

BUILD ON YOUR HOMESITE

*Many people don't realize they can stay where they love
but in a brand new home. We make it possible.*

We'll work with you to select a plan that lets you stay on your existing homesite, in a brand new home. A custom plan exclusive to Thomas James Homes. One that provides you with the modern delights you've been missing—an expansive kitchen, high ceilings, optimal storage solutions, a luxurious bath and plenty of natural light. In short, the right home, right where you want it.

THE PROCESS

1

GO ONLINE

Find elevations, floorplans, virtual tours, warranty details, and the economics of the program online at tjhomes.us/BOYH

2

SELECT A PLAN

Choose a floorplan and elevation from the TJH library that is perfectly suited to your existing homesite.

3

DESIGN YOUR DREAM

Work with our in-house design team to specify all custom elements of your new home.

4

PRE-CONSTRUCTION

We'll help you secure required City building permits and special project financing from a preferred lender.

5

CONSTRUCTION BEGINS

Our concierge service includes rental and storage assistance, weekly construction updates, and milestone walk-throughs.

6

MOVE INTO YOUR NEW HOME

Enjoy the modern home delights you've been missing through a process that keeps you feeling comfortable from start to finish.



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SO MANY WAYS TO MAKE IT YOURS

Design options and upgrades

Each TJH plan comes with a selection of suggested design packages that have been meticulously crafted by our Design Team to complement the architecture of the home you choose.

Our packages are intended to eliminate the stress many custom home buyers feel when faced with the hundreds of design decisions they need to make. Instead, we provide a platform from which to make changes and upgrades while helping to ensure the final design remains architecturally cohesive and meets all of your desires. Common customization options include lighting plans, windows, wall coverings, tile and stonework, cabinetry, and fixtures—but the sky's the limit. Our Design Team will work with you to co-create a finished look that lives authentically like your own.



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WARRANTY

A promise you can count on

Treating our homeowners like family represents a level of empathy, transparency, and honesty that leaves transaction in the dust in favor of relationship. To deliver on this promise, we offer an industry-leading warranty program unique in its scope and fairness.

We stand behind our people, product, and process and proudly offer:

- 10-year warranty against structural and soils-related issues
- 10-year warranty against unintended water
- 4-year warranty against system failures
- 1-year warranty against fit and finish components

Details about our warranty can be found at thomasjameshomesusa.com/warranty



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ECONOMICS

DOLLARS THAT MAKE SENSE

Create more value by unleashing the equity in your existing home.

	EXISTING HOME	NEW HOME
Square Footage ¹	1,500	3,000
Home Value ²	\$1,300,000	\$2,600,000
Construction Costs ³	N/A	\$970,000
Costs Per Square Foot	N/A	\$323
Value Created for Homeowner ⁴	N/A	\$330,000

The figures above are hypothetical examples only, based on the assumptions described in the footnotes below. Actual results will vary. Home and pricing information are subject to change on homes prior to sale, or at any time without notice or obligation. This is not an offer or solicitation to sell real property. Thomas James Homes is a registered trademark of Thomas James Homes, LLC ©2019 Thomas James Homes. All rights reserved. Thomas James Real Estate Services, Inc. CA DRE License #02057367

¹ Maximum new home square footage varies by city and depends on zoning restrictions. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement, engineering, and municipal requirements, or other site-specific conditions.

² For this hypothetical, the values of the existing home and the new home are each assumed to be approximately \$866.67 per square foot. Actual value per square foot for existing homes and new homes will vary based on the nature and condition of the home, the location of the home, the lot size, neighborhood, schools, market conditions, and various other factors.

³ For this hypothetical, the costs for construction are assumed to be approximately \$323 per square foot. The actual cost of construction will vary based on the size of the home, homeowner options, upgrades, and various other factors.

⁴ This reflects the hypothetical difference between the new home value and construction costs, based on the assumptions stated above. Actual results will vary.



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FREQUENTLY ASKED QUESTIONS

How much will it cost to build on my homesite with Thomas James Homes?

Costs for Build on Your Homesite homes are found on thomasjameshomesusa.com and represent the all-inclusive pricing per plan. Each home in our library lists a base price and price per square foot for ease of comparison. This base price includes the interior design specifications that have been custom designed for each individual plan and elevation. Customization and upgrades from the original design specifications may result in adjustments to the price. For example, a change in flooring will result in a credit to you for what had been originally specified and you will simply pay the difference for your selections.

What is included in the prices of your homes?

Everything is included in the listed price. Each plan's price includes complete architecture, construction management, interior design, landscape architecture and installation, and closing services for that home. It also includes, all demo, permit fees, new utilities fees and any additional city-related costs. Request an analysis, and a TJH representative will provide a cost breakdown specific to your homesite.

In addition, a warranty is included with your new home. Thomas James Homes is one of the few single-lot, new home replacement builders that stands behind its product. We are dedicated to solving issues as quickly as possible. Details about our warranty can be found at thomasjameshomesusa.com/warranty.

As you begin the design process with our in-house design team, your selected customizations and upgrades will be presented for review and approval in a Custom Design Budget prior to the start of construction. Full transparency of costs is just one of our promises to you.



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FREQUENTLY ASKED QUESTIONS

How do I know if a home in your library will fit on my homesite?

All of our plans were designed to work within city and county requirements. We understand the nuances of restrictions, codes and ordinances within each jurisdiction. Our library of plans maximize the size and functionality of our homes on the typical homesites in the neighborhoods in which we build. A TJH representative can help you determine exactly which plans will best fit on your homesite.

How will my property taxes be impacted by building a new home on my existing homesite?

The Build on Your Homesite program is one of the most tax-efficient ways to a new, larger home. Because the value of your land is protected by Proposition 13 in California, your property taxes are estimated to increase based mainly on the new square footage added to your home. Unlike purchasing a new home in a new location, building on your existing homesite does not trigger a title transfer, which means there won't be a tax reassessment of your home—potentially saving you thousands. The longer you've owned your home, the more you stand to benefit because of your considerably lower property tax base. A TJH representative can show you the tax benefit breakdown for your home.

How long will it take to build my home?

Building your home will involve selecting a plan from our TJH Library that fits your existing homesite, working with our in-house design team to specify all custom elements of your home, submitting the full plan to the city to secure the required permits, moving out of your home, tear-down, construction of your new home, and final delivery. While this process may vary, an expected timeframe would include 60 to 90 days for city processing and approvals. Once approved, we guarantee a 12-month build cycle. To help make it as seamless as possible, our concierge service will provide storage and rental home referrals as needed.



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FREQUENTLY ASKED QUESTIONS

What kind of financing does Thomas James Homes offer for this program?

Offered through preferred lenders, Build on Your Homesite special financing takes your mortgage off the books and rolls your new construction loan into a permanent, long-term loan. You only pay a one-time close to minimize transaction costs. For more information, take the next step and request a call or meeting with a TJH representative.



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