



# *Thrive* @ PROVIDENCE

## *Frequently Asked Questions*

● *How many homes are in the community?*

There are 30 two-story townhomes to be built within the gated community. We have four floor plans to choose from, all include three bedrooms and two and one half baths.

● *Is there a Homeowners Association (HOA) and what are dues?*

Yes, the Providence Master Plan Association dues are \$180 per quarter and Thrive @ Providence Association dues are \$160 per month. HOA dues include common area water/electricity, common area landscape maintenance, common area amenities repair/maintenance and use (i.e. pool, spa, entry gate), exterior paint, HOA management, and capital reserves.

● *Are there any SIDs or LIDs to be paid?*

The SIDs and LIDs have been paid in full by the builder.

● *How many parking spaces are included with each home and what about guest parking?*

Each home has its own private two-car garage. There will be limited guest parking in the community.

● *Will the homes have a warranty?*

Yes, the seller pays for a Homebuyer's 2-10 Warranty at the close of escrow. The warranty includes one year for workmanship and materials, two years for systems (electrical, plumbing, HVAC) and 10 year structural. The builder takes care of covered items during year one and the third party warranty company takes care of covered items during years 2-10.

● *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 final purchase price excluding options and/or upgrades.

# Thrive

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### *Frequently Asked Questions (Continued)*

● *Do I need a real estate agent to purchase a home at Thrive @ Providence?*

No, it is not a requirement to have a real estate agent to purchase a new home at Thrive @ Providence. 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 (K-5) is Kenneth Divich Elementary School, middle school (6-8) is Edmundo Escobedo Sr. Middle School, and the high school (9-12) is Centennial High School. 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 Thrive @ Providence?*

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

● *Do I need to be pre-qualified with Edward Homes' preferred lender?*

Yes, all prospective buyers must be pre-qualified with the lender or have provided proof of funds (cash purchase). While the buyer can choose their own lender, any incentives offered by the builder and/or the preferred lender only apply when using the preferred lender.

● *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 purchasing. Options include cabinet color, kitchen countertop color, washer/dryer/refrigerator upgrade package, carpet pad, tile flooring in the main living area, laminate wood on the first and/or second floor and stairs. Please ask your sales counselor for more details.

● *What are the most notable amenities within Thrive @ Providence and nearby?*

Thrive @ Providence includes a community pool and spa and a pet park. Within Providence is The Promenade, three parks, dog park, children's play areas, basketball court, walking trails and more.

● *Is there shopping and dining nearby?*

Within one mile, residents will have access to the Deer Springs Village Neighborhood Center including Albertsons, dry cleaning, restaurants and more. Within 10 miles is Red Rock Casino and Downtown Summerlin providing access to upscale dining, shopping and entertainment. Thrive @ Providence is 21 miles to The Strip and McCarran Airport.

*Selected floor plans, features and square footage of individual homes may vary from illustrations. Pricing, plans, features, square footage, HOA fees and other facilities are subject to change by the Developer, at its sole discretion, without notice.*

