

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



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	✓	✓	✓	✓	✓
• 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
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

CONTINUED

FEATURES

CONCRETE FLATWORK

- 2 car garage driveway (20' x 20')
- 3rd car garage driveway (12' x 20')
- Walkway from the front porch to driveway
- 8' x 8' back patio
- City sidewalk or approach
- Additional concrete
- Front porch slab

✓	✓	\$	✓	X
\$	✓	\$	X	X
✓	✓	\$	✓	X
✓	✓	✓	✓	✓
\$	\$	\$	\$	X
\$	\$	\$	\$	X
✓	✓	✓	✓	✓

POWER

- Underground: temporary and permanent service
- Overhead: temporary and permanent service
- Wire from existing power pedestal to home or riser pole
- Wire to well or septic system

✓	✓	✓	✓	X
\$	\$	\$	\$	X
\$	\$	\$	\$	X
\$	\$	\$	\$	X

WATER

- Piping and physical connection
- Temporary spigot
- Meter installation
- Well: permitting, wiring, installation or operability

✓	✓	✓	✓	X
✓	✓	✓	✓	X
X	X	X	X	X
X	X	X	X	X

CITY SEWER OR SEPTIC SYSTEM

- Physical connection to sewer or on-site standard septic system
- Septic System: permitting, wiring, installation or operability
- Existing Septic System: feasibility, evaluation or approval

✓	✓	✓	✓	X
X	X	X	X	X
X	X	X	X	X

GAS

- Natural gas: trenching and backfill within 50 ft. of home*
- Propane Tank: payment and facilitation of installation

✓	✓	✓	✓	X
X	X	X	X	X

INTANGIBLES PERTAINING TO HOMESITE DEVELOPMENT SCOPES OF WORK

- Hire and manage reputable site development contractors
- Oversee quality and cost control throughout the site development scopes of work
- Maintaining schedules with robust IT systems and internal processes
- Leveraging long standing relationships with local jurisdictions & utility companies
- Collaborate with your lender during the construction loan approval process

✓	✓	✓	✓	X
✓	✓	✓	✓	X
✓	✓	✓	✓	X
✓	✓	✓	✓	X
✓	✓	✓	✓	X