



WILLOW

at Rancho Mission Viejo



Inspiration Begins at Home

Nestled amidst Orange County's most beautiful natural scenery in Rancho Mission Viejo is Willow.

This new neighborhood of modern, thoughtfully designed, two-story attached townhomes is surrounded by rolling hills, oak groves, and wide-open preserved spaces. Life feels different here; spending time in nature is good for the soul, with lowered stress and lifted spirits among the many benefits.

And there's nothing more serene and fulfilling than Rancho Mission Viejo's "ranch life" – where you'll enjoy endless open-air perks like trails, parks, community gardens, pools, playgrounds and more. Discover your best life surrounded by nature. **Welcome to Willow.**



PLAN	SQ. FT.	BED
1	910	1
2	1,277	2
3	1,540	3

ELEVATION
(A) Progressive Spanish
(B) Contemporary
(C) Prairie

PHASES
(M) Models
Phase 1
Phase 2
Phase 3
Phase 4
Phase 5
Phase 6
Phase 7
Phase 8
Phase 9
Phase 10
Phase 11
Build Out

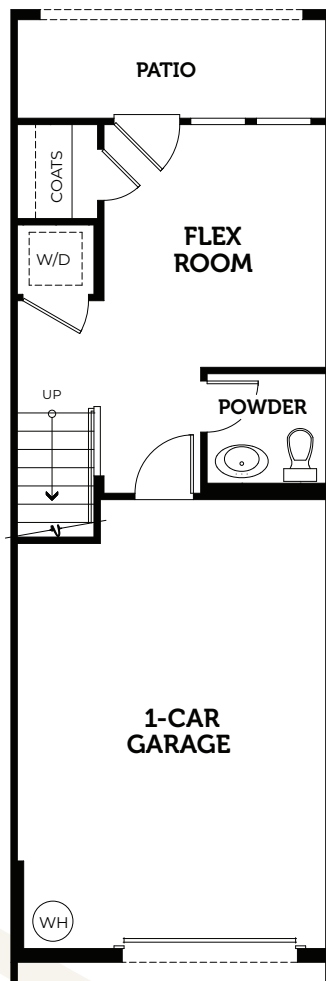


♿ = ADA UNIT
★ = ENHANCED BUILDINGS

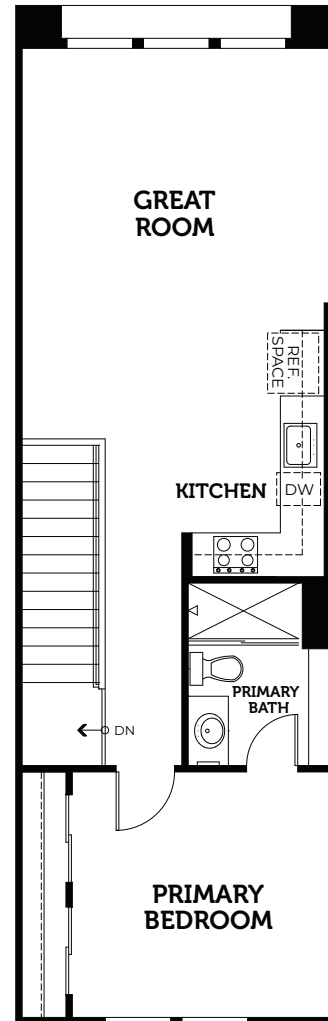


Plan 1

Approx. 910 Sq. Ft. | 1 Bedroom + Flex Room
1.5 Bathrooms | 1-Car Garage



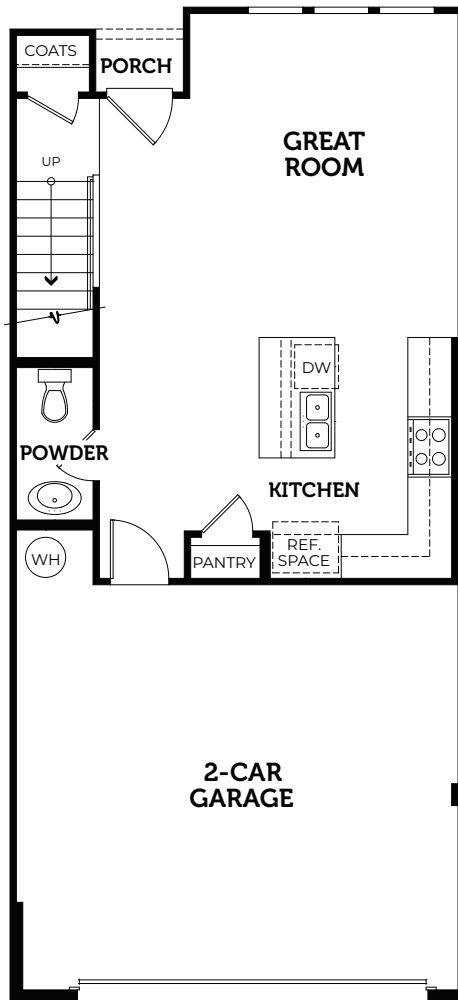
First Floor



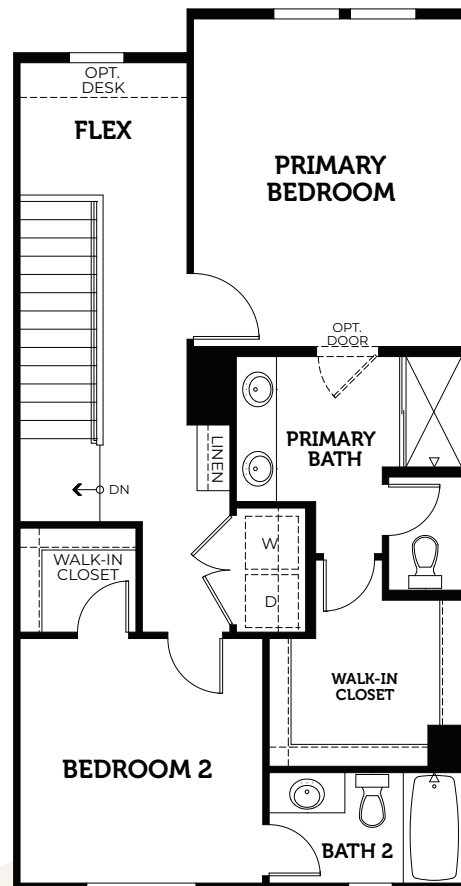
Second Floor

Plan 2

Approx. 1,277 Sq. Ft. | 2 Bedrooms
2.5 Bathrooms | 2-Car Garage



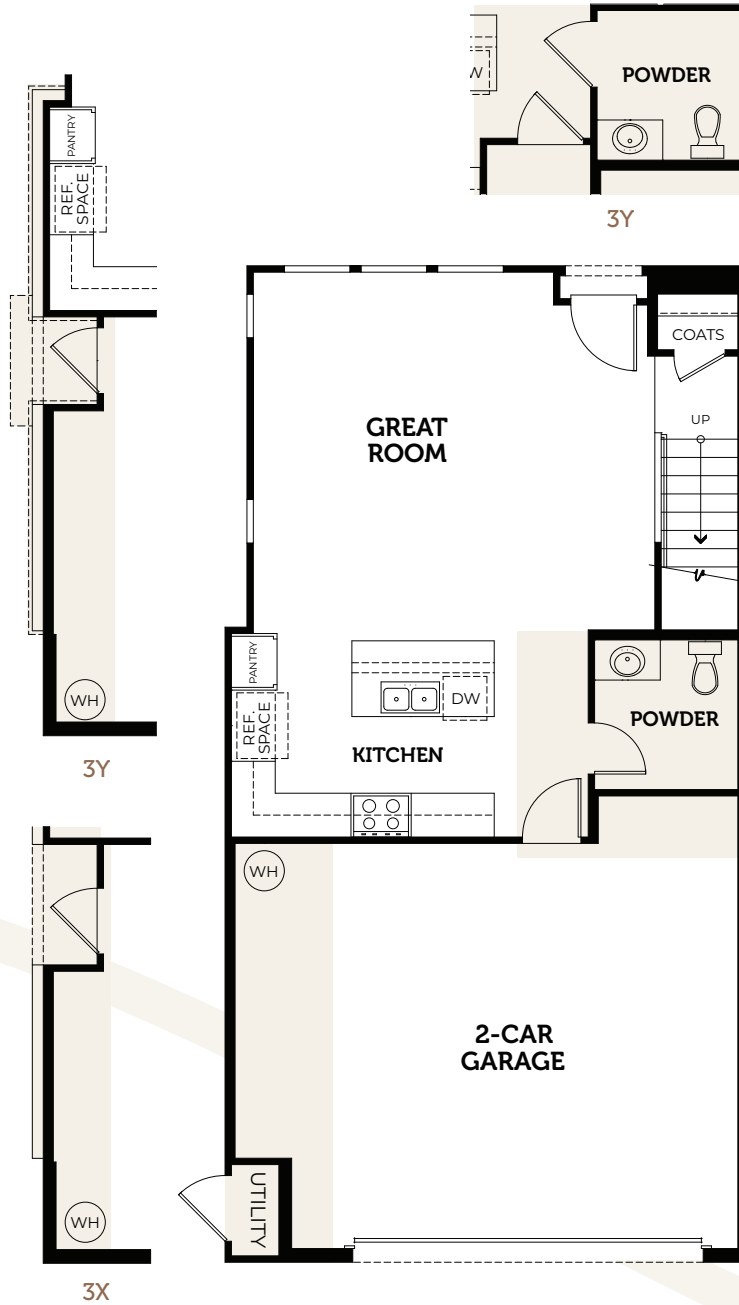
First Floor



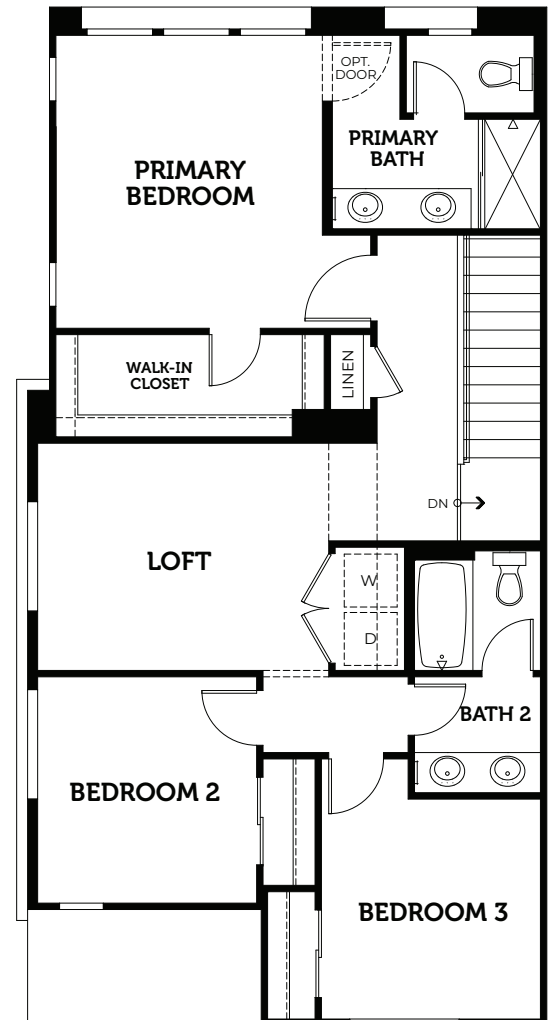
Second Floor

Plan 3

Approx. 1,524 - 1,540 Sq. Ft. | 3 Bedrooms + Loft
2.5 Bathrooms | 2-Car Garage



First Floor



Second Floor

Impressive Interiors

- Welcoming 12" x 12" ceramic tile in choice of three colors at entry
- Full overlay Shaker-style cabinets in white thermofoil with chrome bar handles throughout
- Quality Mohawk® carpet in multiple color choices in living room, bedrooms, flex rooms, loft, stairs, hallways, and closets
- Sherwin-Williams® designer paint throughout

Culinary Retreat

- Premium kitchen appliances:
 - **Plan 1 ONLY:**
 - Frigidaire® 24" Freestanding electric range in stainless steel
 - Frigidaire® 24" microwave in stainless steel
 - Frigidaire® 18" dishwasher in stainless steel
 - **Plan 2, 3, 3X, and 3Y:**
 - Samsung® 30" Freestanding electric range with No Pre-heat Air Fry, Convection, and Self Clean in stainless steel
 - Samsung® 30" microwave in stainless steel
 - Samsung® 30" dishwasher with integrated digital touch controls in stainless steel
- Quartz countertops with full-height backsplash at range and 6" backsplash throughout
- Single bowl stainless steel sink with Moen® faucet in chrome

Welcoming Bathrooms

- Distinctive Kohler® undermount sinks
- Mirror with beveled edges in secondary bathroom and powder
- Moen® faucets and showerhead

Luxurious Primary Suite

- Surface-mounted two-light vanity in primary bathroom
- Enhancing 42" mirror with beveled edges

Additional Included Features

- Robust Wi-Fi homes with eero Wi-Fi booster—two per plan
- Flat-screen TV wiring with recessed electrical outlets in great room and primary bedroom
- Conduit in garage for future electric vehicle charger
- Kwikset® smart lock exterior door hardware with Wi-Fi keypad
- Hybrid water heater with recirculating pump per plan
- Honeywell® Wi-Fi programmable thermostat
- Insulated steel flush-panel garage door with LiftMaster® door opener
- USB receptacle: one in the kitchen and one in the primary bedroom



Rienda at Rancho Mission Viejo



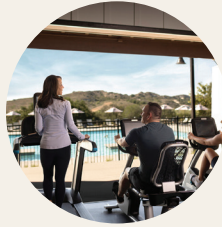
Ranch Camp

Ranch Camp at Rienda brings the community and culture together with a unique collection of recreational amenities and experiences inspired by life on The Ranch and will bring residents experiences and memories for decades to come.



EVENT BARN

The Event Barn hosts all types of resident roundups from line-dancing to family parties.



FITNESS CENTER

This new open-air fitness pavilion offers residents room to breathe and exercise surrounded by scenic vistas. An outdoor movement studio, 4-lane lap pool and state-of-the-art fitness center will offer a world of health.



ANIMAL PASTURE

The animal pasture that adjoins The Heritage House will allow residents to get close to our four-legged ranch residents.



POOLS

The Rancho Cove 20,000 sq. ft. lagoon-style pool offers residents a mecca of water play that includes a swimming pond, wading pool, and cascading stream bed. The Lap Pool nearby allows residents to get those swim strokes in.



TRAILHEAD

The Ranch Camp Trailhead will connect to all of our trails throughout Rancho Mission Viejo and beyond into Ladera Ranch and O'Neill Regional Park. All pathways and trails are pet-friendly and range in difficulty to suit all resident preferences.



EVENT LAWN

An outdoor event lawn and picnic area next to the Event Barn features fun on a larger scale with concerts in the park, movies on the lawn or Friday food trucks.



NATURE CLASSES

The Nature House will bring The Nature Reserve closer to home with interactive classes on our local flora and fauna. Community events will help to educate and inspire new volunteers and stewards on our culture of care.



RANCHO COVE FIREPIT

Within Rancho Cove, a peninsula fire pit offers additional fun under the sun and stars for the entire family.



PET-FRIENDLY

From a trip to South Paw dog park with your four-legged friends, to feeling one-with-nature on the hiking trails, to just walking around the neighborhood, there are many paw-some amenities for you and your fur-babies to enjoy.



RIENDA PLUNGE

Coming soon! Rienda Plunge will feature a pool, spa, event room, BBQ, patio and tot lot.

LEARN MORE ABOUT
RMV AMENITIES



DOWNLOAD THE
RANCH LIFE APP



How many homes will be built?

Willow will consist of 93 2-Story Townhomes with 3 floor plans. This collection of homes will range from approximately 910 to 1,540 square feet.

What are the homeowners' association dues?

All Willow homeowners will be members of a Homeowner's Association (HOA). While the current budget is still under review by the DRE (Department of Real Estate), we anticipate the HOA dues to be approximately \$248/month at the complete buildout of the community; cost center can range between \$470.45 - \$729.50 based on square feet.

All Willow Homeowners will be individually responsible for all services to their residence, including but not limited to: trash, recycling, water/sewer, gas, electric, cable/satellite TV, Internet, telephone, etc.

What is the approximate tax rate for Willow?

The ad valorem tax rate for 2022 - 2023 is approximately 1.01%; in addition, Willow homes are subject to additional special taxes and assessments in the amount of approximately \$5,770 - \$8,000/year at buildout.

Does Willow have a preferred lender? How do I pre-qualify?

Yes. All interested homebuyers are required to obtain pre-qualification approval through one of Willow's preferred lenders – Wells Fargo (Charlie Chu), CMG Home Loans (Nancy Sexton), U.S. Bank (Jason Wiley) or loanDepot (Nina Bobadilla). Buyers who utilize Willow's preferred lender for their loan may receive a credit at closing that can be used toward closing costs and/or optional upgrades. Pre-qualification with Willow's preferred lender is required in order to participate in an upcoming sales release. Purchase priority is based on order of pre-qualification completion.

How much is the initial deposit to purchase a home at Willow?

A deposit equal to 3% of the purchase price is required at the time of purchase.

Are there any additional deposits required?

Yes. Most optional upgrades require an additional deposit. Flooring, cabinets, countertops, electrical, appliances and other optional design center upgrades require a 50% deposit at the time of ordering.

What are the designated neighborhood schools?

Willow's schools are located within the Capistrano Unified School District and are subject to change. Please contact the district office.

**Esencia K8 School
(Grades TK-8)**
5 Aprender Street
Rancho Mission Viejo, CA 92688

**Tesoro High School
(Grades 9-12)**
1 Tesoro Creek Road
Las Flores, CA 92688

TRUMARKHOMES



A PLACE TO
GATHER

A PLACE TO
DREAM

A PLACE TO
CALL HOME

Founded in 1988 by Michael Maples and Gregg Nelson, the **Trumark Group of Companies** is a multidisciplinary real estate developer with expertise in homebuilding, land acquisition, entitlements, master-planned community development, office and retail. Focused on award-winning design and flawless execution, Trumark has entitled over 5,000 residential lots and ranks as one of the top private builders in the nation.

In 2008 Trumark formally launched **Trumark Homes**, a visionary, next-generation homebuilder specializing in new residential development throughout California. With an emphasis on building homes with memorable architecture in thriving locations, the company has been nationally recognized for excellence in design, receiving esteemed awards across multiple new home communities. Innovative, distinctive and true to its vision, **Trumark Homes** adds value with each new home community it creates, offering residents a place together, a place to dream and a place to call home.



charity: water



LIVE WELL

Trumark Homes is dedicated to creating communities that foster an enthusiasm to connect, the strength to aspire and the compassion to give back. And that's why we choose to partner with charity: water, a non-profit organization bringing fresh, clean drinking water to people in developing nations.

Clean water is the most essential resource on the planet, yet for hundreds of millions of the world's population, it is the rarest. After witnessing first hand the immense need for potable water in African villages, Trumark co-founders Michael Maples and Gregg Nelson were determined to do their part to help end the water crisis in the most disadvantaged areas of the world.

Through our partnership with charity: water, Trumark has committed, for approximately every 50 homes we build, to donate a water well that will provide approximately 200 people with access to fresh, clean drinking water. To date, Trumark's contributions have improved the lives of over 7,500 underserved people.

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