

Will Build On Your Lot

If you have your own lot or if you choose a lot other than in one of our communities **NO PROBLEM** – Patterson Homes can still build for you! In fact we have many options to help you in the purchase of your **own** lot.

As well Patterson Homes has teamed-up with many other land developers throughout the area to provide you with additional locations with special pricing while guarding against *hidden costs or problems that can be encountered with many “buyer bought lots.”

Patterson Home’s experienced [Sales Representative](#) will assist throughout the lot purchase/providing process: *property-lot evaluations, *disclosures, price negotiation, earnest money contracts, and a price work up of your lot with your new Patterson home all before you ever make your lot purchase so you can make sure it’s the correct deal for you!

Simply contact one of our experience [Sales Representatives](#) in assisting you in purchasing or providing your own lot.

* **IMPORTANT:** There are a number of things to consider when buying or providing your own lot such as “hidden costs” that are included in a Patterson Homes lot/home purchase package price. If you don’t, it’s then your perceived “good lot deal” often becomes a bad deal of unexpected cost! Therefore you must consider such costs and things as:

- Is the lot level, will it need fill hauled in or out
- Is there an existing drive approach or will it need to be cut and poured
- Are all the improvements there – such as sidewalks, curb/gutter, asphalt, etc
- Is there any broken or cracked concrete walks that will need replacement
- Are all the utilities stubbed into the property or will the road have to be cut to get to them.
- Do you know all utility locations and depths ... i.e. sewer depth in order to set the home at the proper elevation/height
- Does it come with an engineered “soils report” to know if engineered fill needs to be brought in and compacted (this is expensive!)
- Is there a water table problem and what is the water table in that location. Is there a flood plain
- Is there a survey and are corners clearly marked with survey pins
- What CC&R’s (covenants, conditions, and restrictions come with the property) and are there HOA fees
- Has a preliminary title report been provided and will the seller pay for premium [Title Insurance](#)

These are just a few of the things to consider when providing or buying your own lot so that Patterson Homes can effectively build you your new home! And not too worry, at Patterson Homes we build on buyer’s own lots all the time!