

# AFFINITY

by V A N T E M

## Affinity by Vantem Home Buying Guide

Everything you need to know about purchasing an Affinity by Vantem home!

### Step 1

#### Can you Build this and How Much Will it Cost?

Vantem Lakeland works with local independent builders who have been approved to build our modular homes in a specific region. If you need a builder for your area, your Vantem Lakeland sales person will provide a list of authorized builders. The authorized builder will work through preliminary budgets with you and discuss the process. With Affinity by Vantem, you get the home you want! We don't just build houses; we build YOUR home.



### Step 2

#### Financing

If Financing is needed, Vantem Lakeland customers can choose a local financing source, or the authorized builder can recommend a bank that is familiar with the Affinity home buying process.



### Step 3

#### Design Development

You can start with an Affinity by Vantem model home design. Your builder will then work with you to customize the design to fit your needs. We also have a library of Affinity homes previously built not listed on our website.



### Step 4

#### Finalizing Your Order

Once you have completed the conceptual design, the authorized builder will order the house from Vantem Lakeland. The builder will sign a purchase agreement with Vantem Lakeland and send in a deposit for the home. Remember, Vantem Lakeland solely works with our authorized licensed builders. The Vantem Lakeland engineering department will complete the plans necessary for the building permits while you are finalizing your color selections with your builder. Items such as countertops, kitchen and bathroom fixtures, cabinet colors, flooring and shingle colors (if included) will be selected at this time. The plan approvals (Sealed Prints) process can take from 8-12 weeks to complete, depending on the complexity of your plans and the state in which you are building.



### Step 5

#### Building Your New Home in the Factory

Once your builder has completed the building permit process, the foundation can be started, and your home is put into production. The actual build time in the factory for your home is about 4 weeks. The current status of our backlog determines when your home is scheduled for production.



### Step 6

#### The House Delivery and Set

The modules that make up your new home are carefully delivered to your site in preparation for the actual setting of the home on the foundation. Each module is lifted into place with a crane and secured to the foundation. Most sets are completed in one day, so you can expect that at the end of the day, your home is set, secured, and weather tight on the foundation.



### Step 7

#### On Site Finishes

Now that your new modular home is set, the builder starts on the completion process. Electrical, plumbing, and heating connections are completed. Exterior siding gets completed along with porches, decks, patios, walkways, and garages. Some minor interior carpentry and drywall are completed prior to the installation of floor coverings. Some items purchased with your home are installed on site. Your builder, along with sub-contractors of their choice, includes them in the completion of the home at this time.



### Step 8

#### The Final Step

Now that your home is complete, it is ready for a final inspection by the local Building Department. They ensure that the home is compliant with all the State and Local Building Codes and Practices. Once the inspections are complete, a Certificate of Occupancy gets issued and you can now move into your new Affinity by Vantem home!

