

The Process of Buying a Home in Beaverdam Run

1. Decision to buy:

- a. **Advise your Agent** about the **Buyer Info** webpage of BeaverdamRun.org and learn about our community, amenities, floor plans, and governance.
- b. **Review** the **utilities, amenities** and **services included in the monthly assessment**.
- c. **Review** the **Handbook** areas mentioned on the **Buyer Info** webpage.
- d. **View the home(s)** for sale, their **location(s) and floor plan(s)**.
- e. **Oversized vehicle? Measure garage** to ensure it fits.
- f. **Request an Ambassador** if you have questions about the community or want to tour our amenities.

2. Purchase offer has been accepted:

- a. **Hire a certified home inspector** to perform the inspection.
- b. Review the **maintenance responsibilities** of owners.
- c. Send **inspection report** to the **Architectural Standards Committee** using the email or postal address on the Buyer Info section of the website.
- d. Beaverdam Run's Architectural Standards Committee will provide a written response of **repairs that will be done by the Association**.
- e. The Seller will notify the Corporate Secretary of your name, address, phone number(s) and the proposed closing date **at least 10 days prior** to the closing.
- f. Use the **Buyer's Checklist** on the **Buyer Info** webpage to ensure you don't forget something important.
- g. Review the **Smart Home Issues & Checklist** with the owners if any "smart" devices are installed in the home.

3. What to expect at the closing:

- a. You'll sign several legal documents and pay for your new home, including **two monthly assessments in advance**. (The monthly fee will be drawn from your checking account automatically starting on the third month after the closing.)
- b. You should receive the following:
 - i. **Key(s)** to your home
 - ii. Beaverdam Run's **Buyer Info Packet** (welcome letter, moving-in info, contact information, insurance info, forms to fill out, special entry gate code for temporary use until you've moved in, etc.) If needed you may download the Buyer Info Packet from this website.
- c. Read the **Welcome Letter** and **Moving-In Letter** paying special attention to the **moving-in process** and the **type/size of moving vans** allowed.
- d. **Fill out the forms** from the Buyer Info Packet **and return them ASAP**.
- e. Once the Closing is complete/recorded, the Treasurer will remove the **Seller's** monthly ACH debit transaction from the billing database and the webmasters will remove the **For Sale** information from the website.
- f. When your **ACH Debit Authorization** form is received, the Treasurer will enter your monthly ACH debit transaction into the billing database (to start on the **first business day of the third month** following the closing).

The Process of Buying a Home in Beaverdam Run

4. Planning your move:
 - a. Reread the **Moving-In Letter** for essential information about planning your move.
 - b. When your move-in date has been finalized, **notify the Gates Committee (contact info is present in the Buyer Info Packet) to open the service gate** on the day your moving van arrives. Do **not** use the main gate.
 - c. The **Buyer's Checklist** will remind you of several important actions to be taken as you plan your move and during the move itself.
 - d. Soon after you move in, our Welcoming Committee will schedule time to acquaint you with our community.
 - e. Later on, the Seller's Liaison will conduct a New Resident Interview about your buying experience.