



GUARANTEED PRICE*

Typically, builders price their homes using "*base price plus lot improvements*". The "*base price*" is the fixed cost component of the home's "bricks and sticks". However, if you're going to build, you need to fully understand the "*plus lot improvements*" portion of that statement.

The term "allowances" is used in construction contracts by builders for certain items in which the final cost cannot be determined up front, such as lot improvements. During construction, any cost overruns on lot improvements are passed along to the customer to be paid.

This is **NOT** the case with Joseph Douglas Homes. Once you select the home design to build, the lot, and options to include, we will carefully calculate the total cost of your new home and give you a "**Guaranteed Price**". In the event extra improvement costs are incurred, such as subsoil problems, they are paid by Joseph Douglas Homes... not by you!

- No Surprises!**
- No Cost Overruns!**
- No Hidden Costs!**
- Fixed Site Improvement Costs!**
- Peace of Mind!**

*Homesites must be inspected and approved by Joseph Douglas Homes.
Other restrictions may apply. See your New Homes Consultant for complete details.

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