

Frequently Asked Questions

1. What is Edward Andrews Homes' history in homebuilding?

With a leadership team spanning more than 100 combined years of experience in the homebuilding and land development industries, the deep roots of Edward Andrews Homes' beginnings took shape through a singular desire to deliver premier, state-of-the-art, award-winning homes and neighborhoods. Guided by smart building principles and a mission to keep the customer at the center of the process, Edward Andrews Homes has opened more than 10 communities since 2007 – offering customizable plans and unique designs that ultimately bring to fruition the perfect combination of the individual homeowner's persona and the practicality of today's lifestyle needs.

2. What communities in the Atlanta area were built by Edward Andrews Homes?

At Edward Andrews Homes, we build more than just houses. We create communities for our homeowners who celebrate their style through innovative, quality homes designed and built for the way they want to live. Edward Andrews Homes has built homes in the following 11 communities as of April 2014: Bridleton, Greystone Manor, Hampton Oaks, Hawthorne at Lost Mountain, Hillside Trace, Lake Haven of Crabapple, Mabry Manor, Marseille, Millstone at Little River, Seven Hills and Stonemill Creek.

3. Are there additional locations where Edward Andrews Homes is currently building?

Yes. We currently have more than 20 communities in various stages of land planning and preparation, with the goal for these developments to open in 2015 and beyond. These communities are located in Cherokee, Cobb, Forsyth, Fulton, Gwinnett and Paulding counties and will feature neighborhoods designed for homes from the \$300s to over \$1 million.

4. Why choose Edward Andrews Homes?

The process of building a home is an exciting and rewarding experience — especially when you're working with seasoned experts every step of the way. Our process allows you all the options and control of creating a custom home without the hassle and uncertainty of doing it alone. From the moment you decide to make Edward Andrews your homebuilding partner to move-in day and beyond, you'll receive the tools, support and ongoing guidance you need to feel informed, confident and excited about your future home.

5. Has Edward Andrews Homes won awards or received accreditation in building practices?

Edward Andrews Homes is accredited by the Certified Professional Homebuilders Association and has won awards locally and regionally since its inception, most recently a Gold OBIE and two Silver OBIEs at the November 2013 Greater Atlanta Homebuilders Association Awards program.

6. What resources are available to verify the credibility and professionalism of Edward Andrews Homes?

Edward Andrews Homes is a member of the Greater Atlanta Homebuilders Association, Guild Quality, the National Association of Homebuilders, and the Urban Land Institute. Additionally, our hundreds of happy homeowners serve as a testament to our credibility as land and homebuilding experts as well as the unparalleled commitment, dedication and professionalism our team provides to each of our customers.

7. When considering building a new home, what should be researched and understood?

Your home is, amongst 80 percent of Americans, your biggest financial commitment. It provides the foundation for your family's future. It should be your haven, your respite and your cornerstone. It should portray the components of your personality that are uniquely you. Trusting a builder with these factors requires research, diligence, belief and fortitude. You want to know that your builder is as committed to your dream as you are – and that you can stake your future in their capabilities. We believe you will choose us and our team of land development and homebuilding experts, but before you do, we recommend the following:

- Research the homebuilder's certifications
- Check industry credibility and what others are saying about them online
- Talk with mortgage brokers about builders when preparing your financing options

8. I know what kinds of features and general style I want. How does this get turned into a plan?

Our team of agents, builders and designers partner with homebuyers – encouraging them to discover features and details that match their tastes and distinct lifestyle choices. These experts can offer you an unrivaled level of personalization. They'll help your vision come to life. Instead of being overwhelmed with options, you'll feel empowered and excited.

9. Do I need an agent to purchase an Edward Andrews Home?

No. All of our communities have sales representatives who are credentialed realtors and work one-on-one with our homebuyers. However, we also love working with agents and treat their clients as our own when one of our homebuyers chooses to hire an outside real estate agent. In either scenario, we provide the utmost respect and attention – serving as a partner throughout the entire process.

10. What are the price ranges of the homes available for purchase through Edward Andrews Homes communities?

We offer homes that fit a variety of personal lifestyle needs and budgets. Our homes range from the \$300s to over \$1 million. This varies based on location, land value, size of the home, and design finishes.

11. What should I consider when choosing an area or community?

At Edward Andrews Homes, we recommend considering all aspects of your family's day-to-day lives such as commute, cost of living, school districts, and shopping and recreation. You can always rest assured that our team of land and development professionals has designed communities in premier locations with the best schools and local amenities. This means exceptional quality of life as well as quality of home. We are creating communities and enriching lifestyles – for you.

12. Will the neighborhoods allow for both custom and builder inventory housing options within every Edward Andrews Homes community?

Yes. There are two ways to find your Edward Andrews home: build your home from the ground up with our design experts supporting you at every step; or buy a completed home that was carefully created by our expert designers.

13. What are the size options for lots and homes available for purchase through Edward Andrews Homes communities?

Lot sizes range from one-third of an acre to more than three acres, and home size options are typically from 2,400-4,500 square feet, depending on any custom floorplan changes an owner chooses to make.

14. May I buy a lot now and build a home in the future?

Lots that are currently available are for immediate build-out. However, with more than 20 communities in the land planning and development infrastructure phase, new lot opportunities are coming available daily. Edward Andrews Homes has an aggressive land acquisition strategy and will be ready with the right lot at the right time for your homebuilding dream.

15. How do we work together during the construction phase? Will I be updated along the way?

Your team of sales consultants, project managers and design experts is ready to support you through every step. They'll align their schedules to ensure that you are always at the center of the process. From ground breaking to move-in day, you'll be involved in the process of building your new home. Regular communications with your project team about milestones and next steps keep the process innovative and rewarding as your vision becomes a reality.

16. Are there architectural guidelines and standards that will be used for all homes, regardless of price-point?

Yes. We have declarant rights in all of our communities, meaning all of our homes adhere to their neighborhood's architectural guidelines. By staying attuned to their streetscapes and never cutting corners, we keep a high architectural standard.

17. How long will it take to build my home?

With each home designed uniquely to convey your persona and style, design elements and personal features, the home building process can range from five to nine months depending on the level of customization.

18. What if I make a change in the middle of the project?

Our process involves working closely with every homebuyer. We understand that changes may occur, so we strive to make the modification as easy as possible for all parties involved. Depending on where we are in the building process, change fees may apply. However, because of our proprietary process, you'll be at the center along every step of the way, so this is rare.

19. What is your warranty?

With new homes, confidence is built in, because all-new means all-covered under warranty. Your warranty guarantees that your Edward Andrews home continues to reflect our high standards. And yours. We provide 24/7 coverage through ProHome to respond to any urgent warranty situations. We're always ready to answer any questions you may have. And we're more than happy to send a qualified customer service representative to your home to review any concerns and determine whether or not they are covered by the ProHome National Warranty guidelines. If so, we will arrange for repair or replacement. We commit to being your home ownership partner well beyond the sale.

20. How will I receive a copy of my closing documents?

New homeowners will receive all of their lender and attorney documents together at the closing appointment, along with warranty info and their brand new keys. The agent coordinates this meeting.

