



FREQUENTLY ASKED QUESTIONS

HOW MANY HOMES WILL BE BUILT AT LUCA AT AVIANO?

At completion, there will be a total of 194 beautifully designed single-family homes, ranging in size from approximately 1,448 sf to 2,731 Sq. Ft.

HOW DO WE PURCHASE A HOME AT LUCA AT AVIANO?

We will be selling the homes from a Priority List. If you wish to be added to our Priority List, you need to obtain a Pre-Qualification letter from one of our designated lenders, CMG Home Loans or US Bank. Please refer to our Sales Release Procedures for more details.

HOW DO WE CONTACT YOUR PREFERRED LENDER TO GET PRE-QUALIFIED?

All buyers will be required to submit a loan application to one of our designated lenders for pre-qualification:

Josette Alexander | NMLS# 5084334 | CMG Home Loans
Phone: (925) 285-8617 | Email: jalexander@cmghomeloans.com

Laurie O'Callaghan | NMLS # 453816 | US Bank
Phone: (925) 890-9158 | Email: laurie.ocallaghan@usbank.com

Once you are pre-qualified, you will be added to our Priority List and invited to make a reservation on the available home(s) that have been released for sale.

HOW DO WE CONTACT THE SALES OFFICE?

Our Community Sales Manager is available by phone at (925) 332-0588 and by email at luca@denovahomes.com to assist you.

DO WE NEED TO MAKE AN APPOINTMENT TO SEE THE HOMES/HOMESITES?

Yes, please contact our sales team to set up an appointment or to see the model homes and available homes being built.

HOW MUCH IS THE INITIAL DEPOSIT TO PURCHASE A HOME AT LUCA AT AVIANO?

A \$10,000 deposit, made payable to First American Title Company, is required at the time of Reservation, and will be deposited into your escrow account.

WILL WE NEED TO PROVIDE ANY ADDITIONAL DEPOSITS OTHER THAN THE INITIAL \$10,000?

Yes, a 100% deposit will be required for builder options/upgrades, and a 50% deposit will be required for countertops, flooring and window covering selections at our Design Center. All deposit funds will be deposited into your escrow account.

WHAT ARE THE DESIGNATED NEIGHBORHOOD SCHOOLS?

This community is located within the Antioch Unified School District for grades K-12. Lone Tree Elementary School, Diablo Vista Elementary School, Dallas Ranch Middle School and Deer Valley High School are the schools assigned to Luca at Aviano, but attendance is not guaranteed and is subject to change without notice. Please contact the Antioch Unified School District Office, located at 510 G Street, Antioch, CA 94509. For more information call 925-779-7500.

IS THERE A HOMEOWNER'S ASSOCIATION?

Yes, Luca at Aviano is a part of the overall Aviano Owner's Association. As multiple communities will be selling in Aviano a Range of Assessment budget has been reviewed and approved by the Department of Real Estate. Depending on which phase a home closes in, the dues may range anywhere from approximately \$80.50 to \$138.59 per month. At completion of the entire Aviano community, the build out dues are estimated at \$86.56. The Owners Association is responsible for maintenance of community Common Area parcels, including certain walkways, trails, landscaping, monuments, clustered mailboxes and perimeter sound walls along with enforcement of the project Master Declaration of Restrictions (CC&R's).

CAN WE VISIT THE CONSTRUCTION SITE?

For your own safety, the construction site is strictly off limits to the public without a sales representative. Please consult your sales representative for more information on how to schedule a tour. Please be aware that children are not allowed on any construction tour. Appropriate shoes and hard hats are required.

WILL DENOVA HOMES BE COOPERATING WITH REFERRING BROKERS?

Yes, the referral fee will be paid to referring agents at the close of escrow. Registration must be made by the agent/broker personally escorting the prospect/client on their FIRST visit to the community. The prospect/client registration shall remain in effect for a period of ninety (90) days, after which the agent/broker must personally accompany the prospect/client to the community and re-register the prospect/client. Previous registrations: if the prospect/client has previously visited the community individually the agent/broker will not be eligible to receive the referral fee.





SALES RELEASE PROCEDURES

Thank you for your interest in Luca at Aviano in Antioch, CA by DeNova Homes. If you wish to have an opportunity to be among the first to choose from the homes offered for sale, you need to obtain a Pre-Qualification Letter from one of our designated lenders, CMG Home Loans or US Bank.

1. Please contact our designated lender below:

Josette Alexander | NMLS# 5084334 | CMG Home Loans
Phone: (925) 285-8617 | Email: jalexander@cmghomeloans.com

Laurie O'Callaghan | NMLS # 453816 | US Bank
Phone: (925) 890-9158 | Email: laurie.ocallaghan@usbank.com

Our loan representative will contact you to complete the pre-qualification process. Once completed, our sales representative will be provided with a Pre-Qualification Letter.

2. The information on the application will be used to determine the likelihood of your financial ability to purchase. This does not constitute a loan approval. Priority will be given according to the information confirmed by our designated lender.

3. If the information on your application indicates that you are likely to qualify to purchase, your name will be added to our pre-qualified Priority List. If more information is required for us to determine your financial status, your opportunity may be delayed.

4. DeNova Homes began forming the Aviano (Stella/Luca) Priority List on **January 21, 2020**. In order to be placed on the Priority List, you must follow the steps above to obtain a Pre Qualification Letter from one of our designated lenders, CMG Home Loans or US Bank.

5. As homes are released, you will be contacted by our sales team for an opportunity to make a home purchase. If you are able to select a home in a reasonable time, you will be asked to return for a home reservation appointment and to complete the necessary documents.

6. When you make a home selection you will be required to complete our reservation process and submit a \$10,000 deposit. A signing appointment to complete the necessary contract documentation will be assigned when all documentation is available. If you are unable to make your appointment in a reasonable time, we will proceed with the next prospects.

7. The Seller reserves the right to make changes in this procedure at any time without notice. All decisions by the Sales Team are final. The Seller reserves the right to sell certain homes prior to the selection event. We hope that this procedure will make purchasing a new home from us an orderly, fair and pleasant experience for you.

INTEREST LIST NOW FORMING!

Phone: 925-332-0588 | Email: luca@denovahomes.com

