IS THERE A HOMEOWNER'S ASSOCIATION AT FESTIVAL AT RAINDANCE NATIONAL?
Yes. All Festival at RainDance National homeowners will be members of the homeowner's association (HOA). General HOA dues are currently estimated to be $300.00 per year. There is also a non-potable water fee of $410.00 per year.

RainDance National HOA dues include landscape maintenance of common areas, snow removal, and trash. All RainDance National homeowners will be individually responsible for all services to their residence, including, but not limited landscaping, water/sewer, gas, electric, cable/satellite TV, Internet, telephone, etc.

DOES FESTIVAL AT RAINDANCE NATIONAL HAVE A PREFERRED LENDER?
Yes. All interested homebuyers are required to obtain pre-qualification approval through preferred lender(s) – Tara Doak with Group Mortgage or Justin Ownbey with Guaranteed Rate. Buyers who utilize RainDance National preferred lender(s) for their loan will receive a credit in the amount of $3,500 at closing that can be used toward closing costs.

HOW MUCH IS THE INITIAL DEPOSIT TO PURCHASE A HOME?
A deposit equal to $25,000.00 of the purchase price, made payable to Heritage Title, is required at the time of contract. Initial reservation requires pre-qualification only; wire, personal checks or cashier's checks are acceptable forms of deposit.

ARE THERE ANY ADDITIONAL DEPOSITS?
Yes. Most optional upgrades require an additional deposit. Optional electrical upgrades require a 25% deposit. Flooring, cabinets, countertops, and other optional design center upgrades require a 25% deposit at the time of selections.

WHAT IS THE TAX RATE?
RainDance National's tax rate is approximately .93% of the assessed value, including the metro district.

IS FESTIVAL AT RAINDANCE NATIONAL LOCATED IN A METRO DISTRICT?
Yes, all homes in Festival at RainDance National are located in a Metro District with a Mill Levy of 41.39.

WHAT ARE THE DESIGNATED NEIGHBORHOOD SCHOOLS?
RainDance National schools are located within the Windsor RE-4 School District. Please contact the district office at 970-686-8000 for specific information regarding school boundaries. School assignments, boundaries, capacities, and facilities are subject to change.

IS THERE A CONTINGENCY POLICY AND ARE CONTINGENT SALES ACCEPTED?
Yes, we do accept contingencies, but they are reviewed and accepted on a case-by-case basis. Please contact the on-site managers for additional details at 970-410-1453.

TRUMARKHOMES

Sales@trumarkhomes.com

RAINDANCE SALES GALLERY | 1554 Winter Glow Drive Windsor, CO 80550 | 970.410.1453 | **VIP-RaindanceNational.com**

This is not an offer to sell, but is intended for information only. The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs scheduling and delivery of homes without prior notice. All dimensions and square footages are approximate. Plan and dimensions may contain minor variations from floor to floor. CA DRE license #01877720.