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HAMLET HOMES

FREQUENTLY ASKED QUESTIONS (FAQ'S)

Q WHAT TYPES OF HOMES ARE BUILT BY HAMLET HOMES? WHAT IS THE PRICE RANGE? HAMLET HOMES CRAFTS QUALITY, CUSTOMER-ORIENTED HOMES, RANGING FROM TOWN HOMES TO SINGLE-FAMILY HOMES LOCATED IN ATTRACTIVELY DESIGNED NEIGHBORHOODS IN NORTHERN UTAH. HAMLET'S TOWNHOMES START RANGE FROM THE LOW \$200'S IN SALT LAKE COUNTY TO THE \$500'S IN PARK CITY, WHILE SINGLE FAMILY HOMES RANGE FROM THE LOW \$300S TO THE \$500'S.

Q. HOW MANY FLOOR PLANS ARE AVAILABLE FOR HOMEBUYERS TO CHOOSE FROM?

A. HAMLET HOMES CURRENTLY HAS MORE THAN 10 FLOOR PLANS AVAILABLE, WITH MORE BEING DESIGNED.

Q. WHAT AMENITIES ARE OFFERED IN HAMLET COMMUNITIES?

A. HAMLET COMMUNITIES FEATURE AMENITIES SUCH AS TREE-LINED BOULEVARDS, CENTRAL COURTYARDS, LANDSCAPED PRIVATE YARDS, ATTRACTIVE WALKWAY LIGHTING AND BEAUTIFUL BUILDING EXTERIORS. STANDARD FEATURES INCLUDE PASSIVE RADON ABATEMENT SYSTEM AND SOLAR READY PREWIRE.

Q. WHERE ARE HAMLET'S COMMUNITIES LOCATED?

A. HAMLET HOMES HAS BUILT OVER 3,400 HOMES IN 50 COMMUNITIES IN NORTHERN UTAH. CURRENTLY, HAMLET IS SELLING HOMES AND TOWNHOMES IN THE FOLLOWING NEW COMMUNITIES:

- GLENMORE VILLAGE, MURRAY
- CARDON SQUARE, RIVERTON
- APPLECROSS, WEST JORDAN
- COTTAGE COURT, SUGAR HOUSE

Q. HOW DOES HAMLET HOMES ASSURE CONTINUED CARE OF ITS COMMUNITIES ONCE CONSTRUCTION IS COMPLETED?

A. HAMLET FORMS HOMEOWNERS ASSOCIATIONS (HOA) IN MANY OF THE COMMUNITIES IT BUILDS. TYPICALLY, WHEN 75 PERCENT OF THE HOMES ARE SOLD, THE RESPONSIBILITY OF THE ASSOCIATION

IS THEN PASSED ON TO A BOARD MADE UP OF HOMEOWNERS. ALL HOMEOWNERS ARE MEMBERS OF THE COMMUNITY ASSOCIATION. THE PURPOSE OF THE HOA IS TO MAINTAIN COMMON AREAS, WHEN THEY EXIST, AND TO PROVIDE SERVICES TO, AND MAINTAIN VALUES IN, THE COMMUNITY. THIS APPROACH IS WORKING AS EVIDENCED BY THE CONSISTENT MAINTENANCE OF HAMLET'S OLDER COMMUNITIES.

Q. HOW HAS HAMLET HOMES BEEN RECEIVED IN THE MARKETPLACE?

A. THE COMPANY IS A PROUD RECIPIENT OF MANY AWARDS INCLUDING THE BUILDER OF INTEGRITY AWARD FROM THE QUALITY BUILDER WARRANTY CORPORATION IN 2003, 2004, 2006, 2007 AND 2010; AND IN 2003, 2004, 2006 AND 2007 HAMLET WAS AWARDED UTAH'S BEST OF STATE MEDAL FOR RESIDENTIAL CONSTRUCTION. HAMLET HAS BEEN A FINALIST IN THE NATIONAL HOUSING QUALITY AWARDS AS WELL AS THE RECIPIENT OF THE 2009 GOVERNOR'S QUALITY GROWTH AWARD. IN 2015, HAMLET HOMES RECEIVED A GREEN BUSINESS AWARD FOR SUSTAINABLE BUILDING AND DESIGN FROM UTAH BUSINESS. LOCATED IN MURRAY CITY, UTAH, HAMLET HOMES IS PART OF THE HAMLET GROUP OF COMPANIES, WHICH INCLUDES HAMLET DEVELOPMENT AND HAMLET COMMERCIAL.

Q. DOES HAMLET HOMES DO ANYTHING SPECIAL TO ASSIST FIRST-TIME HOMEBUYERS?

A. HAMLET HAS A CLOSE RELATIONSHIP WITH PREFERRED LENDERS WHO HAVE YEARS OF EXPERIENCE IN MORTGAGE FINANCING. HAMLET'S PREFERRED LENDERS OFFER A WIDE VARIETY OF FINANCING OPTIONS FOR FIRST-TIME HOMEBUYERS, LOW COST FINANCING, INCLUDING GOVERNMENT-INSURED LOANS, AND UTAH HOUSING FINANCE LOANS

EVERY HOMEBUYER IS GIVEN A HOMEOWNERS REFERENCE MANUAL THAT IS DESIGNED TO TAKE THEM THROUGH THE HOME BUYING PROCESS, INCLUDING FINANCING, HOME CONSTRUCTION AND CLOSING OF THEIR NEW HOME. YEARS OF EXPERIENCE HAVE GONE INTO ASSEMBLING THIS MANUAL.

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