

# Features & Options



In this section, we'll cover everything you need to know about selecting the different features and options to tailor your new home to fit your tastes and lifestyle. This section also explains in detail how you will be selecting your features and options through T.W. Lewis' unique "Release System."

T.W. Lewis' Release System was designed with the homebuyer in mind. The Release System breaks down all of your home selections into three phases or "releases." Rather than making all of your selections at the beginning of the construction process, these "releases" allow you ample time to consider each selection while construction of your home moves forward.

## FYI:

You will select all of your home's features and options using T.W. Lewis' unique Release System. Your Release deadlines are determined by the date you signed your Purchase Agreement and are provided to you by your Sales Associate. If you do not know your Release deadlines or have any questions about them, please contact your Sales Associate.

Because of our Release System, T.W. Lewis is able to offer a wider and deeper range of selections to buyers. So, whether this is your first new home or your tenth, you will find there are many things to consider. The first step in the process is to understand at what point in the process you will need to select your features and options and how those choices affect the construction of your new home.

## *Benefits of the T.W. Lewis Release System*

Instead of asking you to make all the personalization choices for your new home in a very short amount of time, T.W. Lewis streamlines the process and gives you the time needed to personalize your new home to your taste and needs.

## *Release System Overview*

At the time you signed your Purchase Agreement, you were provided your Release deadlines for each Release. These deadlines are central to our Release System operating smoothly and can be found in your Purchase Agreement. Please make a note of these important dates. These dates are when your selections must be finalized, so it's never too early to start thinking about your schedule.

Your Sales Associate should have provided you with your Standard Option Sheets at the time of contract. You will make your Release 1 selections at the Sales Office. Then, on your first appointment at the Design Center, your Design Consultant will provide you with current Standard Option Sheets for the second and third releases, which will list the standard and optional choices for the different parts of your new home. As you make your choices, current pricing will apply.

### *Milestone*

#### IMPORTANT DATES

1st Release — due 15 days after your  
Purchase Agreement

2nd Release — due 85 days after  
your Purchase  
Agreement

3rd Release — due 130 days after  
your Purchase  
Agreement

## *Initial Selections*

At the time of contract signing, you'll be asked to make the following selections, because they have an impact on the choices available to buyers on adjacent lots:

### **F Y I :**

The features and options of your new home are listed on your "Standard Option Sheets" and are specific to your new home's floor plan and community.

Sometimes we need to make changes to the Standard Options that are listed. When you get ready to make your Release 2 and 3 selections, your Design Consultant will make sure you have updated Standard Option Sheets for your home.

- Floor plan
- Lot number
- Elevation
- Exterior color package
- Garage orientation (left or right)

Subsequent choices to personalize your new home are made under the T.W. Lewis "Release System."

## *Release 1: Structural Selections*

As soon as possible after you sign your Purchase Agreement, you should work with your Sales Associate to complete your Release 1 selections. These selections will be finalized on or before 15 days from the date of your Purchase Agreement.

Many of the choices you make in Release 1 directly affect the structure of the home, so your Release 1 choices need to be finalized before we can begin the construction process.

### **Release 1 selections include:**

- Foundation and rear patio slab
- Under slab electrical
- Under slab plumbing
- Framing-related issues
- Window choices
- Fireplace face
- Master tub and shower configuration
- Other structural options

## *Milestone*

### **RELEASE 1**

- Due within 15 calendar days after you sign your Purchase Agreement.
- Your Release 1 deadline is provided in the Release Acknowledgement of your Purchase Agreement.
- Your Sales Associate will provide you with your Standard Option Sheets.
- Includes mostly structural selections.
- Submit to your Sales Associate.
- Required before the process of construction of your new home can begin.

## Release 2: Personalizing Your Home

Release 2 selections will be made through your Design Consultant, and must be submitted within 85 days of your Purchase Agreement.

Even though 85 days sounds like a long time to consider your Release 2 selections, we encourage you to get started as soon as you can after completing your Release 1 selections. Submitting Release 2 choices early won't necessarily speed up the construction process, but it will help streamline the effort and minimize the chance of delays. Also, it is a good idea to get everything finalized well before your Release 2 deadline, as there will be no chance for changes after you sign off.

Your Release 2 selections represent the largest number of choices you will make. You'll have many more options to consider in Release 2 than either Releases 1 or 3, so you'll need to set aside more time to plan, either on your own or with your Design Consultant.

*Please keep in mind that a deposit (usually around 10%) on specific selections or upgrades will be due at the time both Release 2 and 3 selections are submitted. These include flooring, tile, cabinet upgrades, security, electronics, closet upgrades, pools, landscaping and window treatments.*

### The selections you'll need to make for Release 2 include:

- Electrical and lighting
- Electronics and audio systems
- Security systems
- Cabinetry
- Countertops
- Ceramic tile
- Flooring
- Entry door
- Sinks and plumbing fixtures
- Bath accessories
- Appliances
- Interior paint
- All other selections not included in Release 3 (described on following pages)

## Milestone

### RELEASE 2

- Due within 85 days of the date of your Purchase Agreement.
- Your Sales Associate will provide you with Standard Option Sheets.
- Includes mostly options for personalizing your home's interior.
- Plan on 2 to 4 appointments at the Design Center to review choices and finalize selections.

## *Release 3: The Finishing Touches*

Release 3 selections will also be made through your Design Consultant and must be finalized within 130 days of your Purchase Agreement. This deadline was also provided to you in your Release Acknowledgement of your Purchase Agreement.

As with the Release 2 choices, we encourage you to start planning your Release 3 selections as early as possible.

### **The choices for Release 3 include:**

- Front yard landscaping
- Swimming pools and spas
- Exterior concrete—drives, patios, walkways
- Window coverings

Although the quantity of choices in Release 3 is not as extensive as the other stages, the types of products under consideration require some significant planning and professional assistance. For example, there are many different options to consider when choosing your swimming pool, including the size, shape, surface and decking. You may also want to add a spa or water feature.

Similarly, front yard landscaping choices can involve many different variations, such as grass versus desert landscaping, ground cover, plant selections, etc.

It should also be noted that rear yard landscaping is not offered through T.W. Lewis.

*continued ...*

## *Milestone* **RELEASE 3**

- Due within 130 days of the date of your Purchase Agreement.
- Includes mostly options for personalizing your home's exterior environment.
- Plan on at least 3 appointments at the Design Center to review choices and finalize selections. Additional appointments may be needed depending on your needs.
- Submit to your Design Consultant.

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## *Release 3: The Finishing Touches (cont.)*

Your Design Consultant will help you facilitate meetings with specialists that represent our Preferred Partners for landscaping and pools. These specialists will learn more about your needs and wants in your initial appointments, and then make recommendations based on that information in subsequent meetings.

### **F Y I**

Here's another good reason to submit Release 3 choices as early as possible:

Installation of some Release 3 products—such as pools and landscaping—can be somewhat noisy and result in dusty or muddy conditions around your home. Getting an early start on Release 3 selections will help speed up the process and reduce the possibility of inconveniences after you move in.

In Release 3 you'll be working directly with our Preferred Partner specialists and your T.W. Lewis Design Consultant. An open line of communication with your Design Consultant is important in Release 3 to ensure your selections are properly compiled and finalized by your deadline.

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## *Non-Standard Requests*

At T.W Lewis, we pride ourselves on offering a wide array of features and floor plan options, such as basements, casitas, garage extensions, and so on. There are times, however, when a customer requests changes to a home that are not included in our Standard Options. These requests fall into the “Non-Standard” category.

We try to be flexible with Non-Standard Requests, but the reality is that Non-Standard changes can create problems or delays in construction. We'll usually consider a few requests for each home, but we reserve the right to deny any Non-Standard Request. We will normally not be able to accept non-standard requests on the following:

- Changes that require special re-submittal and city approval of plans.
- Changes that affect the structure or footprint of the home.
- Changes that would delay construction of the home.
- Changes that impact the exterior appearance of the home.
- Changes that would create warranty problems.
- Changes that would require relocation of utility or mechanical systems.
- Changes that are determined to be too complex or require excessive follow-up.
- Changes that involve work that is less than 14 days away from commencing.
- Flooring deletions or “all carpet” homes.

## *Non-Standard Requests* (cont.)

If you choose to submit a Non-Standard Request, the procedure is as follows:

- 1) Submit the Non-Standard Request to the appropriate team member. Requests involving Release 1 topics should be given to your Sales Associate, those involving Release 2 or 3 topics should be given to your Design Consultant.
- 2) Your Sales Associate or Design Consultant will submit your Request to our Purchasing Department. The Request will be reviewed and either denied or approved with an assigned price, usually within 48 hours.
- 3) The Request will be returned from our Purchasing Department to the appropriate team member, who will notify you of the outcome.
- 4) If you choose to move forward with an approved Request, the additional cost for the change must be paid for in full at the time you accept the change.

### SOME KEY POINTS ABOUT NON-STANDARD REQUESTS:

- 1) Requests must be submitted, approved and accepted prior to the appropriate Release deadline for the change.
- 2) If approved, Non-Standard Options must be paid for in full at the time of acceptance by the buyer.
- 3) We reserve the right to approve or deny any Non-Standard Request.

