

Simplicity by Hayden Homes takes pride in making the building process simple. In turn, we created an exclusive service known as the Turn-Key Solution which greatly reduces our homeowner's responsibilities associated with building on-your-land. When you choose the Turn-Key Solution, Simplicity assumes responsibility to manage, coordinate, and schedule numerous customer-related tasks throughout the building experience. Below is an overview of items included in the Turn-Key Solution.

FEATURES



	Simplicity Signature Series	Select	Wise as Size Homes	Multifamily Series	Non-Turnkey Home Build
INSURANCE					
• Builders Risk & Course of Construction Coverage	✓	✓	✓	✓	X
• Additional General Liability Coverage	X	X	X	X	X
PERMITTING					
• Submittable set of home plans	✓	✓	✓	✓	✓
• Submittable homesite plan	✓	✓	✓	✓	X
• Complete permit packet	✓	✓	✓	✓	X
• Submit permit packet to the local jurisdiction*	✓	✓	✓	✓	X
• Facilitate the complex permitting process	✓	✓	✓	✓	X
• Payment of permit fees	X	X	X	X	X
• Payment of state sales tax	X	X	X	X	X
• Well or septic system permitting process	X	X	X	X	X
HOMESITE PREPARATION AND EXCAVATION					
• Foundation excavation and backfill	✓	✓	✓	✓	X
• A total of 150' of trenching and backfill is included for utilities	✓	✓	✓	✓	X
• Exterior flatwork prep	✓	✓	✓	✓	X
• Garage slab prep	✓	✓	✓	✓	X
• Final grading around the foundation with on-site materials	✓	✓	✓	✓	X
• On-site port-a-potty	✓	✓	✓	✓	X
• Import or export of materials	\$	\$	\$	\$	X
• Sloped lot excavation	\$	\$	\$	\$	X
• Removal of trees or vegetation	\$	\$	\$	\$	X
• Rock hammer	\$	\$	\$	\$	X
• Rain drains and footing drains	\$	\$	\$	\$	X
• Rock under foundation	\$	\$	\$	\$	X
• Landscape preparation and installation	\$	\$	\$	\$	X
• Existing structure removal	X	X	X	X	X
UTILITIES					
• Physical connection to existing, on-site, functional, utility sources within 50 ft. of home	✓	✓	✓	✓	X
• Payment of monthly utility expense's during construction	✓	✓	✓	✓	X
• Installation of non-existent utility sources	X	X	X	X	X
• Connection fees or meter fees	X	X	X	X	X

✓ = Inclusive \$ = Optional for an additional price X = Homeowner responsibility

CONTINUED

FEATURES



	Simplicity Signature Series	Select	Wise Size Homes	Multifamily Series	Non-Turnkey Home Build
CONCRETE FLATWORK					
• 2 car garage driveway (20' x 20')	✓	✓	\$	✓	X
• 3rd car garage driveway (12' x 20')	\$	✓	\$	X	X
• Walkway from the front porch to driveway	✓	✓	\$	✓	X
• 8' x 8' back patio	✓	✓	✓	✓	X
• City sidewalk or approach	\$	\$	\$	\$	X
• Additional concrete	\$	\$	\$	\$	X
POWER					
• Underground: temporary and permanent service	✓	✓	✓	✓	X
• Overhead: temporary and permanent service	\$	\$	\$	\$	X
• Wire from existing power pedestal to home or riser pole	\$	\$	\$	\$	X
• Wire to well or septic system	\$	\$	\$	\$	X
WATER					
• Piping and physical connection	✓	✓	✓	✓	X
• Temporary spigot	✓	✓	✓	✓	X
• Meter installation	X	X	X	X	X
• Well: permitting, wiring, installation or operability	X	X	X	X	X
CITY SEWER OR SEPTIC SYSTEM					
• Physical connection to sewer or on-site standard septic system	✓	✓	✓	✓	X
• Septic System: permitting, wiring, installation or operability	X	X	X	X	X
• Existing Septic System: feasibility, evaluation or approval	X	X	X	X	X
GAS					
• Natural gas: trenching and backfill within 50 ft. of home*	✓	✓	✓	✓	X
• Propane Tank: payment and facilitation of installation	X	X	X	X	X
INTANGIBLES PERTAINING TO HOMESITE DEVELOPMENT SCOPES OF WORK					
• Hire and manage reputable site development contractors	✓	✓	✓	✓	X
• Oversee quality and cost control throughout the site development scopes of work	✓	✓	✓	✓	X
• Maintaining schedules with robust IT systems and internal processes	✓	✓	✓	✓	X
• Leveraging long standing relationships with local jurisdictions & utility companies	✓	✓	✓	✓	X
• Collaborate with your lender during the construction loan approval process	✓	✓	✓	✓	X