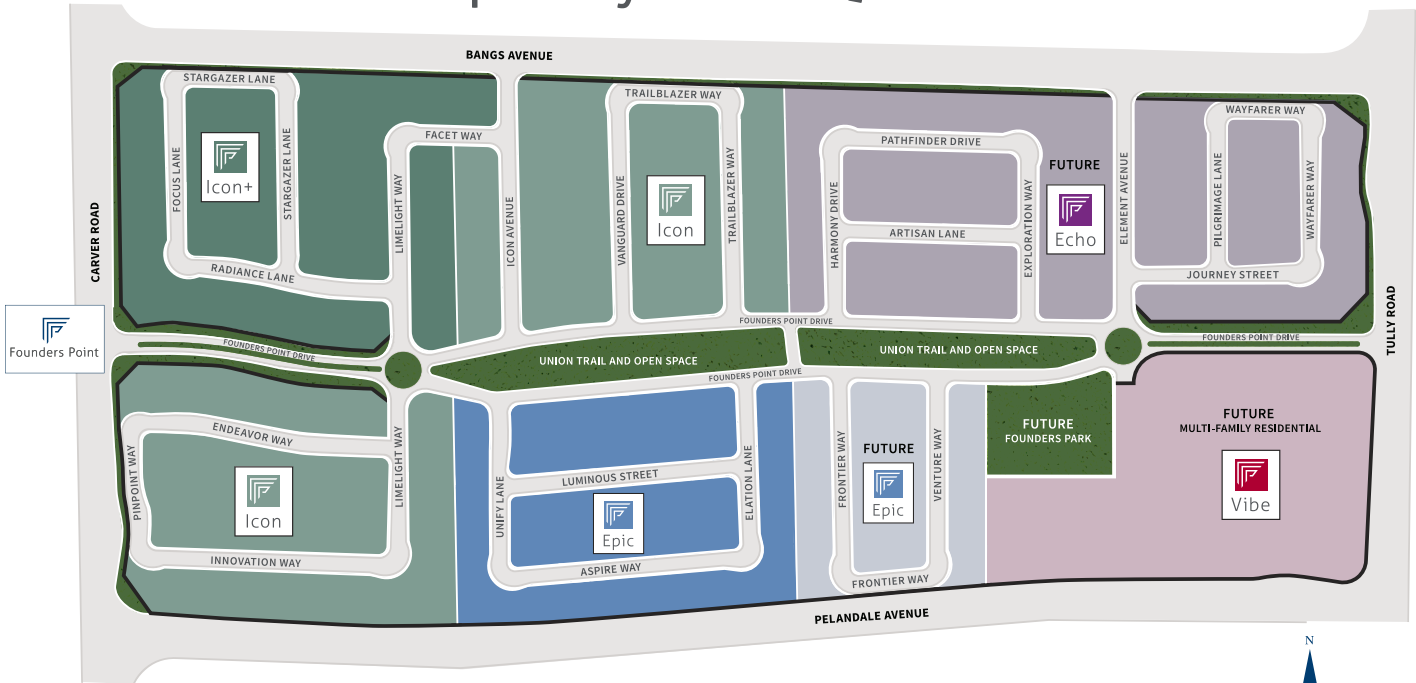




Founders Point Frequently Asked Questions



YOUR LIFE. YOUR STORY. YOUR HOME.



Tell Me How This Neighborhood Is Different?

The union between two premiere Central Valley homebuilders, Fitzpatrick Homes and Florsheim Homes, has already generated a "buzz". Homebuyers get the advantage of buying a new home from this dynamic duo known for building quality homes with superior craftsmanship. Elegance, careful planning and a beautiful entry with an open greenbelt will all make for a terrific community.

How Many Homes Will Be Built?

There are a total of 367 homes planned for Founders Point, a brand new community in Modesto. Several different product lines will be built over the next several years. The first phase of 153 Icon and Icon+ homesites are underway now.

What Is The Site Access?

Due to road construction (and for your safety) we are not allowing visitors on site at this time. The model home complex is located offsite at Icon at Inspiration (3112 Vintage Drive, Modesto) just north of the Vintage Faire Mall.

LiveFoundersPoint.com

Can We Buy Or Reserve A Home Now?

Florsheim and Fitzpatrick will release homes for sale on a regular basis and will keep you informed about the Sales Guidelines. However, the overwhelming response to this location and general market demand, means that getting pre-qualified with our preferred lenders will be of utmost importance.

What Can You Tell Me About The Site Plan?

The homesites vary from a typical minimum of 5,000 square feet, to over 6,000 square feet. The site layout itself showcases individual neighborhoods so each product line will have a unique feel and streetscene. Florsheim homes, built on 5,000 SF lots will be Icon (as shown in the model homes on Vintage Drive). Icon+ by Fitzpatrick will be built on the larger 6,200 SF lots and offer the identical floorplans plus 3-car garages as standard, extra masonry on the exteriors and upgraded interior features.

When Will The Homes Be Ready To Move-in?

Homes should be ready for occupancy in 2022, weather permitting.



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Artist's concept and map not to scale. The Founders Point planned community amenities and neighborhood layouts and descriptions are preliminary and subject to change. The Icon and Icon+ neighborhoods will be the first to be built and lot sizes will typically be smaller in the subsequent Epic and Echo neighborhoods. Some home sizes for these future areas are not as yet finalized. The Vibe site is zoned as multi-family residential and may be designed as an apartment or condominium neighborhood, as per future planning guidelines. Homes being sold by either The Fitzpatrick Company, a CA corporation (Fitzpatrick Homes CA DRE# 01303859) or Modesto Roselle LLC (Florsheim Homes CA DRE# 00526755). Broker is Escala Properties. Equal Housing Opportunity. Prices subject to change and prior sale. Selected lots require premiums and predetermined options and lot sizes will vary. Preliminary information is subject to change and modification by Florsheim Homes, Fitzpatrick Homes or Escala Properties at any time. December 1, 2021.



When Can I Get More Information And Where?

Our Sales Team is available to help you at the model homes complex. We are open 7 days a week and appointments are preferred. However, due to Covid-19 procedures and CDC guidelines, a private appointment can be scheduled in advance with our Sales Team.

Can You Tell Me About The Home Designs?

Florsheim Homes and Fitzpatrick Homes have taken the extraordinarily popular Icon product line and brought it to Founders Point. The Icon+ designs provide a new level of luxury. Six versatile floorplans with Spanish, Regency, Cottage & Traditional exterior styles will give a varied neighborhood streetscene! As well, you will see some gorgeous options and upgrades at our Design Center. Once you have selected your favorite home design, the Sales Team can let you know which homesite might be best. Homes have been pre-plotted to ensure a balance of styles and colors throughout the neighborhood.

Model Home Tours & Our Sales Team:

Our decorated model homes, are being professionally cleaned and sanitized and are available for private tours. We will also provide virtual tours, as well as ZOOM video meetings, and 3D showings. We pride ourselves in concierge-level service! The Sales Team is exercising CDC recommended safety standards with masks, sanitizers, and social distancing as a common practice. Our goal is to make you comfortable during the home shopping process and to provide excellent personalized service.



How Do I Get The Prices?

Stay in touch with our Sales Team as prices change and they will provide the latest information.

Who Should I Contact With Questions Or If I Need Help With Decisions?

Please feel free to be in touch with our Sales Counselors, Tiffany Leon at (209) 712-6450 or tleon@florsheimhomes.com and Rhonda Sweet at (209) 272-4772 or rhonda@fitzpatrickhomes.com. We are here to help you with your new home purchase and walk you through the process. While the demand for our homes has been high, we are happy to help you in the homebuying process.

What Floorplans Are Being Modeled?

Plans 2, 3/3X, 4 and 5 are beautifully presented. Plan 1 is not modeled. While the Icon+ floorplans are identical to Icon, we are not able to show the 3-car garage or new exteriors at this time. Of course you can view all floorplans and exteriors on the website!

How Much Is My Deposit?

Based on your position on our Priority List, we will begin accepting reservation deposits, per our Sales Guidelines and your designated appointment time. A sales announcement email will be sent and our Sales Team will confirm your appointment in advance via text, phone, or email. A \$3,000 deposit is required.

How Do I Qualify?

Please meet with one of our preferred lenders in advance as they will help determine your monthly budget, down payment required, and provide the necessary lender qualification letter.

What If I Cannot Get A Home In The First Phase, Then What?

We will be building Founders Point in an organized fashion and will do our best to help you find a home. Due to the unprecedented market conditions, we expect that prices at each sales release are subject to change. Please check our websites regularly for updates on this and other communities.

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