



## Frequently Asked Questions

### How many new homes are in the community?

There are eight new single family residences to be built within the existing community. Each of these are a single floor plan offering 1,377 square feet of living space with 4 bedrooms, 2.5 bathrooms and a 1-car garage with driveway.

### Is there a Homeowners Association (HOA) and what are dues?

Yes, there is a formal HOA and monthly dues are currently \$40.

### Will the homes have a warranty?

Yes, Paragon Life Builders provides a warranty for workmanship and materials during the 1<sup>st</sup> year of ownership, and a warranty for systems (electrical, plumbing, HVAC) during the 1<sup>st</sup> and 2<sup>nd</sup> years of ownership. Additionally, Paragon Life Builders purchases a structural warranty at the close of escrow on behalf of the homeowner, which provides for structural coverage of qualified defects for years three through ten of ownership.

### Do you offer a Broker co-op program?

Yes, we currently offer a Broker co-op fee. Please note that all clients must be registered upon the prospective Buyer's first visit to participate.

### Do I need a real estate agent to purchase a home at Paragon Alexander Park?

While we welcome working with real estate agents it is not a requirement to have a real estate agent to purchase a new home at Paragon Alexander Park. The good news is that our sales counselor is here to help you every step of the way throughout the home buying experience. We understand buying a new home is a significant purchase, so our team is here to help address your questions along the way, and even after you move-in.

### Which schools will children attend?

The elementary schools are Manch Elementary School (K-2) and Lowman Elementary School (3-5), the middle school is Johnston Carroll Middle School, and the high school is Mojave High School. Please call the Clark County School District to verify information as boundaries and availability are subject to change without notice.

What is the deposit and costs required to purchase a home at Paragon Alexander Park?

A \$5,000 earnest money deposit is required and payable to First American Title Company. Buyers are responsible for the following closing costs: all lender related costs, real estate transfer tax, ½ the escrow fee, owner's and lender's title policy costs, plus all HOA related fees.

Do I need to be pre-approved with Paragon Life's preferred lender?

Yes, all prospective buyers need to provide a pre-approval letter from the builder's preferred lender, loanDepot. There are incentives available if a buyer closes the loan with loanDepot. For cash offers a proof of funds will be necessary. Ask your sales counselor for more details.

What kind of interior upgrades and/or options do I get to select for my new home?

Options include washer, dryer and refrigerator. Please ask your sales counselor for more details.

What are the most notable amenities within Paragon Alexander Park and nearby?

Paragon Alexander Park is close to Nellis Air Force Base, the Cannery Casino, the College of Southern Nevada and Green Valley Grocery.

Is there shopping, dining and resources nearby?

Paragon Alexander Park is 18 minutes from the Las Vegas Strip and McCarran International Airport and 10 minutes to the Las Vegas Speedway. Within a few mile radius residents have access to Smith's, Vons, Walmart Supercenter and more.

*Selected floor plans, features and square footage of individual homes may vary from illustrations. Pricing, plans, features, square footage and other facilities are subject to change by the Developer, at its sole discretion, without notice.*

