



6370 Woodrow Road, Stonecrest, Georgia 30038

FREQUENTLY ASKED QUESTIONS

Home Models & Price Ranges

Model	Size	Beds / Baths	Approx. Price Range	Layout Highlights
The Monrovia	690 sq ft	1 Bed / 1 Bath	\$210K – \$225K	Open-concept living/kitchen, owner's suite, private entry porch, 1 parking spot
The Timbuktu	841 sq ft	1 Bed / 1.5 Bath	\$230K – \$250K	Open-concept living/dining/kitchen, owner's suite w/ walk-in closet, half bath, covered porch, up to 2 parking spots
The Zanzibar	1,200 sq ft	3 Bed / 2 Bath	\$255K – \$275K	Open-concept main living area, main-level owner's suite, two secondary bedrooms, covered porch/patio, up to 2 parking spots
The Accra	1,200 sq ft	2 Bed / 2.5 Bath	\$260K – \$280K	Open-concept kitchen/living, owner's suite w/ ensuite, second bedroom w/ private bath, powder room, porch/terrace, up to 2 parking spots
The Dakar	1,200 sq ft	3 Bed / 2.5 Bath	\$280K – \$310K	Largest footprint; open-concept living/dining/kitchen, owner's suite w/ ensuite, two add'l bedrooms, powder room, covered porch/terrace, up to 2 parking spots

Prices listed are approximate and subject to change due to the rise in cost of labor and materials.

Smart home features included per the Standard Features List; features may vary by upgraded package.

I completed the Intent to Purchase form, what happens next?

After we receive a completed Intent to Purchase, a team member will review and contact you within 24 hours. If your selected lot is available, the team will confirm a final purchase and sale agreement.

What is the deposit amount?

A \$5,000 non-refundable construction deposit is required.

Will there be a homeowner's association? If so, how much are the dues and what does it include?

Yes. There will be a mandatory homeowner's association. Monthly dues and the one-time initiation fee are to be announced.

What does the Builder Credit go towards?

The Builder Credit is a lender-assisted credit that can be applied to closing costs, rate buy-downs, or rate locks. There is no preferred lender - all credits are open to a lender of the buyer's choice.

Will a Home Warranty be provided?

Yes. Each home includes a one-year limited warranty provided at closing, plus a 2-year mechanical and 10-year structural warranty.

Can I rent my house if I buy?

Keeping New Birth Village a primarily owner-occupied community is important to the development. HOA bylaws will limit the number of investor-owned units, and rental approval will be granted on a first-come, first-served basis.

What smart home features are included?

Please refer to the Standard Features List. Smart home features may vary based on upgraded packages.

Can I customize the design of my home?

Yes. Exterior designs have limited customization options. Additional interior finish packages can be selected at contract.

Does the development work with first-time homebuyers?

Yes. The team has experience guiding first-time homebuyers through financing and the homebuying process, including Down Payment Assistance programs.

Will construction be ongoing after I close on my home?

Yes. Because homeowners will close at different times across the phases, there may be ongoing construction in the community after your closing until the full development is complete.

Will the community be gated?

No.

Does the builder provide financing?

No. The development accepts government-backed loans (VA, FHA, Fannie Mae, etc.), conventional loans, and cash financing.

Is there parking?

Yes, up to two spots per unit. Site plans are subject to change. Additional guest parking will be located in a designated area.

Where is the community located?

6370 Woodrow Road, Stonecrest, Georgia 30038