

# Thrive



## Frequently Asked Questions

### ● *How many homes are in the community?*

There are 43 three-story townhomes to be built within the gated community. We have three floor plans to choose from with 3-4 bedrooms and 2.5-4.5 bathrooms.

### ● *Are there any SIDs or LIDs to be paid?*

There are no SIDs or LIDs to be paid, saving you thousands of dollars.

### ● *How many parking spaces are included with each home and what about guest parking?*

Each home has its own private two-car garage. There will be ample guest parking in the community.

### ● *Will the homes have a warranty?*

Yes, the seller pays for a Homebuyer's 2-10 Warranty at the close of escrow. The warranty includes one year for workmanship and materials, two years for systems (electrical, plumbing, HVAC) and 10 years for structural. The builder takes care of covered items during year one and the third-party warranty company takes care of covered items during years 2-10.

### ● *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.

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

Yes, the Thrive Owners Association dues are \$123 per month, the Allerton Park Owners Association dues are \$228 per quarter and Summerlin South Owners Association dues are \$65 per month. HOA dues include common area water/electricity, common area landscape maintenance, common area amenities repair/maintenance and use (i.e. pool, spa, entry gate), HOA management, and capital reserves (including exterior painting of buildings).

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## *Frequently Asked Questions (Continued)*

### ● *Do I need a real estate agent to purchase a home at Thrive?*

No, it is not a requirement to have a real estate agent to purchase a new home at Thrive. The good news is that our sales counselors are here to help you every step of the way throughout the home buying experience. We understand buying a new home is a significant purchase, and our team is here to help address your questions along the way, even after you move in.

### ● *Which schools will children attend?*

Elementary school (K-5) is Judy and John Goolsby Elementary School, middle school (6-8) is Sig Rogich Middle School, and the high school (9-12) is Palo Verde 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 required to purchase a home at Thrive?*

A \$20,000 earnest money deposit is required and payable to First American Title Company.

### ● *Do I need to be pre-qualified with Edward Homes' preferred lender?*

Yes, all prospective buyers must be pre-qualified with the lender or have provided proof of funds (cash purchase). While the buyer can choose their own lender, any incentives offered by the builder and/or the preferred lender only apply when using the preferred lender.

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

When it comes to personalizing your new home, it will depend on the stage of the home you are interested in purchasing. Options include cabinet color, kitchen backsplash upgrade, Whirlpool laundry appliance upgrade plus window covering upgrade package, carpet pad upgrade, tile flooring in lieu of engineered wood flooring and color selection of engineered wood flooring. Please ask your sales counselor for more details.

### ● *What are the most notable amenities within Thrive and nearby?*

Thrive will have a pet park inside the community and ownership includes use of the community pool and spa within the Allerton Park community. Within a short drive is Red Rock Casino, Downtown Summerlin and more.

### ● *Is there shopping and dining nearby?*

Within one mile, residents will have access to Vista Commons and Canyon Pointe Shopping including Home Depot, Costco, Best Buy and other establishments. Downtown Summerlin is also within a mile providing access to upscale dining, shopping and entertainment. Thrive is 18 miles to The Strip and McCarran International Airport.

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

