



Building With Starwood

A COMPLETE GUIDE TO BUILDING
YOUR CUSTOM DREAM HOME WITH
STARWOOD CUSTOM HOMES

TURN YOUR
DREAM HOME
INTO A REALITY
WITH STARWOOD
CUSTOM HOMES.



STARWOOD CUSTOM HOMES • STARWOODCUSTOM.COM • 480-888-1907

ROC #287252



Introduction

Building a custom home is, quite literally, making a dream come true. The benefit of custom home building is that you have the opportunity to design and select nearly every single element that encompasses your home. You'll be able to perfect every detail to ensure your home fits your lifestyle and meets all your needs.

With Starwood, you can turn your dream home into a reality! Whether it's a man cave, a craft room, built-in bunk beds for the kids, a chef's kitchen with a breakfast nook, or a hidden door leading to your state-of-the-art shooting range — if you can dream it, we can build it. Bringing your ideas to life takes time, organization, and commitment. But with the right experts by your side (that's us!), the homebuilding process is fun, simple, and enjoyable. Everyone's experience will be unique, and some steps will take longer than others, but the essential road map is the same.

In this guide, we'll walk you through step by step, so you'll know how it all works before you begin. Understanding what to expect from your Starwood experience will go a long way toward helping you feel confident as you embark on this adventure. With Starwood Custom Homes by your side, you can relax and enjoy the creative process as we turn your dream home into a reality.

Our Mission & Values

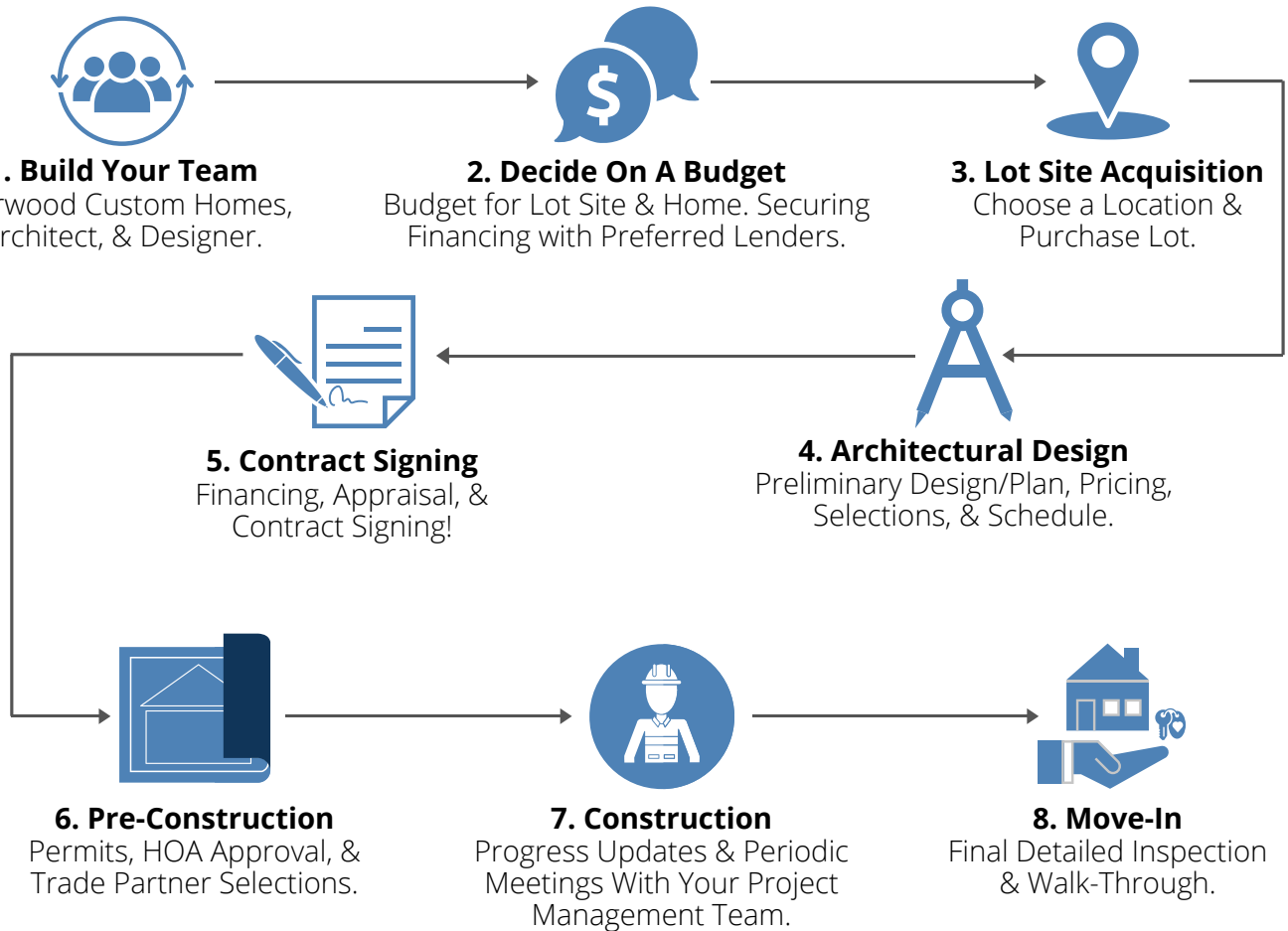
Our mission is to help our clients design, build, and live their dream.

We do things differently here at Starwood Custom Homes. We provide a personalized, unmatched client experience, coupled with the highest quality of craftsmanship. Each custom-built Starwood home reflects the lifestyle, personal design choices, and dreams of its owners. You should expect the very best for your dream home. Explore our past work and get inspired. Just imagine what we could build for you!

You should expect the very best for your dream home. We certainly do.



The Starwood Custom Home Building Process





Building Your Dream Team

Building a custom home requires the right team. Your core team will be made up of the architect and builder. If you plan on using an interior designer, he or she will also be a part of your core team. It's very important to select your core team before you start designing.

Builder

As your builder, our top priority during the vision and design phase is to make sure your budget is taken into consideration. This will ensure the architect's or interior designers' ideas still allow the proper budget to finish out structural materials appropriately for the design and budget of your home. We'll provide pricing and cost to you along the way. As your architect and/or interior designer present ideas or visions, we will give a price associated with each idea.

Architect

The top priority for architects is designing your elevations, space layout, and the floor plan of your new home. They make sure to maximize elevation looks and floor plan layout, based on your budget. We find that most often, the best referral sources typically come from your builder or your designer. If you would like help putting together a list of potential architects to meet and interview, we're happy to assist you with this.

Interior Designer

The top priority for interior designers is your finishing materials, the flow of the house, furniture placements, and finishing details. They will want to maximize the finishing interior details based on your budget. The right designer can provide a variety of services including product research and selection, decorating inspiration, spatial planning, color selections, lighting designs, and so much more!



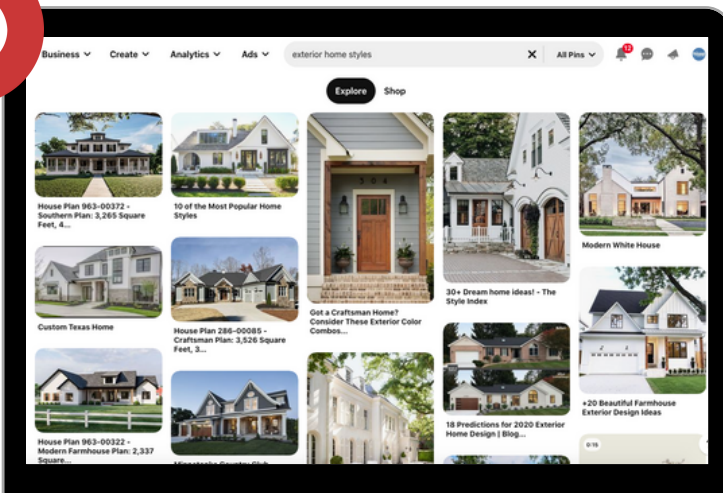
Budget & Financing

Now's the time to consult with your accountant, lender or bank, regarding the financial feasibility of your custom home, and to put a budget together.

A design you love is of little use if it doesn't fit your budget. Sharing a realistic budget with your architect and builder is very important when moving into the next phases. We will work with you and your architect to help make sure your budget is accounted for in the design, and still be able to spec out proper materials, allowances, and trades for your new home.

Get Inspired

Write down your budget and a list of key points of your wants and needs for your new home. Browse Houzz and Pinterest and save ideas that you find inspiring. Organizing these items will help you streamline your vision.





Choosing & Purchasing Your Lot

One of the first items to tackle before you can build your home is to decide where you'd like to build it. Consider bringing your builder on board before you buy your lot. Our team will make sure all of these factors are taken into consideration to make sure that your lot will suit your wants, needs, and lifestyle. Things to consider as you view potential lots:

Location & Neighborhood

- Where would you like to live?
- Do you need to consider school districts?
- What will your work commute look like?
- Do you prefer a gated community or a secluded hideaway?
- Does your neighborhood have a Home Owners Association?

Lot Size

- What size is the lot?
- Will there be enough room for everything you need?
- Your Home, Front/Back Yard Space, RV Garage, or guest House?

Lot Cost

- What's your budget for the lot?
- What are the property tax rates?

Desired Lot Features

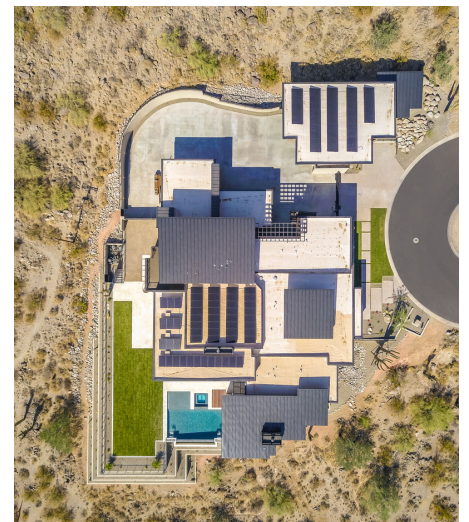
- What does your dream home setting look like?
- Do you want to be surrounded by mountains?
- Do you want to be tucked away in a cul-de-sac?

Typography, Geology, Soil Conditions, and Vegetation

- Is your lot site on a steep or hillside?
- Will any trees or debris need to be removed?
- Is the lot located in a floodplain?
- Is the stormwater detention & drainage happening on or offsite?

Factors That Can Affect The Timeline, Cost, & Design

- Lot Shape
- Zoning
- Easements
- Building Restrictions
- Neighborhood Design Guidelines
- Utility Set-Up For Water, Electric, Sewer/Septic





Architectural Design

Architectural Design

Now that you have your site, budget, and team in place, you are ready to move full speed ahead with the most creative and exciting parts of the custom home building process: the architectural design of your Starwood dream home.

Our best advice is to not rush the design process – taking the time and effort to get it right from the beginning will avoid countless headaches down the road.

Architectural Design Phase Breakdown

Preliminary Design

You'll work closely with your architect to put together a preliminary design for your custom home. This generally consists of a rough floor plan and elevation sketch that will take into account everything you want from a home. Including the size of the home, the layout of each space's desired aesthetic, and any other details that will ensure the home fit your family's wants, needs, and lifestyle.

Preliminary Estimate

Our team will review your preliminary design to make sure it aligns closely with your desired budget. If there are any gaps between the cost of the home design and the budget you've set, we'll be able to catch it early on. It's easier to make adjustments at this stage and will be less expensive than they will if these adjustments are made farther down the line. Once we complete your preliminary estimate, this will serve as a guide for the remainder of the architectural design phase.

Final Plans & Engineering

During this stage, we will collaborate closely with you and your architect to fine-tune all of the details and begin to finalize your home plans.

WE WILL HELP GUIDE YOU EVERY STEP OF THE WAY

During the design phase, we will keep you informed of costs, options, features, and approximate total build costs, before moving to the final working drawings.



Pre-Construction

Now that you have your dream team assembled, a finalized budget, and final working drawings for your new home, it is time for final contract pricing. We will do complete takeoff plans, showing you all options and features, that are included in your new home. These drawings will include structural material selections, finishing material selections, and any allowance options for items that are not selected at this time. These working takeoffs sometimes have more detail and more pages than your actual architectural drawings.

Financing, Approvals, & Permits

Our responsibility as your builder will be to send all necessary documentation to your financial institution with the executed contract for bank construction funding. During this time, we will also handle all of the paperwork and red tape before we break ground.

Approve Key Trade Partners & Finalize Project Schedule

We'll begin to gather the best trade partners and construction team for the job. During this time, we'll be sourcing, vetting, and paying the experts who will be working on every single aspect of your project. Starwood has been working with many of the valley's finest subcontractors for many years. Every trade partner and subcontractor who joins the Starwood network has proven themselves reliable and valuable.

Now we can begin to finalize your timeline, giving you a projected move-in date.

HOA Approval & Building Permits

Typical HOA Approval Process

- Submit floor plan & elevation to obtain preliminary HOA approval
- Complete a full color board final plan to HOA for full approval
- HOA final modifications as required. Resubmit for final approval
- Full approval typically within 30 days of the final submittal

Submitting a Building Permit

- Architectural plans, topo survey, & soils report
- Structural Engineer calculations and details
- Grading and drainage plan from civil engineer

WE WILL HELP GUIDE YOU EVERY STEP OF THE WAY

If you are building in a community or neighborhood with a Homeowner's Association, we'll manage the submission process to ensure your plans get approval from the board. We'll also prepare and submit the permitting plan to the city.



Construction

You've just finished your design and your building permit is in hand...Now what? It's time for construction to begin! Construction is an exciting time, as you watch your design go from paper to reality! At this point, the majority of your design decisions and selections have already been made. Making any remaining decisions in a timely fashion will help your builder to remain on schedule.

Depending on the agreed-upon schedule with your builder, this typically takes anywhere from 9 to 18 months.

Project Managers

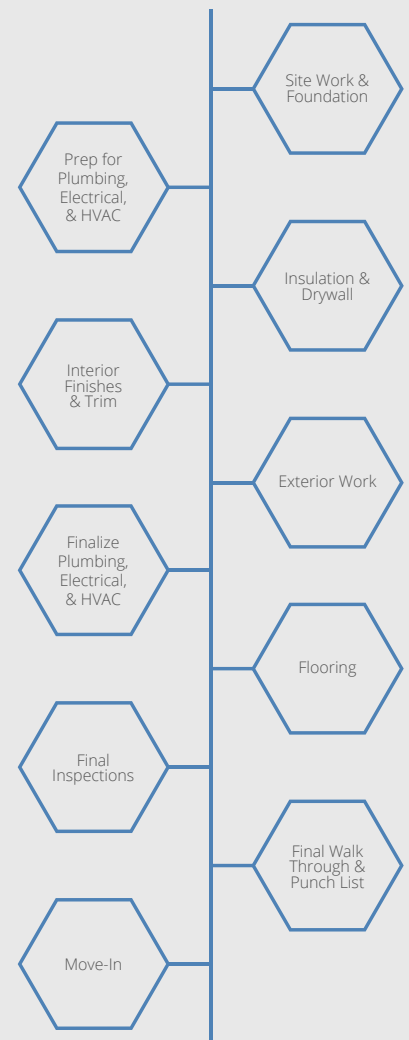
Our experienced Project Managers (PM) are in the field, watching over every detail of work being done on your home. Your PM's will coordinate and supervise all the trade partners and vendors working on your home to make sure that quality control is maintained at all times.

Client Portal

While your home is being built, you can log in to your client portal whenever and wherever you'd like. You'll be able to review accurate, up-to-date information about your home and building schedule, approve totals, and view allowances. In addition to this, you'll be able to review all of your selections, and see progress photos and videos uploaded by your PM.



CONSTRUCTION PHASE OVERVIEW



The Starwood Difference in Project Management

Unlike smaller builders, Starwood has the capability to pay our subcontractors weekly, without having to receive bank financing from our homeowners ahead of time. In addition to having one of the fastest paid invoices turnaround times, we provide consistent and steady work to our trade partners. This provides us with the best influence over the Arizona trade base in the current market.



Move-In

Inspection

After all of the work on your home is finished, third-party inspectors will check the house thoroughly to ensure that everything is up to code and finished according to the contract.

Final Walk-Through

Once this inspection has been done, it's time to do a walk-through with us. We'll also schedule homeowner orientation with you to ensure everything is completed. We'll use this time to educate you about the systems in your new home.

Move-In

You've worked hard to create your dream home, now it's time to enjoy it! Your hard work is done but, ours is not. Support from Starwood doesn't end with the construction phase. If there are any punch items, our team will ensure that they're taken care of quickly and effectively.

Starwood Custom Home Warranty

Starwood will provide you a detailed warranty guide of all additional warranties on your new custom home.

You've worked hard to create
your Starwood dream home,
now is the time to enjoy it!





The Starwood Difference

Your Project Management Team

From design to bidding, to final pricing, and the final build we have dedicated ourselves to securing the very best staff to guide you through this experience. We've structured our project management team to provide our homeowners with unmatched supervision on their new homes. This allows us to be able to manage your new home and our subcontractors at far superior levels than other builders.

Project Managers (PM's)

Each home built by Starwood has a project manager that manages between 2-4 houses (depending on size and complexity). These project managers' only job is to be on-site, at our client's homes, managing the trade base working on your new home. They do not have to worry about securing new projects, bidding on existing projects, making selections, and so on — unlike smaller builders.

Project Director (PD's)

Each Owner also has a project director that is working directly with our homeowners on selecting the best trades, selecting allowance items, managing budgets and time. Each of our project directors has a minimum of 15 years each in custom new home construction. The Project Directors are vital to our homeowners. The Project Director oversees the project managers in the field, verifying your new home is being built to Starwood's standard.

VP of Construction

Josh Hough's sole responsibility is to work directly with our homeowners and their Project Directors, to resolve any issues that may arise during the course of construction. He is there for our homeowners to bounce ideas, address field concerns, and add an additional layer of supervision.

STARWOOD CUSTOM HOMES CO-FOUNDERS

Jake and Josh Simonton have been building in the valley for over 20 years. Jake and Josh Simonton founded Starwood with the goal to change the custom homebuilding industry. To do things differently. To provide an unmatched client experience, coupled with the highest quality craftsmanship with industry-leading innovation and technology. You might say we are on a mission. On a mission to help our clients design, build, and live their dream.

THE STARWOOD DIFFERENCE

Unlike other builders, with Starwood you'll have a dedicated Project Director on your team that will be with you from start to finish.

