GRAND HORIZON
AT SILVERWOOD
BY WATT CAPITAL DEVELOPERS

WATT CAPITAL DEVELOPERS
GRAND HORIZON AT SILVERWOOD POLICY AND PROCEDURES

These ‘policies and procedures’ are designed to effectuate clear and concise guidelines for the sales team to follow. Any exception to the below must be formally approved by WATT management.

PRE-QUALIFICATION: Before taking a deposit for a reservation or a PSA, the prospect must meet with Loan Depot (even if financing through another lender) and undergo a pre-qualification process. No home shall be taken off the market, even temporarily, prior to receiving an approved pre-qualification from Loan Depot. If Buyer is financing with an outside lender, we will require a copy of that lender’s pre-qualification AND a pre-qualification from Loan Depot.

LOAN APPROVAL: Whether on a reservation or PSA, Buyer timeline requirements for meeting the lender timeline requirements are the same, as is stipulated in the PSA.

- CONTINGENCY POLICY:

If a home is scheduled for completion within 60 days, we will not accept a contingent offer.....
unless the contingency is already in escrow.

If already in escrow, we will require:

-Copy of the escrow instructions.
-Listing agent’s contact information.
-Buyer must authorize listing agent to share all requested information with us.
-If Buyer’s sale is contingent on another sale, we will not accept the offer.
-All of the above are subject to review and approval by the WATT management team.

If not yet in escrow, we will require:

-Buyer to submit a copy of the listing, which must be on their local MLS.
-Buyer’s listing agent to supply us with verified (via MLS) comps.
-Buyer’s listing agent to include a letter stating why they believe the home is marketable within a 30-day period.
-All are subject to review and approval by the WATT management team.
-A home may be ‘reserved’ for 72 hours for this process.
-Thus, Buyer must submit the above within 24 hours, and WATT has 48 hours to respond.
-The home must be shown to other buyers who are non-contingent during this 72-hour period.
-The contingency is written for a 30-day period, and may be renewable for another 30 days at Seller’s discretion.

- BROKER CO-OP POLICY:

As stated on our website

THANK YOU!

Watt Capital Developers reserves the right to cancel and/or amend this policy without notice or obligation. March 8, 2025
Shine Real Estate Sales and Marketing, Inc. DRE #02096391

EQUAL HOUSING OPPORTUNITY