

**Ordering your Platinum Cottage Home**

1. Prior to ordering your home, the following must be done:
2. Verify that where you would like to place your home is zoned for a tiny home. If it is zoned for a RV or mobile home, it is probably zoned for a tiny home, but please check.
3. Verify that electricity, water, and sewer are available to connect to your home. The homes come with standard 100-amp braker. 50 amps are available upon request.
4. Verify that a home can be delivered to your site. The homes are between 12 and 15 feet wide, so gates and roads must be accessible. Electricity lines and trees must also be high enough to accommodate the delivery of a home.
5. Decide what type of pad you would like for your home. (concrete, road base,.. ) and complete the build of your pad prior to delivery.
6. We are available for consultation during this process. We have 2 tiny/park home communities that we have developed and are knowledgeable about site work, building materials, and utility work.
7. HLTH will inspect the land/lot where the home will be located to check for access and any blocks to access including width of road to accommodate the home while being delivered, tree limb and electrical line height. HLTH will make recommendations to the customer for the delivery of the home following the inspection. HLTH has the equipment necessary to make modifications to gates and fencing and any repairs that are necessary and for tree trimming. All tree trimming is done with sanitized saws before and after each trim, and debris are loaded on the trailer. If there are trees that need to be trimmed prior to delivery that are not on the customer’s land, written or verbal permission must be obtained to do any trimming prior to delivery.
8. Order Form and Blueprint, once approved by customer, are sent to Platinum. The timeline from beginning to end differs depending on the number of orders received each month. Platinum would like to have an order 3-6 weeks prior to the production of the home. Once the order is ‘scrubbed through’ production of your home takes between 2-4 weeks.

A $5.000.00 deposit is required at that time to reserve your production slot with the company. Platinum will “scrub” your order (go over the order and communicate with HLTH until the order is sufficient and agreeable with the customer and Platinum). This stage includes phone calls and emails back and forth between Platinum and HLTH and the customer.

The $5,000.00 is refundable up until the start of production. You will be notified once production begins (the timeline differs).

Checks are made out to Highland Lakes Tiny Homes. Wire transfers are also accepted. Please inform HLTH as to what type of payment will be used.

1. Production occurs at Platinum. This timeline differs each month as mentioned above, usually between 2-4 weeks.

A second nonrefundable payment of $5,000.00 is due at that time.

1. Your home is out of production and ready to be delivered.

The remainder of the balance plus the 6.25% sales tax is due before the home leaves the lot.

1. A delivery driver is contacted to schedule a delivery time. The delivery depends on weather conditions and the schedule of the driver. We use a company that we trust and is careful and deliberate with their driving and setting of the home.

The delivery cost is paid directly to the delivery driver as it is through an independent company. Costs vary depending on transportation costs, mileage, and ease of access.

The delivery cost includes the delivery of your home, leveling, setting, and tie down. HLTH is always present during the delivery and assists with the delivery as necessary.

1. Once your home is delivered, you will receive a packet from Platinum with keys, manuals, warranties, and a form that you will complete and send to Platinum once your utilities are connected. Damages to the sheetrock occur during the transport and Platinum will repair any damage that occurs and will make any other repairs to inside/outside the home once delivered. You are given 30 days to complete the report/form and send it back to Platinum to begin the warranty. The warranty by Platinum includes a one-year warranty with a 30-day cosmetic warranty. However, many of the materials used in the construction of the home are warrantied for longer periods of time by their manufacturers.
2. Transfer of title and the payment of the sales tax will be done by HLTH.
3. Other optional costs once your home is delivered, set, and utilities are connected include skirting of the home, construction of any steps and landing. We provide one set of temporary steps that we collect after one month.
4. We are always available to you after your home purchase.

*It is an honor and privilege to sell Platinum homes and to work with our customers.*

*We are thankful to our customers for trusting us in the purchase of their homes and hope the home will bring happiness and good memories throughout the years!*

*Casey and Brian Robinson*

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