

HAMPTON HOMES

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HAMPTONHOMESINC.COM

2902 SW SAVONA BLVD. PORT SAINT LUCIE. FL 34953



HOMES STANDARD FEATURES

Impact Resistant Hurricane Glass Windows and Exterior Doors | CBS Construction | Pavers Driveway | Screened Patio | Gutters Throughout | Coffered Ceiling with Crown Molding | 8 Foot Doors | 9.4 Wall Height | 10.5' to 14.5' Ceiling Height in Most Models | 8' Foot Door in Most Models | Shaker Maple Wood Cabinets with Soft Close Drawers and Doors in Kitchen and Bathrooms | Granite & Quartz Countertops | Full Backsplash | Fans and Lights in all Rooms and Patio | Roman Tub and Separate Shower With Dual sink in Master Bath | Frameless Tempered Glass Shower Enclosure and Door in Bathrooms | His & Hers Walk-In Closet | Stainless Steel Energy Star Whirlpool Refrigerator, Stove, Microwave, Garbage Disposal | Dishwasher | Energy Star Qualified Washer and Dryer | Sink and Countertop in Laundry | Large Porcelain Tile Throughout | Carpet in Bedrooms | Finished Attic With Stairs and Lighting | Automatic Garage Door Openers | Mini Blinds on all Windows | A Large Flat Screen TV installed on the living room wall | 1 Year Builder Warranty | 10 Year Service Guaranty for Structural Items.

We Offer These Types Of Loans On Our Homes

No Credit | Bad Credit | Low Credit Score Loans | Seller Financing | FHA & VA Loans | First Time Homebuyer Loans Low Downpayment Loans | Conventional Loans | Construction Loans | Jumbo and Super Jumbo Loans | Hard Money **Self-Employed Stated Income** | **No Income Qualifying Loans** | Foreign National | Bridge Loans | Commercial Loans.

BUYER PAYS ZERO CLOSING COSTS

SELLER PAYS ALL CLOSING COSTS

FREE CREDIT REPAIR

UP to \$5,000 CASH Incentives to Police Officers, Vets, First Responders, Nurses, and Teachers.

UP to \$5,000 CASH Incentives to Cash Buyers.

Promotions can't be combined / certain restrictions may apply

HOME PRICING SHEET

HOMES FOR SALE

www.hamptonhomesinc.com

HOME DESIGN M-METAL ROOF	HOME PRICE WITHOUT LOT	DESCRIPTIONS BED / BATH / GARAGE *POOL* OPTIONAL	AC AREA	TOTAL AREA
Sisley	\$207,900	2 Bed / 2 Bath / 2 Car	1230	1995
Sisley-Metal Roof	\$215,900	2 Bed / 2 Bath/ 2 Car	1230	1995
Tiffany	\$255,900	3 Bed / 2 Bath / 2 Car	1583	2219
Tiffany-Metal Roof	\$262,900	3 Bed / 2 Bath / 2 Car	1583	2219
Chanel	\$280,900	3 Bed /Den/2 Bath/2 Car	1745	2464
Chanel-Metal Roof	\$287,900	3 Bed /Den/2 Bath/ 2Car	1745	2464
Choo	\$299,900	4 Bed / 2 Bath / 2 Car	2023	2788
Choo-Metal Roof	\$307,900	4 Bed / 2 Bath / 2 Car	2023	2788
Chai	\$329,900	4 Bed / 2.5 Bath / 2 Car	2150	2995
Chai-Metal Roof	\$337,900	4 Bed / 2.5 Bath / 2 Car	2150	2995
Scarlett	\$338,900	4 Bed / 3 Bath / 2 Car	2306	3127
Scarlett-Metal Roof	\$347,900	4 Bed / 3 Bath / 2 Car	2306	3127
Imany	\$424,900	5 Bed / 4 Bath / 3 Car	2891	3922
Imany-Metal Roof	\$439,900	5 Bed / 4 Bath / 3 Car	2891	3922
Klein	\$488,900	4 Bed / Den/ 3.5Bath/ 3 Car	2859	3782
Klein-Metal Roof	\$503,900	4 Bed / Den/ 3.5 Bath/ 3 Car	2859	3782
Lily	\$650,900	4 Bed/ Den/ 3Bath/ 3Car/ Pool	3125	4533
Angel	\$895,900	4 Bed/ Den/ 3.5Bath/ 3Car/ Pool	3980	5449

Prices, specifications, terms, conditions, and plan availability are subject to change or revocation without prior notice. The renderings are conceptual only and are not intended to be an exact representation of the plans. If you don't own a lot nor find a suitable lot from our lot list, we will purchase the lot of your choice and simply add the lot cost to the sales price of the model home you choose. This promotion is only applicable to Port Saint Lucie lots. Please note, we may require you to put additional deposit if necessary at our sole discretion for the closing of the lot.

MORTGAGE PAYMENT ESTIMATE

THIS DISPLAY IS STRICTLY FOR ILLUSTRATION PURPOSES

SELLER PAYS ALL CLOSING COSTS

BUYER PAYS *\$0.00* CLOSING COSTS

HOME DESIGN DOWN PAYMENT	TIFFANY Shingle Roof (3.5%)	CHANEL Shingle Roof (3.5%)	CHOO Shingle Roof (3.5%)	SCARLETT Shingle Roof (3.5%)	IMANY Shingle Roof (5%)
Home Sales Price	\$255,900	\$280,900	\$299,900	\$338,900	\$424,900
Lot Cost (EXAMPLE)	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Home Sales Price With Lot	\$295,900	\$320,900	\$339,900	\$378,900	\$464,900
Down Payment Percentage	3.5%	3.5%	3.5%	5%	5%
Down Payment	\$8,957	\$9,832	\$10,497	\$16,945	\$21,245
Loan To Value	96.5%	96.5%	96.5%	95%	95%
Prepays/ Insurance	\$3,839	\$4,214	\$4,499	\$5,084	\$6,374
CLOSING COSTS	\$0	\$0	\$0	\$0	\$0
TOTAL CASH NEEDED	\$12,795	\$14,045	\$14,995	\$22,029	\$27,619
Upfront Mortgage Insurance	\$5,030	\$5,455	\$5,778	\$6,441	\$0
Loan Amount	\$291,974	\$316,524	\$335,182	\$368,396	\$443,655
Payment (Principal & Interest)	\$1,226	\$1,329	\$1,408	\$1,547	\$1,863
Property Taxes	\$444	\$481	\$510	\$568	\$697
Homeowners Insurance	\$61	\$58	\$62	\$70	\$88
PMI	\$207	\$224	\$237	\$261	\$314
Mortgage Payment (Total)	\$1,938	\$2,093	\$2,217	\$2,447	\$2,963
Debt to Income (DTI 38%-48%) Monthly Qualifying Income	\$4,038	\$4,360	\$4,619	\$5,097	\$6,172
Yearly Qualifying Income	\$48,451	\$52,324	\$55,424	\$61,164	\$74,067

Borrower must fully qualify credit wise. Illustrations are based on good credit profile and other estimation. Buyer may occur additional closing costs, lot premium and other costs. Rates; Prices and Terms quoted may not be current or up to date and are subject to change as per market rate without notice. All figures are estimates including the lot cost displayed. This estimate is based on Seller paying most or all closing costs if Buyer uses Seller's in-house mortgage lender.

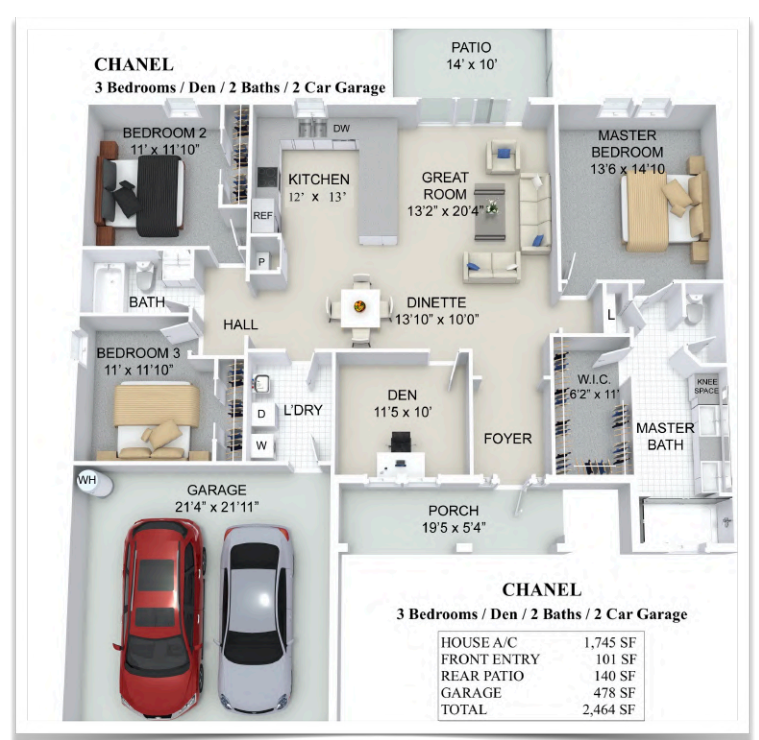
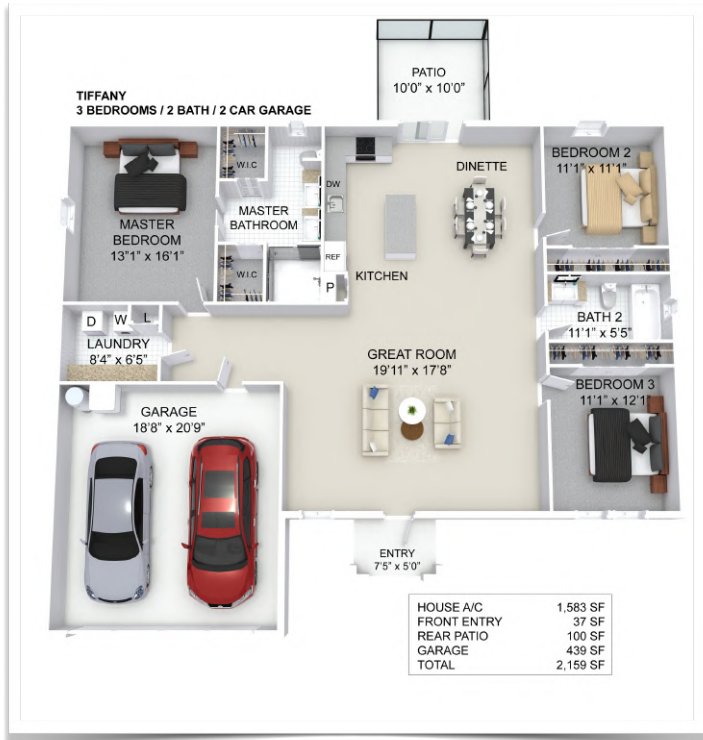
TIFFANY | \$255,900

3 Bed | 2 Bath | 2 Car Garage |
AC Area 1583 | Total Area 2219



CHANEL | \$280,900

3 Bed | Den | 2 Bath | 2 Car Garage
AC Area 1745 | Total Area 2464



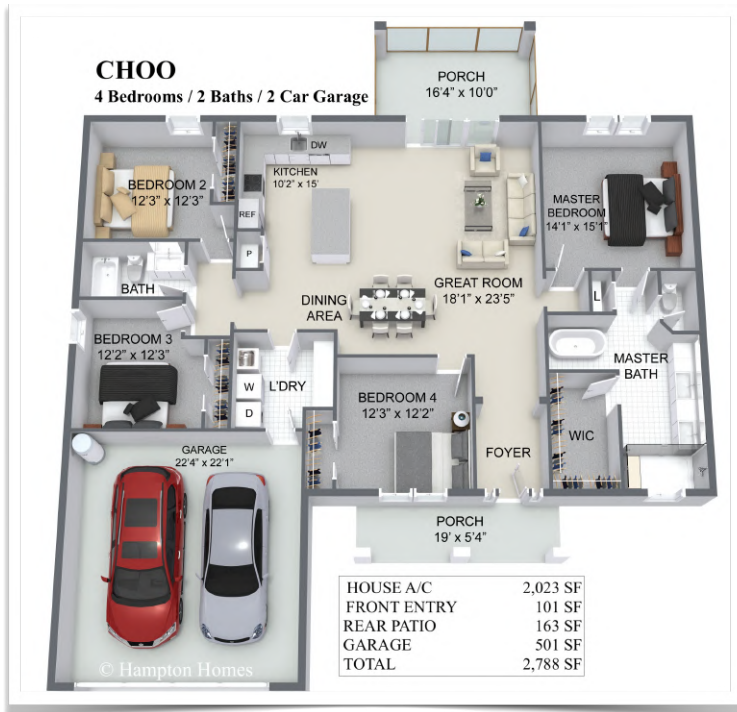
CHOO | \$299,900

4 Bed | 2 Bath | 2 Car Garage
AC Area 2023 | Total Area 2780



SCARLETT | \$338,900

4 Bed | 3 Bath | 2 Car Garage |
AC Area 2306 | Total Area 3127

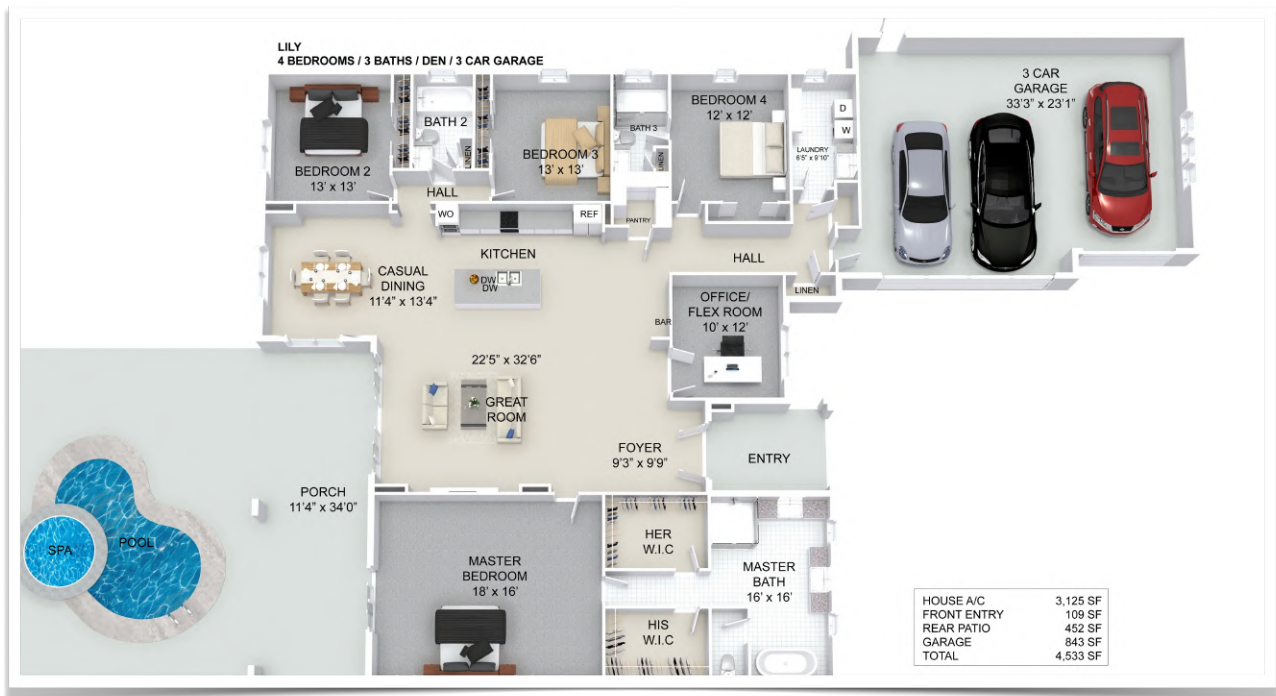


IMANY | \$424,900

5 Bed | 4 Bath | 3 Car Garage
AC Area 2891 | Total Area 3922



LILY | \$650,900
 4 Bed | Den | 3 Bath | 3 Car Garage
 AC Area 3125 | Total Area 4533



BUYING A HAMPTON HOME

10 SIMPLE STEPS

STEP 1. Unless you are paying cash, you would need to get pre-qualified for a mortgage loan through our in-house mortgage lender. If you have been pre-approved for a mortgage loan elsewhere, we'd need the approval letter including the documents you submitted to the lender and credit report for our review.

STEP 2. To obtain a mortgage loan through our lender, we'd need the below information:

- * **\$54 Credit Report Fee (Married Couple) or \$27 (Single or Per Borrower);**
- * **Last two recent paystubs (All Borrowers); or proof of income (SS, Disability, Pension, Alimony etc...)**
- * **Last Two Year Tax Returns and W-2 forms or 1099 (All Borrowers);**
- * **Last Two Year Business Tax Returns if self-employed; and Year To Date P&L and Income Statement**
- * **Your last two (2) months bank statements (Checking, Savings, Brokerage, IRA accounts, and 401K...)**

STEP 3. Reserve Your Home or Lot by completing our Reservation Form. A Reservation Deposit of **\$1000** is required when reserving a home or lot in order for us to take the home or lot off the market and hold the price for 3-5 days; The "Reservation" deposit is refundable and it must be a personal check, cashier's check, bank check or bank wire.

STEP 4. (a) Choose your lot from our Lot List. If you don't find a lot that suits you from our list, we will purchase the lot of your choice and simply add the lot cost to the home sales price. This promotion is only applicable to Port Saint Lucie lots. Please note, we may require you to put additional deposit if necessary at our sole discretion for the closing of the Lot. Hampton Homes has a built-in lot prep cost of \$11,000 in its home pricing. Any excess amount will be added to the sales price of the home. (b) Select one of our floorplans. (Please note that Hampton Homes' lots are constantly changing so lot availability will be updated at the time of purchase).

If we are building on your lot - You must sign our construction contract authorizing us to build on your lot. If we are using our own funds, you must subordinate the lot to us for construction. If you are paying cash, we will give you a draw schedule detailing the payment method for the construction of the home.

STEP 5. Within 3-5 days after reserving the lot or a Hampton home, you will be given a contract appointment to finalize the sale on the home you select.

STEP 6. A deposit of **\$5000** (Plus lot premium and upgrades costs if any) will be required at the time of contract signing in addition to the **\$1000** reservation deposit. Any additional deposit required on the contract will be due according to the contract.

STEP 7. An appraisal and inspection will be completed during the mortgage loan process. You may need to gather and provide us additional documents to get your loan fully approved. At our mortgage company, we can get your loan approved within a week once you submit all requested documents.

STEP 8. If you choose one of our Quick Delivery Homes, your home shall close within 30 days or less.

STEP 9. If you choose a lot for us to build your home on, your home shall be completed within 120 days.

STEP 10. Our customer commitment allows you to buy from us with confidence. We will give you a guaranteed price, upfront, on your home, the best mortgage rate and quick closing so you'll save time and money. In addition all our homes are backed by a builder's warranty.