



West Florida Invest Reservation Steps

Thank you for your interest in our West Florida Invest New Construction Properties. As promised, we are notifying those interested parties in our wait list that today we have properties available to sell. We are very happy to be working with Benoit Development Company who is providing high quality, turn key tenant ready, single family homes on scattered lots in the Northport, Port and Cape Coral areas. Please review the information on each as listed in the inventory proforma.

Proforma/INVENTORY LINK : AskDavidNow.com

These properties are being offered on a first come first serve basis. Please email me once you have decided – letting me know which property you prefer. Emails will be time stamped and I will respond to the emails in the order that they are received.

- **The deposit structure is 10% at contract plus 10% of purchase price when the permit is received.**
- **Contract to Close time is currently projected for each property separately as they are in different stages of development.**
- **See Line 40 on the live inventory list for the map link to the property location**
- As soon as we confirm the first request for a property, we will mark it reserved in the public folder and **send you email confirmation of your selection**, with a link to complete the online reservation form.

The ONLINE RESERVATION FORM will prompt you to enter information OR to upload documents.

- Property Address/Model/Upgrades and Price per as listed in the proforma
- Full legal name of all BUYER(s) who will be listed on the TITLE/DEED
 - If Deed/Title is to be in a Trust - ALL Trustees must be listed as Buyers on Contract
 - Email addresses AND Copy(s) of driver's license(s) for all persons on Contract, Trust or Deed/Title
- Loan Pre-Approval Letter or Proof of Funds Must have the name of at least one buyer
- Proof of Funds OR Pre-Approval Letter from Lender and Lender Contact Info (*If you do not have this available please upload a WORD document with your name and the information in the above and note that you will provide pre-approval from "Lender Name" within 2 days.*)
- NOTE: If you will be putting the title in a TRUST we will require the name of the Trust and copy of the Trust Documents. *If you are financing, check with your lender regarding vesting as LLC or Trust. These options may not be available or may require additional consideration*

NEXT STEPS:

Contract Phase:

- Once we receive and confirm your registration form: the developer's Attorney John Sarrett will be contacting you with wiring instructions for your 10% good faith deposit.
- Upon your completion of the wire transfer, you will receive a receipt of your wire transfer deposit and the funds will be held in a trust account for you.
- The attorney will email you the contract for your signature(s) via DocuSign and then it will be signed by the developer.
- An executed copy of the contract will be sent to you and at that point your deposit will be transferred to the developer's fund.
- Once our office receives a copy of the contract Sheena Berry – Director of Operations for our office will be contacting you with any additional required paperwork and information on the 'contract to close' process.

Permitting Phase:

- Permits if not already approved by the county, they are currently in review by the county.
- When permits have been approved and returned to the developer, the lot will be prepped and you will be notified that your second deposit of 10% of the purchase price is due.

Construction Phase:

- Home construction through Certificate of Occupancy is estimated to take 5-8 months. Once the permit has been approved by the county (if not already approved) you will receive an invitation to Builder Trend – a portal for you to log into at any time and see the progress and photos of the construction of the home.
- You will receive approximately 30 days' notice prior to closing so that you may line up your funding and property management, secure your hazard insurance, etc.
- We will be working with you all along the way to get you to closing as smoothly as possible. As always reach out to us with any questions or concerns.