

Buy Smart. Live Smarter.

Before you buy someone else's problem, consider this...

BRAND NEW

vs.

USED

PEACE OF MIND

- ✓ 1-2-10 Transferable Warranty
- ✓ GREEN – High air quality and *LOWER* environmental risks
- ✓ Safer - We use state of the art building systems and use the latest 2010 Building Codes
- ✓ See the quality behind your walls with our Pre-Drywall Orientation.
- ✓ You will receive a Warranty Deed and Title Insurance to cover you from any future claims of ownership
- ✓ Ease of process – 1 Stop Shop

- ✗ NO Disclosures or implied warranties on short sale and foreclosed homes! You are buying the home "AS-IS"
- ✗ Unknown / undisclosed environmental risks
- ✗ Even a home built in 2009 is out of date and out of code
- ✗ Uncertainty of quality or materials used behind the walls
- ✗ You'll need to purchase extra Title Insurance to cover from past liens, future liens and possible future ownership disputes
- ✗ Delays and Uncertainty – Used homes, short sales and foreclosures can take months without firm commitment of the final outcome.

A NEW HOME IS LESS EXPENSIVE AND A MUCH BETTER VALUE

- ✓ Energy Efficient - Built to the 2010 New Model Energy Code
- ✓ The cost of Homeowner Insurance on a newly built home is typically less than that of used.
- ✓ Lower Taxes – A new home's taxes are assessed on land and initial purchase price

- ✗ Even the OPTIONAL energy codes of 2009 will cost you more money in utilities every month!
- ✗ Typically older homes cost more to insure because they don't come with a warranty, have had wear and tear and have an uncertain history.
- ✗ be paying taxes on a value that is higher than what you paid for the home. Taxes are paid on previous (higher) assessed value¹

IT'S ALL YOU!

- ✓ YOUR CHOICE – your home, your colors, your taste your location
- ✓ Up to date Style and Finishes
- ✓ Minimal maintenance and with the proper maintenance you'll enjoy the optimum useful life from your new home materials and systems.

- ✗ Someone else's house, colors, taste and location
- ✗ Older Style
- ✗ You'll pay MUCH more! A short sale or foreclosed home has generally been neglected by its previous owner. Poor maintenance adds up to hefty replacement costs as systems need replacing much sooner than normal useful life²



1. Existing home tax assessments are based on 3 year arrears average assessment rule, so if the home you are considering was a higher value in the past 3 years, you'll pay higher taxes.

2. See the Life Expectancy of materials in a home and relative costs.

