

TINY HOME CONSULTATION

GENERAL SERVICES GUIDE



Tiny Estates (site development)
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A LITTLE ABOUT US



TINY ESTATES WAS ESTABLISHED IN 2017, AFTER SEVERAL YEARS OF RESEARCH AND PREPARATION. BEGINNING THEIR MARK ON THE INDUSTRY AS A THRIVING TINY HOME COMMUNITY IN PENNSYLVANIA, TINY ESTATES FUNCTIONED AS A SHOWCASE FOR UNIQUE TINY HOME MODELS BUILT AROUND THE COUNTRY. WORKING WITH MANY BUILDERS AND TINY HOME SUPPORTERS TO GIVE THE PUBLIC AN OPPORTUNITY TO EXPERIENCE TINY LIVING ON A NIGHTLY BASIS, THE TEAM GAINED IMMEASURABLE EXPERIENCE. THEN PIVOTING DURING THE PANDEMIC TO OFFER MORE OF AN OWNERSHIP OCCUPANCY MODEL, THE TEAM EXPANDED THEIR EXPERIENCE AND KNOWLEDGE BASE IN THE INDUSTRY FURTHER.

AFTER SO MANY YEARS IMMERSSED IN THE TINY HOME EXPERIENCE, THE TEAM WAS EQUIPPED TO PROVIDE INSIGHT ON ATTAINING A HIGH QUALITY HOUSING SOLUTION. OVERCOMING THE LICENSING HURDLES TO BECOME AN ESTABLISHED DEALERSHIP IN ORDER TO LEGALLY SELL TINY HOMES, LIVE TINY WAS ESTABLISHED TO PROVIDE EXACTLY WHAT YOU WANT. WHETHER YOU ARE BUYING JUST ONE OR NEED A SCALEABLE MANUFACTURING PROCESS, WE CAN PROVIDE YOU HIGH QUALITY HOMES AT SCALE THROUGH OUR NETWORK OF BUILD PARTNERSHIPS. PRODUCT LINES RANGE IN AESTHETIC, LAYOUT, AND PRICE. WE EVEN OFFER WHITE LABELING AND FULL CUSTOM OPTIONS, ALL WHICH CAN BE FINANCED AT CONVENTIONAL INTEREST RATES FOR UP TO 30 YEAR TERMS!

PLACEMENT & DEVELOPMENT CONSULTATIONS

01.

FEASIBILITY OF YOUR SITE ADDRESS

Provide our team with the address of your property, desired unit (s) if known, municipality/county and desired use (short term rental or residency). The feasibility study on your lot, whether for a single home, or a whole community development, is complimentary. We want to ensure that our discussion of next steps is as informed as possible.

02.

SETUP A MEETING- VIA ZOOM OR PHONE

After conducting the feasibility study, we will schedule a 30 minute call to review findings and discuss next steps.

03.

DESIGN YOUR COMMUNITY OR DESIGN YOUR HOME!

WHAT IF I DON'T HAVE A SITE YET?

Let us know your goals- is it a specific area? A certain type of home or quantity within a community? Jump to step 2 and we can work through how to make that happen!



HOME PURCHASING CONSULTATIONS

01.

SIZE AND LAYOUT

Have you already designed your dream tiny home? Is it a specific size to fit your site or does it have a specific configuration? Provide us your visions (a simple napkin sketch is enough) so that we can make your tiny home dreams a reality!

02.

AESTHETIC AND TIMELINE

Have you already seen the look- even if it was on a traditional home? Are there features you've always been drawn to? What about timeline- how soon do you need the home?

03.

PRICE POINT AND PAYMENT OPTIONS

Whether you are cash or you need a mortgage, we have options for you- just let us know your goals and we can provide lending information, purchasing contract examples, payment schedules- you name it, we have the answers you need!



NEXT STEPS

After your consultation we will determine if there is a build that already fits your criteria or if you will be considered a custom build.

EXISTING MODELS

We work with over 20 different builders nationwide to provide the best tiny home options available! If one of those builder's models meets your needs we will discuss the lending application or payment schedule and agreement next.

CUSTOM HOMES

If we determine that you are dreaming up a custom home, we would work with you to have architectural / engineered drawings done reflecting the layout and specifications required for your site. This step is a \$750 fee which is credited towards your build, if you decide you proceed with a custom builder in our network.

START TO FINISH TIMELINE

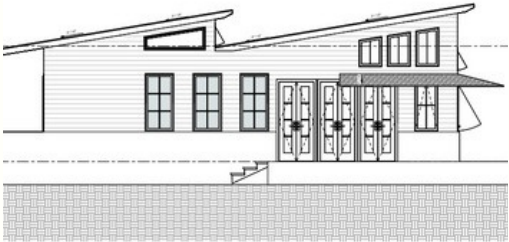
Our completion timelines for builds range from 4 weeks to 12+ weeks depending on the builder, location of build and transport distance, special materials requested, etc. Those choosing to finance their build would place a deposit (amount determined by the lender) down in order to get started. The lender would then fund the remaining payment upon home delivery.

LARGE PROJECTS & COMMUNITY DEVELOPMENT

STEP ONE

CONCEPT DISCUSSION

We would do a feasibility study on an existing site, or determine the best options for placement of your desired goals, if you don't have a specific site yet.



STEP TWO

NON-DISCLOSURE

The palest of ink is better than the most retentive of memories. We like to ensure we start out on solid footing, understanding what you want, and what we can provide, without any conflicts or concerns.



STEP THREE

SITE DUE DILIGENCE

If you have a site
If you already have land we would determine what approvals and permits are required, lot layouts and site plans can be provided as well. This service is typically \$10,000+.

If you need a site
If you are ready to proceed with site selection, we would start our due diligence here. We provide a developer package with proposed locations, costs and timelines. Cost varies based on number of sites considered and the number of requested site visits. This service is typically \$15,000+.



STEP FOUR

RE-ZONING & MORE

Are you stuck with re-zoning meetings? Unsure where to start for environmental, wetlands, traffic studies or utility connection capacity planning? Surveys, construction bidding and business projection modeling something you'd love to get an experienced team to provide? We can provide all the services required from start to finish with the average price being \$30,000 per pad.



Why Us?

EXPERIENCE

We know that there are a million things to figure out when you start your tiny home journey. That is why our team strives to work with a vast network of top builders and industry partners to provide the perfect home and site—what is best for YOUR situation is what is best for us.

No more worrying about speaking to tons of builders, or trying to understand zoning and code. Tiny Estates and Live Tiny have a proven track record of success and replication.

REPUTATION

Our founder currently sits on the board of the industry association as well as being a primary member of the International Code Council's small residential unit committee.

Use our experience to fuel your success!



LIST OF SERVICES

THE FOLLOWING, AND MORE!

We strive to be a one stop shop in your tiny home journey. Our team's extensive tiny home industry background allows for:

Site feasibility study A vast builder network
 Financing Options (conventional mortgages)
 Inspection Guarantees Insurance partners
 Warranty for peace of mind Transportation
 Partners Lot planning and layout Code
 analysis and navigation Re-zoning and
 permitting Construction and site drawings
 Infrastructure capacity planning Wetlands
 studies Environmental Studies Traffic Impact
 Reviews Business budgeting, forecasting and
 planning

MANAGEMENT SERVICES

Need someone to manage your tiny home for you? Or do you simply want to be hands off with peace of mind the project will get done right? We already have the platform and team! Management services can include any or all of the following:



- Contractor management
 - Site Buildout
 - Bid Acquisition
 - Oversight
- Property Maintenance
 - Grounds
 - Homes
- Property Management
 - Staffing
 - Policy Enforcement
 - Accounting
 - Licensing
 - Code Compliance
- Logistics and Collections
 - Leasing and Rent Collection
 - Bookings and Rental Oversight
- Marketing
 - Occupancy/ Lot Infill
- House setup and furnishing



Get in touch

LET OUR TEAM WALK YOU THROUGH THE PROCESS SO
YOU CAN LIVE TINY AND DREAM BIG!

TINY ESTATES

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