

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



| FEATURES  | SIMPLICITY SIGNATURE SERIES | SIMPLICITY SELECT | WISE AS SIZE HOMES | SIMPLICITY MULTIFAMILY SERIES | NON-TURNKEY HOME BUILD |
|---|-----------------------------|-------------------|--------------------|-------------------------------|------------------------|
| <b>INSURANCE</b>  |                             |                   |                    |                               |                        |
| • Builders Risk & Course of Construction Coverage   | ✓                           | ✓                 | ✓                  | ✓                             | X                      |
| • Additional General Liability Coverage   | X                           | X                 | X                  | X                             | X                      |
| <b>PERMITTING</b>   |                             |                   |                    |                               |                        |
| • Submittable set of home plans   | ✓                           | ✓                 | ✓                  | ✓                             | ✓                      |
| • Submittable homesite plan   | ✓                           | ✓                 | ✓                  | ✓                             | ✓                      |
| • Complete permit packet  | ✓                           | ✓                 | ✓                  | ✓                             | ✓                      |
| • Submit permit packet to the local jurisdiction*   | ✓                           | ✓                 | ✓                  | ✓                             | ✓                      |
| • Facilitate the complex permitting process   | ✓                           | ✓                 | ✓                  | ✓                             | ✓                      |
| • 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                      |
| <b>HOMESITE PREPARATION AND EXCAVATION</b>  |                             |                   |                    |                               |                        |
| • 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                      |
| <b>UTILITIES</b>  |                             |                   |                    |                               |                        |
| • 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 |
|---|-----------------------------|--------|-----------------|--------------------|------------------------|
| <b>CONCRETE FLATWORK</b>  |                             |        |                 |                    |                        |
| • 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                      |
| <b>POWER</b>  |                             |        |                 |                    |                        |
| • 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                      |
| <b>WATER</b>  |                             |        |                 |                    |                        |
| • 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                      |
| <b>CITY SEWER OR SEPTIC SYSTEM</b>  |                             |        |                 |                    |                        |
| • 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                      |
| <b>GAS</b>  |                             |        |                 |                    |                        |
| • Natural gas: trenching and backfill within 50 ft. of home*                          | ✓                           | ✓      | ✓               | ✓                  | X                      |
| • Propane Tank: payment and facilitation of installation                              | X                           | X      | X               | X                  | X                      |
| <b>INTANGIBLES PERTAINING TO HOMESITE DEVELOPMENT SCOPES OF WORK</b>                  |                             |        |                 |                    |                        |
| • 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                      |