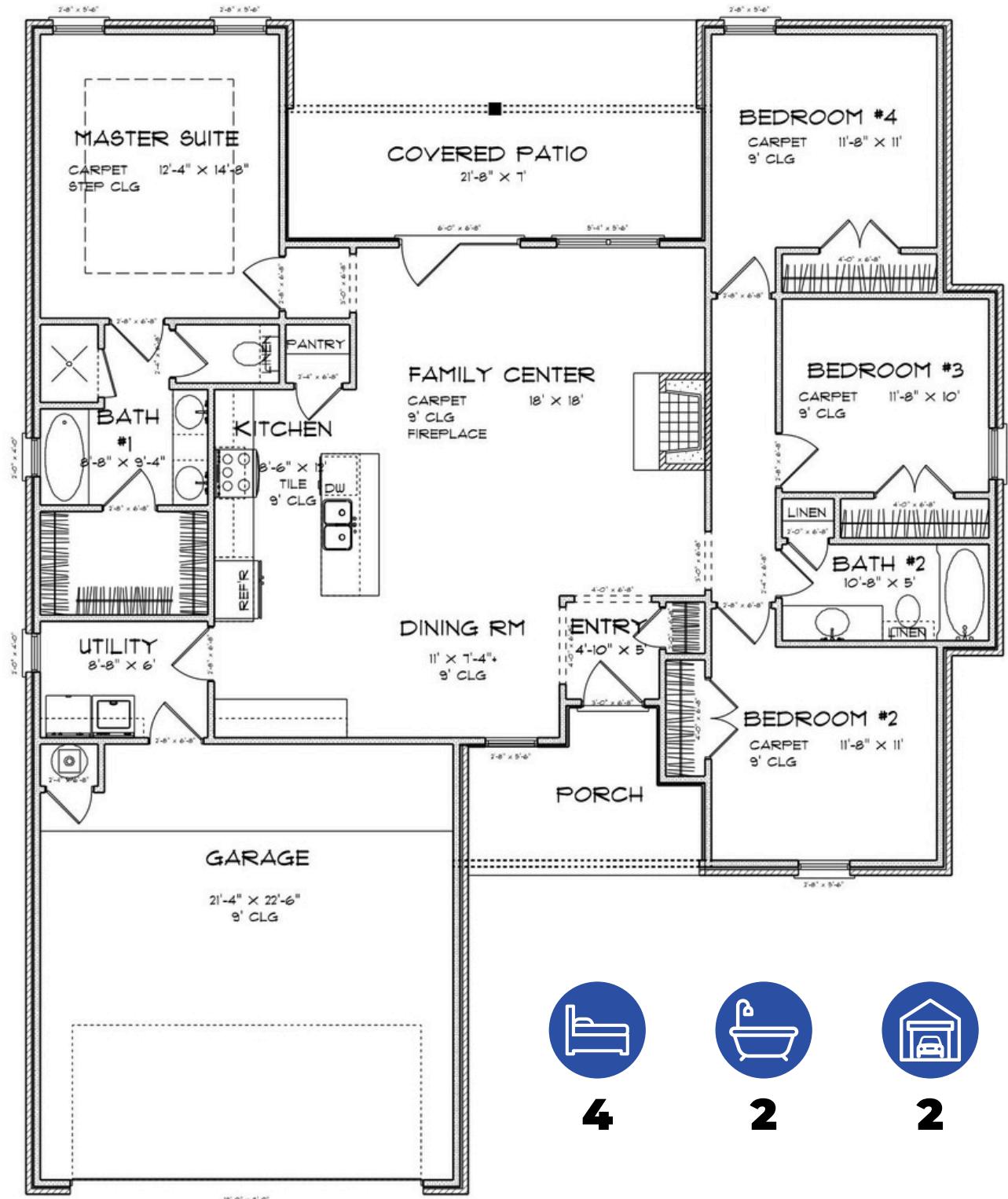
2

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**7:12**  
HOMES

# THE SUGARS

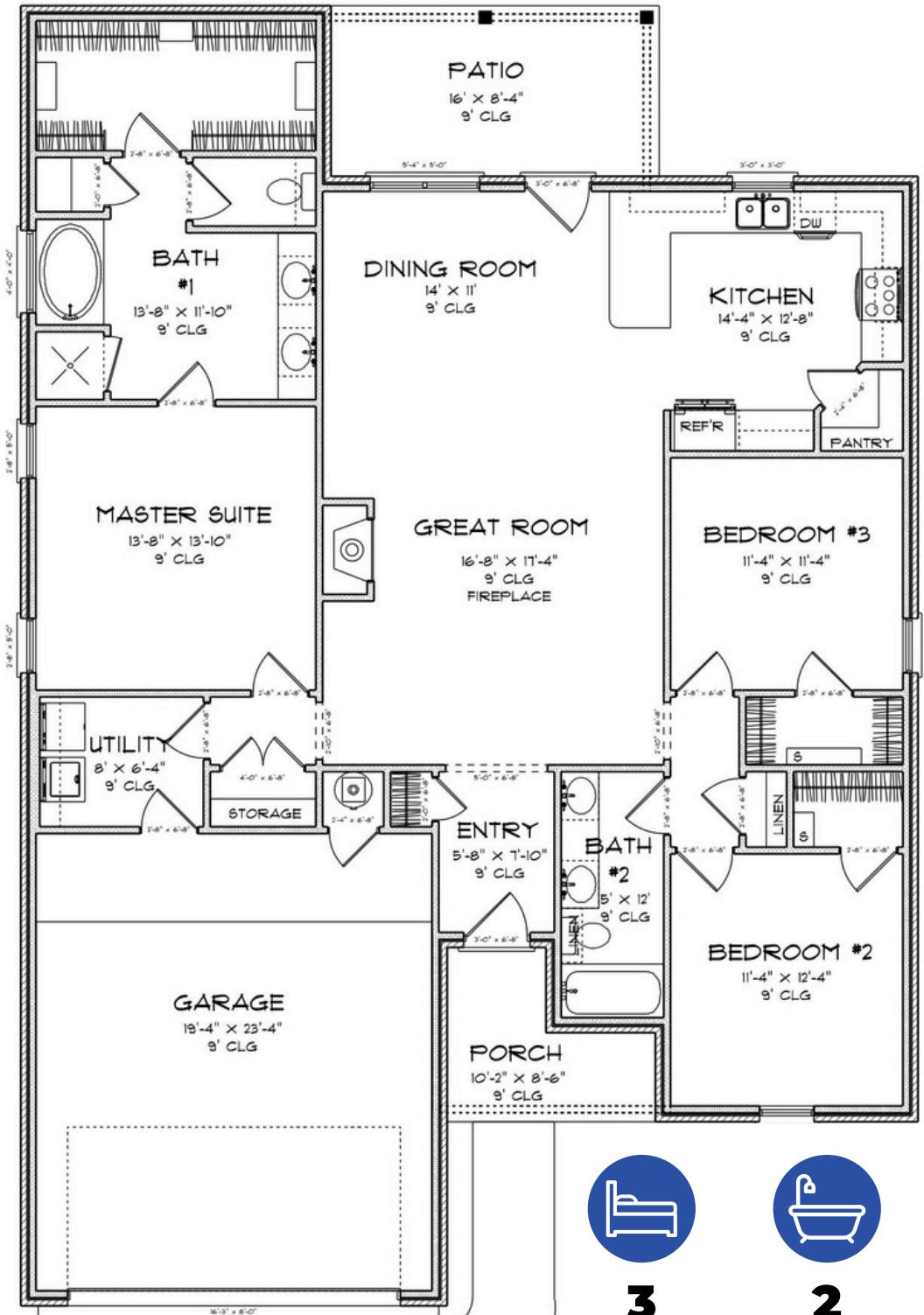
## 1680 SQ FT



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# THE POPS

## 1788 SQ FT



3



2



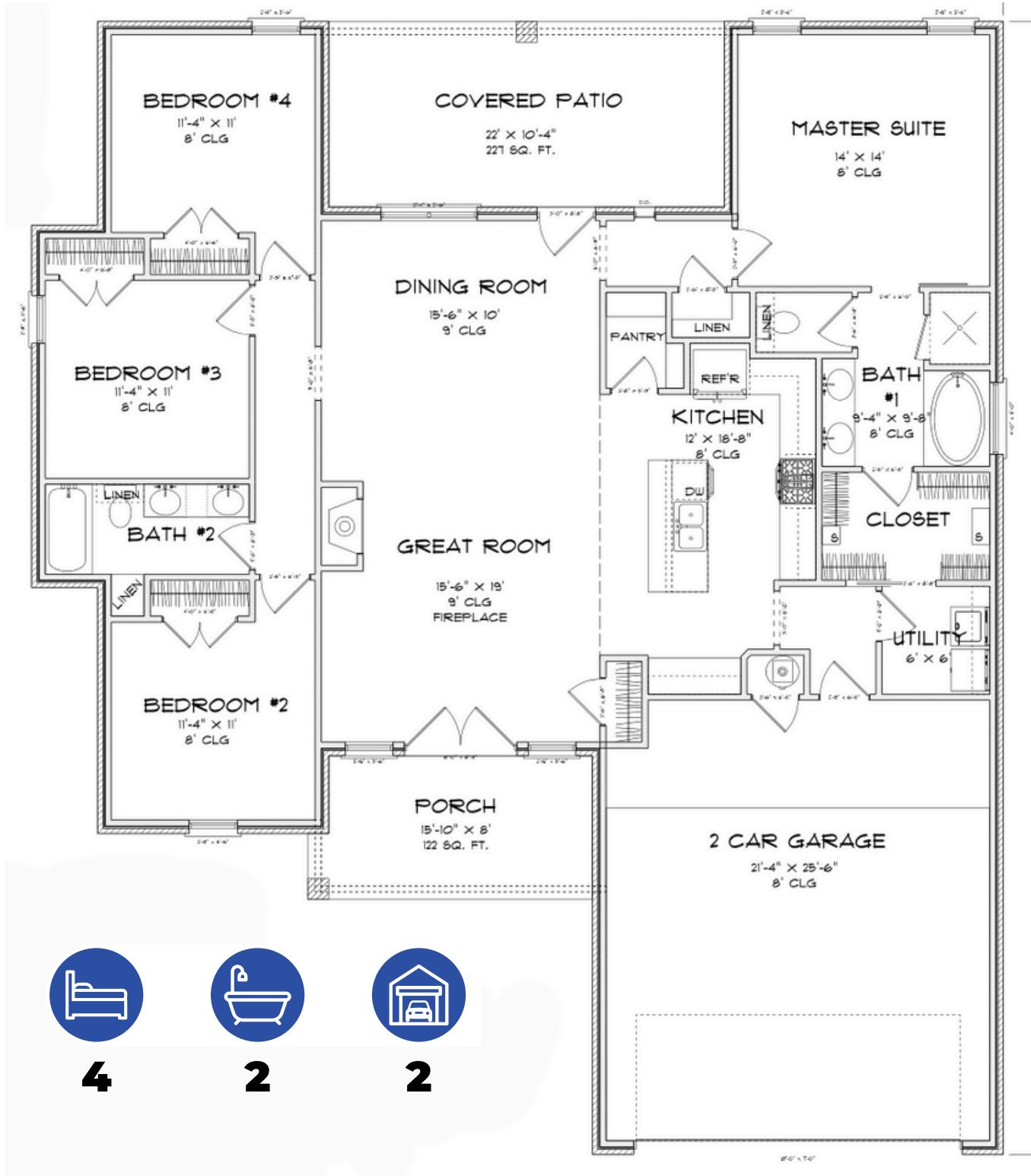
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**7:12**  
HOMES

# THE BOSS

## 1884 SQ FT

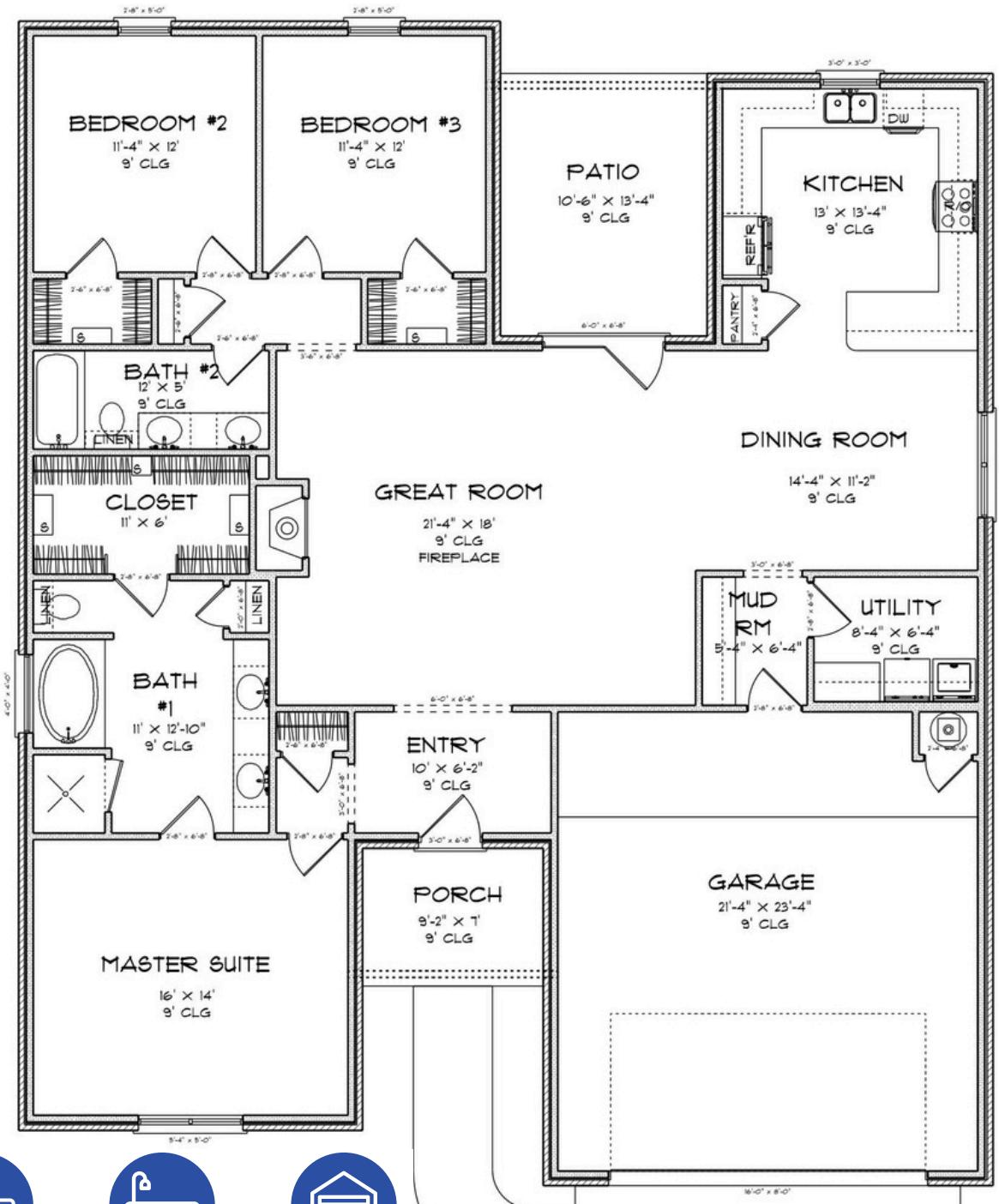


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# THE DARLIN

## 1970 SQ FT



3



2



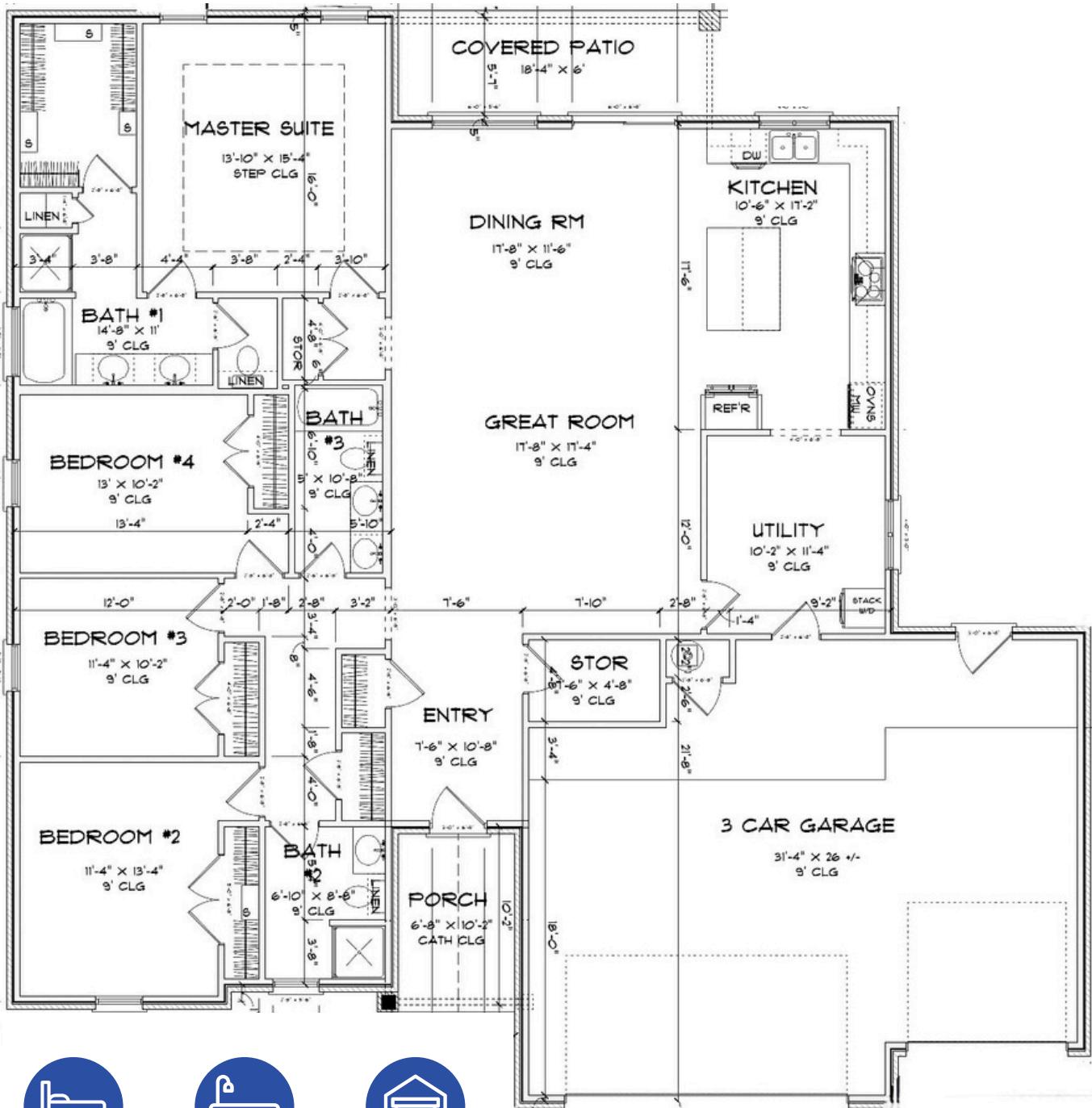
2

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# THE COEN

## 2238 SQ FT



**4**



**3**



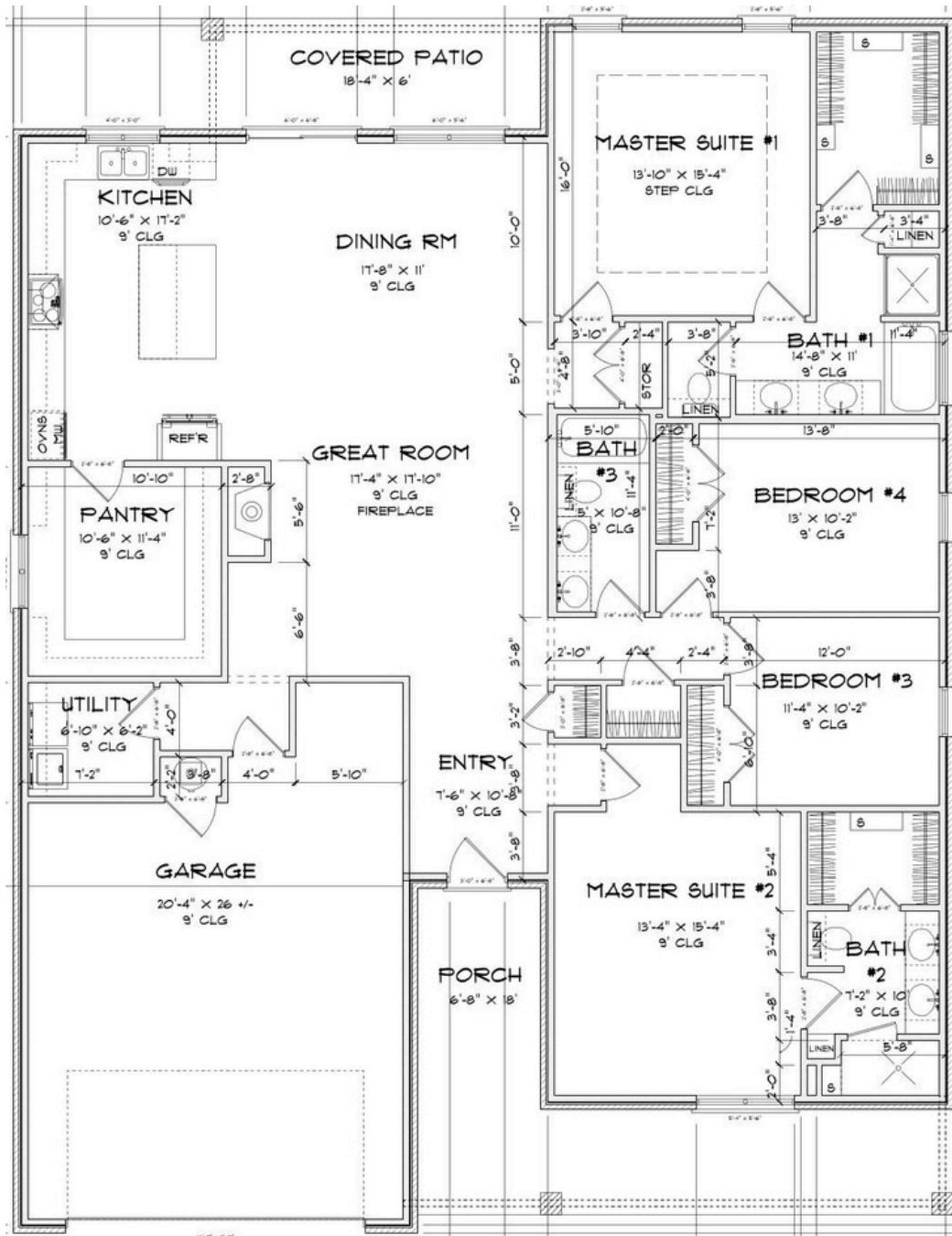
**3**

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**7:12**  
HOMES

# THE CARTER

## 2343 SQ FT



4



3



2

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**7:12**  
HOMES