

FAQ'S The Forest

Do I need a construction loan?

No, homes are sold turnkey. Cash, Conventional financing

How much do I need to put down?

The deposit is \$5000.00 unless you do any upgrades, then it is \$5000.00 plus the cost of the upgrades due upfront. All deposits are non-refundable.

How long are build times?

Typically, once ground is broken, 4-6 months.

Can we customize the floorplans?

No, homes are built to spec.

Can we do upgrades?

Yes, please see "upgrade" sheets. All upgrades are non-refundable.

What upgrades can I do?

See "Upgrades" Sheet

Can we make upgrades or changes throughout the build?

No, once the contract is signed. No changes can be made.

Do you have your own contract?

No, we use the standard ME Purchase and Sale agreement under line 25, Please add and list "Floorplans and Home Construction specs"

What if I have a house to sell?

Depending on the stage of the house you would be purchasing. It would be required to list your current home within 14 calendar days of the completion of framing of the new house. Closing on your current home cannot delay the closing of the new house. The house would need to be closed within 15 calendar days of the new house to avoid any penalties. Please see Home Construction Specs for more details.

Can I just buy a lot?

No. Build Packages only.

How much is the association fee and what is covered?

\$170.00 per month. The fee covers road maintenance, plowing/shoveling of the individual driveways, trash, storm water, common space insurance & mowing.

How many units are there?

61

How many are being sold with deed restrictions as “affordable units”

7 units will be deed restrictive. Please reach out to Kate Dibiase @ North Star mortgage to see if you qualify 1-207-450-0440.