

COPPER RIVER BY TRUMARK HOMES

IS THERE A HOMEOWNER'S ASSOCIATION?

There is no homeowner's association at Copper River. Residents will have access to plenty of parks and trails in the neighborhood.

DOES TRUMARK HOMES HAVE A PREFERRED LENDER?

Yes, ICON lending is our preferred lender. Icon lending is a Broker which allows them to shop loans to find you the best rate available. Other lenders can only offer loans that their company offers. You will also receive a large closing cost credit if you use Trumark's preferred lender. Speak to your sales representative to learn more.

HOW MUCH IS THE INITIAL DEPOSIT TO PURCHASE A HOME?

The initial deposit is 2% of the base price. Please speak with your sales representative for an exact amount.

ARE THERE ANY ADDITIONAL DEPOSITS?

There are no additional deposits for Ariette at Copper River. For Madison at Copper River there is an additional deposit. If you decide to design your own home and your option selections exceed \$20,000, a 50% deposit will be due. Ex: If you spend \$40,000 in options, an additional \$20,000 will be due. There are included options on your home that will not increase your price. All deposits will be applied towards your home purchase when we close. If you end up not needing all the funds you deposit to close on your home, you can speak with the escrow company about cutting you a check to get whatever funds back that you decide not to use once we close.

WHAT IS THE TAX RATE?

Taxes are estimated to range from 1.25%- 1.5% depending on the home size. Please speak with our preferred lender who can provide you with an estimate.

WHAT ARE THE DESIGNATED NEIGHBORHOOD SCHOOLS?

Copper River is part of the #1 school district in the Central Valley, Clovis Unified School District, with award winning schools for all grades. Please check with Clovis Unified School District to find which school your child will go to

IS THERE A CONTINGENCY POLICY AND ARE CONTINGENT SALES ACCEPTED?

Contingent sales are accepted on a case by case basis if you list with our preferred realtor. Speak with your sales representative for more information.

HOW MANY HOMES WILL BE BUILT?

A total of 272 homes will be built. There are 2 collections of homes, The Ariette Series and the Madison Series. Ariette homes are pre-packaged and the Madison collection will be more customizable.

DO I NEED TO HAVE SOLAR?

Yes. Solar systems are required on all new homes in the state of California. The solar system company and size is pre-selected however you can choose if you want to lease or purchase the system. Please speak with your sales representative for more information.

ARE INVESTORS ALLOWED?

Yes. We allow investors to purchase although they account for less than 10% of sales.

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