

YOUR NEW HOME BUILDER QUALITY ASSURED



The

JM ALLEN NEW CONSTRUCTION PROCESS



When you choose to build with JM Allen Homes, you can be confident that you are getting the same quality, dedication, and service that we deliver to every client.

Whether you are building your first home or your forever home, you can be sure that JM Allen Homes will be with you at every step along the way.

JM Allen Homes is a family owned and operated business that wants to extend our family's core values into our business practices.

We strive to treat our clients with honesty, respect, and maintain trust throughout the building process. JM Allen Homes is the parent company of two other companies, JM Allen Construction, Inc and Allen & Griffis Construction, LLC that are set up and service different areas of South Georgia.

This is a guide through our New Construction Process. We are honored and excited for the opportunity to earn your business.

Our CONSTRUCTION PROCESS

1

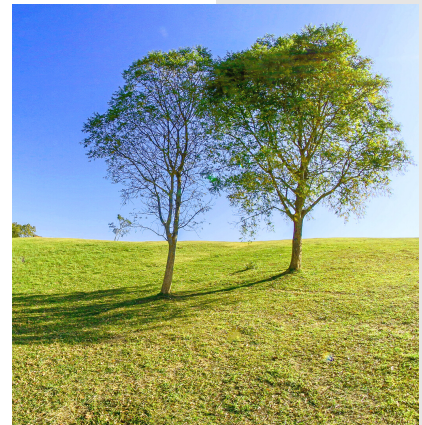
Develop a Budget

Once you have a plan that fits your needs, it's time to create a budget. We know every dollar counts, which is why our knowledgeable sales team will work with you to help create a home you love, within your budget. You will need to be preapproved with a lender or bank to proceed with building your dream home. We work with great local lenders/banks and have a list of preferred lenders that we can share with you.

There are three main components that affect the budget during the home building process:

1. Land: The price of the property.
2. House: The cost to build your home from the ground up to your liking.
3. Land Improvements: preparing your land for building including lot clearing, wells, septic, etc.

At JM Allen Homes, we try to get all the details up front, so there are no surprises along the way with pricing. Once you've been preapproved with a lender, picked your lot and your plans, and consulted with our sales team and contractors, we will provide you with a price to build your home.



2

Location - Choose your land/lot

Decide where you want to build your home. Location is step number 1 in the process! If you are looking for land and need assistance, we have a sales team that can help you in the home search.

3

Do your Homework/ Pick a Floorplan

Feel free to browse our website: jmallenhomes.com to look at our floorplans. You can also order a plan offline, or meet with an architect for a custom plan. We can build any plan! Also, chat with your family and friends and make a list of what is important to you in YOUR home. We need to know what your must haves are!

Set up some time to walk some of our available inventory homes to get a feel of our finished product and get inspired. Reach out to our sales consultants. We can help answer any questions, including providing pricing for any of our home plans. If you're unable to meet in person, we can also schedule a virtual appointment.





4

Contract

After preapproval, finalizing plans, location, and pricing, it's time to sign a contract. Here's where you'll review and approve drawings and begin planning for construction, schedule your design appointment and get ready for the fun to begin. But don't get too excited just yet! After the contract is signed, the builder will begin submitting documents to the banks and permitting offices for construction loans and permits. This can take several weeks to complete.



5

Design Appointment

Once you're officially under contract, we will schedule a preconstruction meeting and design appointment. You will sit down with our contractors, superintendents, agents and design consultant to review all plans and specifications. This is where we will make notes on your plans and pick out the design selections for your home. Come prepared! Our consultant will email you the Selections Catalog ahead of time, so that you have some time to look through and prepare. It's a lengthy appointment, typically 2-3 hours.



6

Preparing the Lot/Land

Before construction can begin on your home, there are a few necessary items that need to be completed. Some sites require clearing or grading before anything can happen. Soil tests, surveying and plot plans, as well as permits are just a few of the things that need to be addressed before construction begins. Our experienced team members will provide you with the information needed to understand the entire process and each phase of construction.



7

Construction

Once everything is prepared, it's time to break ground! Once construction begins, you will remain in the loop through your agent and/or our team. While you may not always see activity at your home site, you can be sure that there is always something being worked on in the overall build of your home. Below is a basic outline showing the order of progress for building your new home.

- Foundation
- Framing
- Rough Plumbing, Electrical, Heating, and Cooling
- Insulation and Drywall
- Finish Carpentry, Painting, and Staining
- Flooring/Finishing Touches
- Final Inspections

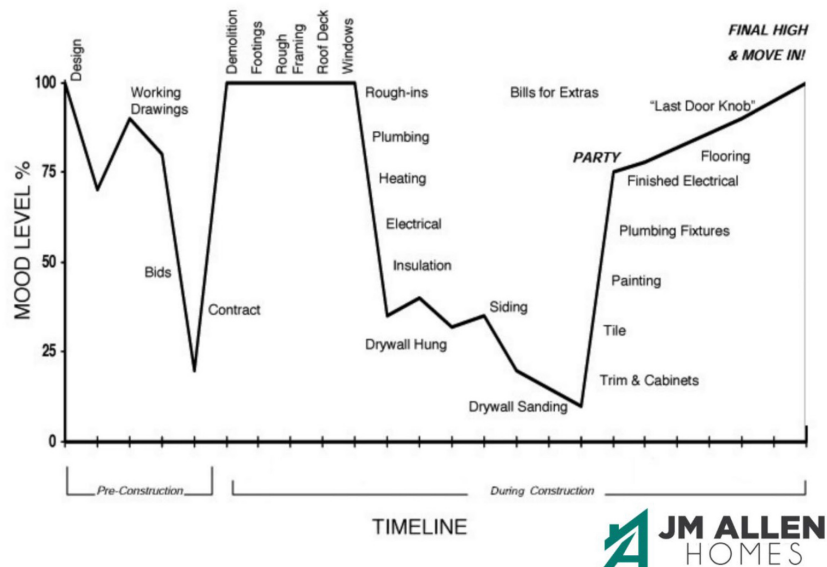
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HOMEOWNER'S EMOTIONAL ROLLER COASTER

The customer is at the heart of everything we do,
and we have the data to prove it

Expect a wide variety of emotions throughout the building process. The process is exciting, but it can also be overwhelming and frustrating at times. For example, we may encounter weather delays, material delays, or materials may become unavailable during the building timeframe. We will try our best to keep you informed along the way. We have been building beautiful homes for 18 years, we have encountered a variety of experiences and storms. Trust the process. Here is an accurate chart of expectations that we like to share with our clients...

The Homeowner's Emotional Roller Coaster



Our PROCESS

Walk-Throughs, Closing, & Move-Ins

You have the opportunity during the building process to schedule walk throughs of your home. Please schedule with your agent and they will coordinate with our building team. When construction is completed, we will walk you through your new home and identify and complete any punch list items at least 3 days prior to closing. When closing day finally arrives, the papers will be signed, and the keys will be handed over. We can't wait to welcome you, HOME!



Warranty

Just because we're finished building your home does not mean you are on your own. Each JM Allen Home is provided with one year builder warranty, and the builder provides you with the American Structural Preferred Warranty at no cost to you! We provide you with a closing folder with all warranty information and emergency contacts in case you need us in a pinch.

We want to extend a huge Thank You! from our family to yours. We appreciate the opportunity to work with you.

FROM OUR FAMILY TO YOURS,

Welcome Home!

Scan to watch!



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