



# Home Building Summary Booklet

**Contents:**

Summary Home Building Information . . . . .	2
7-Step Home Building Plan . . . . .	3
Construction Specifications . . . . .	4
Financing Your Home . . . . .	5
Other Links of Interest . . . . .	6

*presented by:*  
*<http://www.SayBuild.com>*



# Building Your Home: Summary Booklet

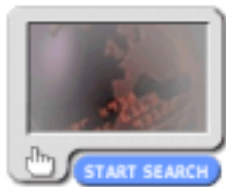
## SUMMARY HOME BUILDING INFORMATION

### Search House Plans

Your first step in home construction project is searching house plans for home building ideas. View designs to decide on home style, home type, floor layout, room dimensions, and other design specs you would like to see.

**where to begin your search:** <http://www.SearchHousePlans.com>

**design considerations:** <http://www.SayBuild.com/>



[SayBuild.com](http://www.SayBuild.com)

### Design Your Home Construction Specifications

The Specification Plan defines the design and product specifications for your home construction.

It will list the size and type of rooms, the general layout of each floor, the plumbing needs throughout the house, flooring requirements for each room, type of doors and windows, electrical plan, type of HVAC, landscaping layout, etc.

**Begin with Design Plan A:** <http://www.SayBuild.com/building-spec/>

if completed

### Two Types of Home Builders

#### **1) Custom Home Construction**

where the construction is based on a custom design and individually built for the home owner

#### **2) Production Home Construction**

where the construction is based on 3-4 different "production" designs. The owner will select one of the design with minimal modifications.

**find the right home builder:**

<http://www.SayBuild.com/home-builders.html>

### Manage Your Home Construction Project

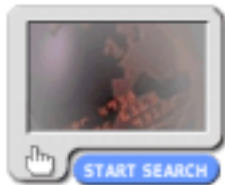
**Project management types:**

- 1) building management
- 2) owner management
- 3) change management
- 4) problem resolution management
- 5) cost management
- 6) financial management

**view what's needed:** <http://www.SayBuild.com/step6.html>

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## HOME BUILDING STEPS



[SayBuild.com](http://www.SayBuild.com)

### STEP 1: Analyze the Numbers

**Understand what is needed:** Can you afford building your home? Can you qualify for construction financing? These questions are reviewed in this step.

<http://www.SayBuild.com/step1.html>

### STEP 2: Where to Start Your Home Building

**Where to start:** use this step to define your family objectives, find your lot and location, view home styles, and review house plans.

<http://www.SayBuild.com/step2.html>

### STEP 3: Design the Construction Specification Plan

**Define your home specifications:** list the size and type of rooms, the general floor layout, the plumbing needs, flooring requirements, landscaping plan, etc.

<http://www.SayBuild.com/step3.html>

### STEP 4: Arrange for Home Construction Financing

**Paying construction has two parts:** 1) home building line: used to pay supplies and contractor costs; 2) residential mortgage: used to payoff the construction line.

<http://www.SayBuild.com/step4.html>

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### STEP 5: Qualifying for a Mortgage Loan

**Lenders use several criteria to qualify a home buyer for a mortgage loan:** 1) home appraisal; 2) credit rating; 3) income/debt ratios; and 4) employment.

<http://www.SayBuild.com/step5.html>

### STEP 6: Managing Your Home Construction

**Types of management:** 1) home owner/builder management; 2) change management; 3) problem resolution management; and 4) cost management.

<http://www.SayBuild.com/step6.html>

### STEP 7: Home Closing and Settlement

**What's needed to close:** summary guide on home inspection, closing, closing cost estimates, going to settlement, taking possession, and buyer rights.

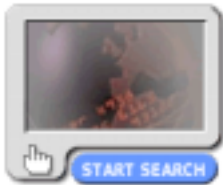
<http://www.SayBuild.com/step7.html>

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## HOME CONSTRUCTION SPECIFICATIONS

**SPEC PLANNING A: Home Style and Plan**

First, download our construction specification sheet as a guide. Use it to define your home style, identify the number of rooms, arrange your rooms by adjacencies, and define the room size dimensions.



[SayBuild.com](http://www.SayBuild.com)

**SPEC PLANNING B: Lot Excavation**

View the physical features of the lot. Note any rocks, trees, water-fronts, or other desirable or undesirable views. Note any extra requirements. Check the drainage.

**SPEC PLANNING C: Home Foundation**

The foundation is the most critical part of your home construction. Types of foundations: slab foundation; crawlspace foundation, and basement foundation.

**SPEC PLANNING D: House Framing**

Framing is where your house begins to take shape. You want to inspect the work often to make sure the framing is going as planned. View wood vs. steel framing.

if completed

**SPEC PLANNING E: Roofing**

Identify type of roof and rain removal systems. Roofing materials come in asphalt and fiberglass shingles, cedar shakes, tile, slate and more expensive materials.

**SPEC PLANNING F: Doors and Windows**

Identify the type of doors and windows by room. Windows and exterior doors should be installed as soon as the frame is completed to prevent damage.

**SPEC PLANNING G: Plumbing**

Identify any special plumbing needs by room: utility sink in garage; wet bar in recreation room; plumbing for unfinished basement, etc. There are many new plumbing materials that can reduce your cost. See site for information.

**More Spec Planning:**

Link to: <http://www.SayBuild.com/building-spec/>

## FINANCING YOUR HOME CONSTRUCTION

### How to Finance Your Home Construction

There are basically two types of loans involved for home construction:

#### 1) Home Construction Line of Credit:

This is a credit line that the lender setups on your behalf for the payment of contractors and supplies during the construction phase of your home.

Most lines have a term of about 12-18 months, depending on the size of construction and area. The interest rate on construction lines are slightly higher than residential mortgage rates.



[PickMyMortgage.com](http://www.PickMyMortgage.com)

#### 2) Construction Loan (Residential Mortgage):

At the end of the construction phrase, the line closes and the amount borrowed is paid off with a mortgage loan of your choice.

Many lenders offer the combined construction line and permanent loan as a bundled product. There are advantages and disadvantages.

Jump to our mortgage lending site for more information at:

<http://www.PickMyMortgage.com/>

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This center provides all the resource information you need to select your mortgage product and negotiate the best mortgage lending terms.

**view rates and our 12-step plan:** <http://www.PickMyMortgage.com/>

TYPE RESIDENTIAL MORTGAGES	
<b>Fixed Rate</b>	fixed rate loans at 30Yr-15Yr
<b>ARMs</b>	annual adjustable rate loans
<b>Hybrids</b>	combination Fixed and ARMs
<b>Interest-Only</b>	interest only for low payments
<b>103%-107%</b>	borrow above value for closing
<b>All Other Types</b>	balloons, RIMs, other

**View types:** <http://www.PickMyMortgage.com>

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### OTHER QUICK LINKS

HOME CENTER LINKS		NOTES
<input type="checkbox"/>	<b>Home Buying Guide</b> <a href="http://www.SayHomeBuy.com">http://www.SayHomeBuy.com</a>	
<input type="checkbox"/>	<b>Home Building Guide</b> <a href="http://www.SayBuild.com">http://www.SayBuild.com</a>	
<input type="checkbox"/>	<b>Home Selling Guide</b> <a href="http://www.SayHomeSell.com">http://www.SayHomeSell.com</a>	
<input type="checkbox"/>	<b>Moving Into Your Home</b> <a href="http://www.SayRelocate.com">http://www.SayRelocate.com</a>	
<input type="checkbox"/>	<b>Remodeling Your Home</b> <a href="http://www.LetsRenovate.com">http://www.LetsRenovate.com</a>	
<input type="checkbox"/>	<b>Making Some Home Improvements</b> <a href="http://www.SayImprove.com">http://www.SayImprove.com</a>	

DEBT / CREDIT MANAGEMENT GUIDE		NOTES
<input type="checkbox"/>	<b>Building and Sustaining Your Credit</b> <a href="http://www.SayGoodCredit.com">http://www.SayGoodCredit.com</a>	
<input type="checkbox"/>	<b>Budget Management</b> <a href="http://www.SayPlanning.com/budget/">http://www.SayPlanning.com/budget/</a>	
<input type="checkbox"/>	<b>Lowering Your Bills</b> <a href="http://www.SayLowerBills.com">http://www.SayLowerBills.com</a>	

OTHER LINKS OF INTEREST		NOTES
<input type="checkbox"/>	<b>College Planning Center</b> <a href="http://www.OfftoCollege.com">http://www.OfftoCollege.com</a>	
<input type="checkbox"/>	<b>College Savings Tips</b> <a href="http://www.SayPlanning.com/mynetinvest/">http://www.SayPlanning.com/mynetinvest/</a>	
<input type="checkbox"/>	<b>Increasing Your Income Guide</b> <a href="http://www.SayPlanning.com/income/">http://www.SayPlanning.com/income/</a>	
<input type="checkbox"/>	<b>Center for Unique Online Shopping</b> <a href="http://www.nBuy.com">http://www.nBuy.com</a>	
<input type="checkbox"/>	<b>View What's New in Rebate Credit Cards</b> <a href="http://www.SayCards.com">http://www.SayCards.com</a>	