



How-To Guide ►

Building Your New Home



Build Your Dream Home. One Step at a Time.

You're ready to build your first house. You have visions of relaxing, entertaining, and just living in your new home. Those things that you've been dreaming about, cooking in an open kitchen, hosting summer barbecues on your back patio, family game night in a finished basement are about to become a reality. But, where do you begin?

Begin with us. At **Loos Homes**, we work with many first time home builders. We know that beginning the home building process is exciting, but can also seem a little daunting at times. We want to take the stress out of the process for you.

Use this step-by-step guide to navigate the ins and outs of building your first home – from selecting the right plot of land to applying the finishing touches. And, if you find any of your questions have gone unanswered, reach out to our highly qualified staff.



Step 1: Set Your Budget

Prior to talking to lenders or contractors, and before selecting countertops, cabinets and floors, it is important to conduct a personal affordability check. Knowing exactly how much you can afford will help guide your decisions throughout the homebuilding process.

A few things to factor into your budget include:

- Local taxes and fees
- Insurance
- Cost of land
- Monthly mortgage payment
- Base pricing and upgrades



Did You Know?

Construction loans are paid interest-only during construction. Since the loan isn't fully paid out until the construction is complete, banks don't require principal payments until then, either.

Step 2: Pick Your Lot or Land

"Location, location, location" is real estate's favorite phrase for a reason. The location of your lot or land affects many aspects of the building process and your life in the home thereafter. You probably have a general sense of where you'd like to live, but take some time to ***consider the following before selecting a site:***

- How much outdoor space do you want?
- Do you want to be close to neighbors or have more privacy?
- Which direction does the site face? Where will the sun hit the house and at what time?
- Available resources – do you have access to power, gas, phone and cable hookups? Municipal sewer & water?
- How far is your commute to work/school?
- What is the walkability factor of the area?
- What's the proximity to entertainment and shopping? Nature and recreation?
- Municipal fees and/or specialists estimates



The Difference is in the Details

Loos Homes will look at the lot at no charge when you're selecting a site. After your site is selected, we will take care of things like installing erosion control fencing around the perimeter and stripping the top soil to save for later – meaning, you'll have fewer details to worry about.

Our goal is no hidden costs for you!



Building a custom home gives you the opportunity to make it perfectly suited for you and your lifestyle – both now and in the future.

Step 3: Choose Your Home Style & Layout

Now it's time to start planning the home itself. Do you want a ranch style or two story? How many bedrooms and bathrooms do you want? How much storage space do you need? Are there other rooms that you'd like to have?

Building a custom home gives you the opportunity to make it perfectly suited for your family and your lifestyle – both now and in the future.

Enter into a simple blueprint contract and you will be on your way to building your dream home.

[View Floor Plans](#)

Step 4: Think About Resale Value

You're in the process of building your dream home and your future there, so selling it may be the last thing on your mind. However, it is worth considering features that make the home appealing for resale. If there does come a time to sell, decisions you made during the building phase can make the selling process easier.

- What is the style and layout of the neighboring homes?
- What is the value of the neighboring homes?
- What is the average price per square foot in your area?

As a general rule of thumb, when considering resale value, it's a good idea to build a home that is similar to surrounding homes in terms of size, price and style.

Step 5: Building Contract

The building contract contains a project description and defines the scope, price and schedule of your homebuilding project.

Step 6: Begin the Selection Process

With the framework and floor plan established, it's time to bring your vision to life.

Make your home one-of-a-kind with the aesthetics and functionality that match your style, and your budget.



One Stop Design Center at Loos Homes

Bring your sketches, Pinterest boards, and magazine clippings and we'll pair you with one of our experts to guide you through the design process. We even have a play area to keep your kids entertained.



[Visit Our Design Center](#)

Your Home, Your Choices

Here are a few of the selections that will make your home your own.

Exterior Selection

- Shingles
- Siding
- Windows
- Soffit & fascia (overhangs)
- Shutters
- Masonry

Interior Selection

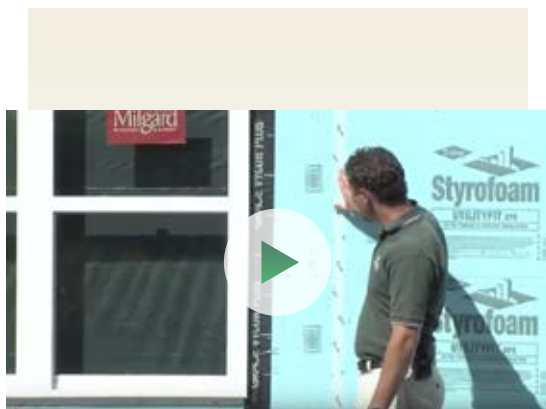
- Plumbing fixtures
- Cabinet color & details
- Flooring color & options
- Counter tops
- Door hardware

Step 7: Construction Loan Closes

Construction loans are different than basic mortgage loans, and can be a little confusing for someone who has never built a new home before. Make sure to work with a lender you trust to guide you through the loan process. Once the loan closes, it's time to build.

***Loos Homes** is proud to have great relationships with several preferred lenders that specialize in lot and construction loans, making it a simple process.*

View Homebuyer Resources



Step 8: Sit Back & Relax

At this stage, it's time for you to take a break and let Loos Homes do the heavy lifting. We'll take care of the foundation, framing, insulation and everything in between.

Step 9: Pre-Drywall Consultation

Before we apply the drywall and finishing touches to your home, Loos Homes invites you to walk through the framework of your new home and we'll answer any questions you may have.

You'll have access to the Loos Homes team throughout the entire homebuilding process to answer all of your questions.

Step 10: Final Walk Through & Move-In!

The time is finally here! Loos Homes will walk you through, answer your questions and explain important features of your new home. You will also receive an organized and very handy new home closing binder full of valuable information including all of your design choices and manufacturers of the components. Then, we'll hand over the keys. The only thing your dream home needs now is YOU.

Build Your Dream Home. One Step at a Time.

Building your first home with Loos Homes means you'll have a team of professionals – backed by well over 20 years of experience – with you every step of the way.

► Let's get building. Call us today.

Let's Get Building



Connect With Us!

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