Monarch Custom Homes LLC

33130 Magnolia Circle Suite A-6

Magnolia, TX 77354

Phone: (713) 539-6048

Email: fermin@monarchcustomhomesllc.com

Website: www.monarchcustomhomesllc.com

Date: May 20, 2025

TO: [Homeowner Name]

[Property Address]

New Home Warranty Letter

Dear [Homeowner Name],

Congratulations on the purchase of your new home built by Monarch Custom Homes LLC. We are committed to delivering high-quality homes and ensuring your satisfaction for years to come. As required by the Texas Residential Construction Liability Act and the Texas Building and Performance Standards, your home is covered under the following warranty program:

1-Year Workmanship & Materials Warranty

We warrant that for a period of one (1) year from the date of closing, your home will be free from defects in workmanship and materials. This includes finishes, paint, cabinetry, trim, flooring, and other cosmetic items.

2-Year Systems Warranty

For a period of two (2) years, we warrant that the following mechanical systems will be free from defects in installation and performance:

- Electrical systems
- Plumbing systems
- HVAC systems

These systems must be maintained according to manufacturer instructions to remain under warranty.

10-Year Structural Warranty

We warrant that for a period of ten (10) years, your home will be free from major structural defects including:

- Foundation systems and footings
- Load-bearing walls and beams
- Roof framing systems
- Other major components defined by Texas standards

Warranty Limitations and Exclusions

This warranty does not cover:

- Damage from misuse, neglect, or lack of maintenance
- Normal wear and tear after the first year
- Acts of God (storms, floods, etc.)

- Alterations or repairs by unauthorized parties

Submitting Warranty Claims

To submit a claim, email fermin@monarchcustomhomesllc.com or mail the address above with a description of the issue, photos if possible, and your contact details. We will respond within the time required by Texas law.

Thank you for choosing Monarch Custom Homes LLC.

Sincerely,

Fermin Garcia

President

Monarch Custom Homes LLC

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Fermin Garcia, President

Monarch Custom Homes LLC

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Homeowner Signature