

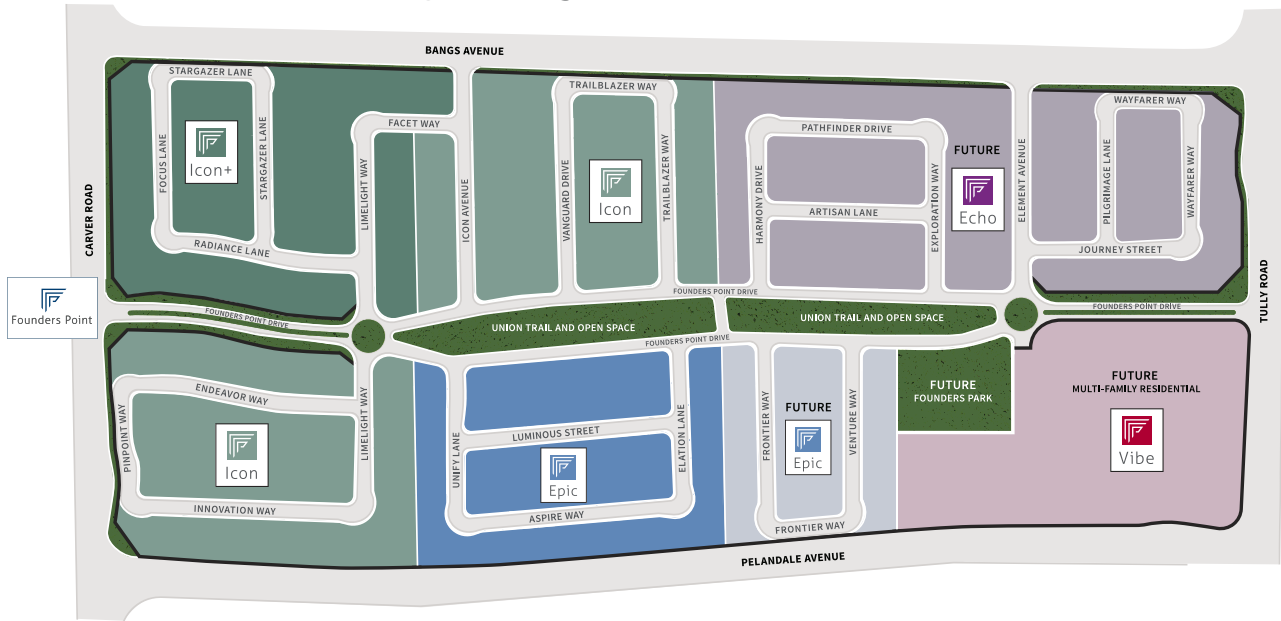


Founders Point  
By Florsheim Homes



Epic

## Frequently Asked Questions



### How Many Homes Will Be Built In The Epic Neighborhood At Founders Point?

Florsheim is planning 76 homes for the first phase of Epic at Founders Point. Since these are similar to the homes built at The Trails communities in Modesto, you will be able to view the models at The Trails at Falling Leaf while new models are being built onsite at Founders Point. Elegance, careful planning and a beautiful entry with an open space greenbelt will all make Founders Point unique.

### Has Florsheim Homes Built These Floorplans Before?

Yes, Florsheim Homes has built these floorplans at Metro at Inspiration, The Trails at Falling Leaf and Trails Walk, all popular Modesto neighborhoods. The homes feature the very latest new energy efficient construction features, so your home will be even more dynamic!

### Can You Describe Founders Point?

The Epic neighborhood is part of the 367-unit Founders Point planned community (located at the corner of Pelandale Avenue and Carver Road) in Northwest Modesto and will showcase several product lines when

fully completed. The first neighborhoods being built at Founders Point are Icon by Florsheim Homes and Icon+ by Fitzpatrick Homes. The Icon+ product line offers a standard 3-car garage and larger homesites.

The site layout itself showcases individual neighborhoods so each product line will have a unique feel and streetscene. The Epic model homes are currently under construction and located right across from the Union Trail and Open Space linear greenbelt. Please pardon our dust as much of Founders Point is still being developed and paved.

### How Can I Get More Information?

Our Sales Team will be available to help you at the model homes or via text, email or a phone call. They will stay with you every step of the way!

### How Do We Buy Or Reserve A Home And Where Are The Models Located?

Due to a strong interest in these home designs, Epic at Founders Point will sell based on our Interest List. We expect pre-sales to begin through scheduled appointments from our existing models at The Trails at Falling Leaf. These models are located at 2829 Hawaiian Petrel Avenue, Modesto in the Village One area. The FlorsheimHomes.com and LiveFoundersPoint.com websites offer a lot of great information about the Epic neighborhood, and will be live in late January.

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All prices, terms and availability are subject to change without prior notice. Prices do not include options, upgrades, elevation premiums and/or lot premiums. Florsheim Homes reserves the right to make modifications to elevations, floorplans and specifications without notice. Elevations are artist's conceptual drawings and show upgraded landscaping. Square footages are approximate and vary by elevation, and options chosen. Garage doors depict optional windows. See the brochure and Sales Representatives for more details.

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### Can You Tell Me About The Home Designs?

With a modern twist on the latest trends in California living and homebuyer culture, these detailed designs were crafted by award-winning architectural firm, WHA, Florsheim Homes' associate in shaping new residential communities. Three flexible two-story floorplans with Spanish, Regency, and Cottage exterior styles will provide a variety of beautiful homes styles from which to choose. Homes have been pre-plotted to ensure a balance of styles and colors throughout the neighborhood.

### Is Solar Included In The Price Of Our Home?

YES!

### Model Home Tours & Our Sales Team:

Given the current COVID-19 situation, all of the Florsheim Sales Offices are open by appointment only. Winter hours of operation are 10:00 to 5:00 daily, but please contact us first. The decorated model homes are being professionally cleaned and sanitized, and are available for private tours, as well as virtual tours, ZOOM video and 3D showings. We pride ourselves in concierge level service. As such, the entire Sales Team is exercising CDC suggested safety standards with masks, sanitizers and social distancing as a common practice. Our goal is to provide a comfortable atmosphere during the home shopping process.



### Is There A Homeowners Association At Epic At Founders Point?

No, there is not a Homeowners Association at any Founders Point neighborhoods. There will be a CFD (Community Facilities District) fee included in your property tax bill.

### What Is The School District For Epic At Founders Point?

Children here will attend the Stanislaus Union Elementary District and the Modesto City High School District. Since school district boundaries can change, we advise you to check with the school district for the latest updates.

### Who Should I Contact If I Need Advice About My Home Purchase?

Please feel free to get in touch with our Sales Team: Email Joey at [jvejar@florsheimhomes.com](mailto:jvejar@florsheimhomes.com) or Daniel at [dmaciel@florsheimhomes.com](mailto:dmaciel@florsheimhomes.com). Meet with a member of the Florsheim Homes' Sales and Mortgage team and experience all the personal attention, unique designs, and quality finishes that come with a Florsheim home.

### Can You Explain The Qualification And Reservation Deposit Details?

Please select your home style (The Pinnacle, Skyline or Vantage model), and then obtain a preferred lender approval for your anticipated mortgage amount. You will be able to reserve your home during your sales appointment. A \$3,000 initial deposit will be required at that time.

### What If I Cannot Get A Home In The Current Sales Release, Then What?

We will be building Epic at Founders Point in an organized fashion and we will do our best to help you find a home. Due to the unpredicted market conditions, we expect that prices at each Sales Release are subject to change. The first phase of homes should be ready for occupancy in fall 2022, weather and supply issues permitting. If this timing isn't ideal for you, don't worry, we plan to offer regular releases based on our construction schedule.

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