



## Frequently Asked Questions

### How many homes are in the community?

We have one bedroom, two bedroom, two bedroom plus den and loft-style residences to choose from.

### Is there a Homeowners Association (HOA)?

Yes, the assessments range from \$570 to \$852 per month based on the size of the home with the majority at \$648 per month (price per square range from \$0.33 to \$0.51 with the majority at \$0.42/sf). The HOA dues are consistent, and in most cases, lower than other mid-rise and high-rise communities in Las Vegas. HOA dues include water, sewer, garbage, landscape maintenance, common area amenities repair/maintenance and use, elevator maintenance, security, HOA management, building wrap insurance policy, fire/life safety, pest control, garage cleaning, exterior painting, roof maintenance/repair, and capital reserves.

### How many parking spaces are included?

Resident parking is located in sub-terranean controlled accessed garage. The parking is assigned by the HOA and parking space number(s) will be assigned after close of escrow. One bedroom plans will be assigned one parking space and two bedroom plans will be assigned two parking spaces.

### Will the homes have a warranty?

Yes, the seller pays for a one year home warranty provided by American Home Shield the close of escrow. Should you need to utilize the warranty during the one year term you will be responsible for the \$75 trade fee.

### 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. Broker co-op fees are 3% of the base sales prices.

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

No, it is not a requirement to have a real estate agent to purchase a new home at Park House. 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 is Bendorf Patricia, middle school is Canarelli and the high school is Spring Valley. 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 Park House?**

A \$5,000 earnest money deposit is required and payable to Ticor Title.

### **Do I need to be pre-approved with the Park House preferred lender?**

Yes, all prospective buyers must be pre-approved with Nevada State Bank and/or have provided proof of funds (cash purchase). Priority of pre-approval will be determined by the date/time the pre-approval was fully completed and/or the proof of cash funds were received.

### **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(s) you are interested in. You may have the option to select the kitchen counter color and backsplash style and designer light fixtures in the kitchen and dining room. There are also several options for upgraded engineered wood floors. You may also have the option to purchase the home as is and if so, the purchase price will be adjusted accordingly prior to executing a purchase agreement. Please ask your sales counselor for more details.

### **What are the the most notable amenities within and nearby Park House?**

Park House offers a 75' resort-inspired swimming pool, heated spa, two lounging pools and cabanas; a private two-story health and fitness center with dry sauna and steam room and a wellness areas for Pilates, Yoga, etc.; a courtyard features grilling stations and fire pits; a rooftop sundeck has a covered ramada and additional grilling stations; and two pet stations.

Desert Breeze park and the I-215 beltway is less than one mile away putting the best of Las Vegas within a short drive. Within 10-15 minutes of Park House residents can enjoy Downtown Summerlin, Red Rock Resort, golfing, hiking and more.

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

Within one mile residents have access to grocery, drycleaning, Home Depot, restaurants and more. Park House is within 10 minutes to Downtown Summerlin and Red Rock Resort, giving you unlimited access to all of the upscale dining, shopping and entertainment they offer.