



FREQUENTLY ASKED QUESTIONS

What should I know about the company that I am purchasing the property from?

The team of professionals is expanding upon their four decades of experience in residential and recreational property offerings. In addition to delivering over 8,000+ homesites, 25+ communities, and 6 golf courses, the developer is a proud sponsor of the Make A Wish Foundation, the Austin Museum of Art, and the Wounded Warriors Project.

Is there a build time restriction?

There is no build time restriction so you can take as much time as you need selecting the builder that is right for you.

What utilities are available?

All homesites will have Community Water through a Public Improvement District, electricity and high-speed fiber optic Internet. Septic systems will be required per homesite.

What incentives are available?

The Trails at Thousand Oaks proudly offers a discount of \$1,000 for all Veterans and First Responders. If you choose to pay cash for your land purchase, you may receive a cash discount at closing.

What guarantees are offered with the property if I purchase?

The community will showcase a Lakeside Pavilion, paved roads, a 4-acre lake with a Private Amenity Center, underground and above ground utilities, including electric, high speed internet and municipal water. A Special Warranty deed comes with each property that guarantees a free and clear title to your property.

Is financing available for undeveloped land?

At The Trails at Thousand Oaks, we can offer excellent bank financing, owner financing and several different payment terms. Once you find the piece of property that works for you, your Land Consultant will assist you in finding the best way to finance your purchase.

Do I need to find an attorney on my own if I decide to purchase?

The Trails at Thousand Oaks has obtained an attorney who is familiar with the property and region. The attorney's knowledge of the property and area will make for a smooth and timely closing. In addition, Capital Title can also arrange the closing via mail or email which will save you considerable time and make for an easy process.

What is a title search or title abstract?

An attorney performs a title search. The history of title ownership is investigated to determine that there are no others who may have claim to any portion of the land. Any easements, rights-of-way, mortgages, or other record that may affect the title are reported. It is based on the title search that a title insurance policy is issued to you, the buyer.

I've decided to purchase, what happens next?

A 10% Deposit is due at time of contract payable by check, or credit card. If you will be financing your land purchase, the next step is to contact your lender and complete the loan application. Once your loan has been approved, you will contact Capital Title and they will assemble all of the documents for closing. Once the property has closed, Capital Title will send all recordable documents to the County Clerk's office to be filed. All parties will receive a digital copy of the fully executed closing documents.

Tell me about the Private Amenity Center.

To ensure the owners have input on the Private Amenity Center's features, usage, and construction timing, the Developer will deed the subject lot to the HOA free and clear and contribute \$500,000 to the construction of the amenity feature. The lot will become a common element and the funds will be held in escrow until the HOA is ready to facilitate the design and construction. Both the lot transfer and funds commitment will occur once the final lot is conveyed.

