

### HOMES OFFERED AND PRICING

At the release to be held on June 24, 2017, five (5) single-family detached homes will be released for sale.

These homes constitute “the Phase 1 release.”

HOMESITE	FLOOR PLAN	APPROXIMATE SQ. FT.	PRICE
16	PLAN 2C	2,264 SQ. FT.	\$982,900
17	PLAN 3B	2,506 SQ. FT.	\$1,006,900
18	PLAN 4C	2,726 SQ. FT.	\$1,025,900
19	PLAN 4A	2,720 SQ. FT.	\$1,035,900
20	PLAN 3C	2,454 SQ. FT.	\$1,036,900

### BELMONT PHASE 1 RELEASE LOCATION

The Belmont sales office is located at 5002 Brook Valley Loop, San Jose, CA 95136. It is located directly across the street from the Dolce Hayes Mansion, on Edenvale. The sales office will be open Thursday to Sunday, 10am to 5pm and Monday 2pm to 5pm beginning Saturday, June 17. We are closed on Tuesday & Wednesday.

### WHEN

The Phase 1 release for priority list interested buyers will be held on Saturday, June 24, 2017 at 11am. Doors to the sales office will open at 10am.

### HOW

The Phase 1 priority list will be generated between the dates of Saturday, June 17, 2017 and Friday, June 23, 2017 based on the date and time when an interested buyer provided (via fax to **Kathy Marusic**) Ponderosa Homes with a pre-qualification letter from one of our designated lenders.

### THE DESIGNATED LENDERS FOR BELMONT ARE AS FOLLOWS

**Omni Mortgage** | 55 Civic Center Dr., Campbell, CA 95008

Charlene Low | Senior Residential Analyst | Email: [loan101@gmail.com](mailto:loan101@gmail.com) | Phone: (925) 224-8700

MLO Number: 238378 | Toll Free: (800) 719-9898 | Toll Free Fax: (888) 402-6669

[www.loan101.com](http://www.loan101.com)

**Bank of America Home Loans** | 1331 N. California Boulevard, Walnut Creek, CA 94596-4534

Don Hinton | Senior Wealth Management Lending Officer | NMLS ID: 455106

Email: [don.hinton@bankofamerica.com](mailto:don.hinton@bankofamerica.com) | Mobile: (925) 639-6508 | Fax: (877) 850-4457

[www.mortgage.bankofamerica.com/72432](http://www.mortgage.bankofamerica.com/72432)

The pre-qualification letter **must be faxed to the Community Sales Manager, Kathy Marusic at (925) 226-7116**. After you have faxed the letter, please call Kathy at (925) 200-4146 and leave her a voicemail to let her know that you have sent in your pre-qualification letter. It is the potential buyer’s responsibility to make sure that Kathy has received the pre-qualification letter. **She will add you to the priority list based upon the date and time your pre-qualification letter was received.**

Kathy Marusic, Community Sales Manager | CalBRE Lic. #01245697 | [KMarusic@PonderosaHomes.com](mailto:KMarusic@PonderosaHomes.com) | 925.200.4146



### RELEASE DAY – BELMONT PHASE 1

On Saturday, June 24, 2017 at 11am, the Community Sales Manager will announce the first priority list name to select his/her home. The interested buyer must be present at the time his or her name is called and must provide proof of identity. If the interested buyer is not present or fails to respond, the interested buyer will be immediately disqualified from this release and be placed at the end of the Phase 1 priority list, and the name of the next interested buyer on the priority list will be announced.

The first interested buyer on the priority list who is present will have his or her choice of all homes being offered during the release. The next interested buyer whose name is called will have his or her choice of all remaining homes in the release. Names in order from the priority list will continue to be read until all homes in the release have been selected and the interested buyers whose names were called have made earnest money deposits on the homes they selected. Each buyer whose name is announced must choose a home within five (5) minutes of the time his or her name is announced and make a \$25,000 earnest money deposit on the home selected. Checks should be made payable to First American Title Company (with the name of the community, "Belmont", and the homesite selected, noted on the bottom of the check), and such checks must be either a cashier's or certified check or a personal check drawn on the buyer's personal bank account (no corporate or third-party checks will be accepted).

If a priority list buyer whose name is announced fails to select a home and make a \$25,000 deposit within the five-minute time frame, his or her name will be disqualified or placed at the end of the Phase 1 priority list for this release (at the discretion of the Community Sales Manager). The priority list will be used for the release of Phase 1 homes ONLY and will not be carried over for future sales releases.

Once all homes in the release have been selected using the above procedures, the Community Sales Manager for Belmont will call the next five (5) names in order from the priority list. Each interested buyer whose name is called during this process must be present and announce themselves to the Ponderosa Homes Community Sales Manager. Each interested buyer selected will be a "back-up buyer" in the order in which his or her name was selected.

Appointments for the execution of the Ponderosa Homes II, Inc. Purchase Agreement and Deposit Receipt ("Purchase Agreement") for all priority list buyers who make the earnest money deposit will be scheduled between 10am on Sunday, June 25, 2017 and 5pm on Sunday, July 2, 2017. Purchase Agreement execution appointments will take place at the Belmont Sales Office, unless otherwise notified.

### FINANCING

A buyer is not required to use Ponderosa Homes II, Inc. designated lenders Omni Mortgage or Bank of America Home Loans to finance the purchase of the home. A buyer may purchase with all cash or use any lender of the buyer's choice to finance the purchase of the property. Financing information is provided for informational purposes only and is not a commitment to lend.

Any homes that are not reserved with a deposit check by 1pm on June 24, 2017 may be offered for sale immediately to the general public on a first-come, first-served basis. Any reserved homes that are not under contract by Sunday, July 2, 2017 after all "back-up buyers" have been contacted, will be offered for sale to the general public on a first-come, first-served basis.

Kathy Marusic, Community Sales Manager | CalBRE Lic. #01245697 | [KMarusic@PonderosaHomes.com](mailto:KMarusic@PonderosaHomes.com) | 925.200.4146

### OTHER IMPORTANT INFORMATION

No contingent sales will be considered or accepted during the priority list release. If any homes are offered to the general public on a first-come, first-served basis pursuant to the preceding paragraph, contingent sales may be considered at the discretion of the seller.

An interested buyer may not purchase more than one home at the release. An interested buyer may not be in contract on another Ponderosa Homes II, Inc. home at any Ponderosa Homes II, Inc. community while under contract for a home at the Belmont community.

Prices, terms and availability are subject to change without prior notice.

By participating in the release, each interested buyer acknowledges and agrees that Ponderosa Homes II, Inc. shall be the sole decision maker for any disputes arising out of the release process, and the decision of Ponderosa Homes II, Inc. shall be final.

Ponderosa Homes II, Inc. Broker Referral Program rules apply. Broker/agent must accompany client on their first visit to the Ponderosa Homes II, Inc. Belmont sales office and client must not have previously registered on the Ponderosa Homes II, Inc. website or called the Ponderosa Homes II, Inc. corporate or sales office prior to the broker/agent introducing and registering their client in person. Broker/agent must hold a valid California real estate license as of the date of registration and buyer close of escrow. Broker referral is a flat fee of \$15,000 for "Belmont."

### FOR MORE INFORMATION

Contact Kathy Marusic at (925) 200-4146, CalBRE lic. #01245697 or

Denise Mazzulla at (925) 460-8900, CalBRE lic. #01407714

Ponderosa Homes II, Inc., CalBRE lic. #01257567, is the listing brokerage firm

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