

Your Metro Atlanta New Construction Guide

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Hi! I'm Faith Putman,
your metro Atlanta
Realtor. I'm so glad that
you are using this guide
as a resource to aide you
in learning the process
for purchasing a new
construction home. As an
accredited buyers agent
and certified New Home
Construction
professional, it is my
pleasure to assist!



Welcome Home!

There is nothing like the look and feel of a brand new home!

Picking the home of your dreams is the best feeling in the world! Before you can get to that point, there are many steps that come into play. In order to make the right decisions at each point of the process, you need to have the right information. I am here to be your resource! Contact me so that we can begin your journey to purchasing your brand new home.

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First & Foremost

Before you begin your search, let's talk about agency! New Construction can work a little differently than the purchase of a resale home. When you call about, sign up for information on, or tour new construction in person, you will likely be talking with the 'builders' agent, or listing agent.

If you contact the builder or the builder's agent at all they likely will no longer let me represent you. The builder's agent works for the builder. When you choose me as your agent, I work for you as my client. In most cases with new construction, I'm free to use as your agent because the seller will pay me my commission!

If you would like the opportunity to bring your own representation, you will need to notify them you are already using an agent before signing any agreements with the builder's agent.

What I prefer and works best for my clients is if you send me a text or DM on which homes you're interested in and I will get you all the information and can schedule a video showing for you or if you're flying in town I can make sure I'm on-site and with you touring these homes.



The Benefits of New Construction

Modern Comfort: New construction homes offer modern amenities and features . You'll enjoy the latest appliances, energy-efficient systems, and smart home technology, making daily life more convenient and comfortable.

Neighborhood Amenities: Building a new home allows you to enjoy all the amenities that the neighborhood has to offer. Such as pools, parks, walking trails, golf courses, clubhouses, and so much more!

Efficiency and Low Maintenance: New homes are designed with energy efficiency in mind, which can lead to lower utility bills. Plus, with everything being brand new, you'll have fewer maintenance concerns in the early years

Appreciation Potential: New construction homes often appreciate in value more quickly than older homes. As the neighborhood develops and the demand for new homes grows, your investment can grow in value, providing you with a solid financial asset.



Exploring the Community

Finding the right home is only one part of the puzzle. Your home will be in a neighborhood located within a community in which you will live and operate in for the foreseeable future! Make sure it suits your needs! Here's how:

Get to know your elected officials at events and local meetings- Planning your visit around the time of these meetings is a great idea to really get in the know of the atmosphere of the area you are looking to purchase in

Comprehensive plan- Get ahold of the county comprehensive plan for the areas you are looking in to obtain tons of info like economic development, resources, and community enrichment. This is one of the best ways to ensure the area you choose is headed in the same direction you desire for the future.

Community Events- Make it a point to be a part of at least one community event before taking the leap. From fairs to local fundraisers, this is a great way to be amongst the community you intend to be a part of.

Community Involvement- Check for community Facebook groups, charitable organizations, and the like to see how you can jump in and find people who share the same desires to give back as you do. The Nextdoor App is also a great resource for staying in the know of a given community

Contact Your Future HOA- Request the CC&Rs from the HOA POC to answer detailed questions that may pertain to you before you even put ink on paper to ensure the neighborhood regulations will work for you. Consider joining the board if you want to ensure your voice is heard!

Entertainment, Shopping, and Convenience- Ask me about the local area so that we can ensure you are near the establishments that matter most to you!

What To Look For In A Builder

It's important to choose a good builder for your new home.
Bigger and prettier do not always equate to better.

I advise my clients from personal experience on the local builders in the Atlanta metro area. From my personal experience and research, I can provide insights on what you should look for a steer clear of. Here is basic breakdown of what you should look for in your builder

How long has the builder been in business

Does the builder have a good reputation

Are there pending legal actions against the builder

Does the builder have a permanent place of business

Does the builder enrich or give back to the local community

General timeframes of construction for each home

What is the policy for delays

Is the builder a custom builder or spec home builder

Deposit and contingency policies



Phases of Building A New Home

Lot preparation

*Slab, crawlspace and/or
basement*

*Framing (contrary to popular
belief, framing that goes up fast
and is properly sealed is a good
thing to protect against the
elements*

Insulation

Exterior

Drywall

*Plumbing & other mechanicals
(Cabinets, flooring, tile, paint
etc)*

Walk throughs

Landscaping

Certificate of Occupancy



Steps to Buying New

1

Contact me so that we can have an initial consultation to determine exactly what you are looking for. If you are still deciding on area to choose from. I can also send you a relocation guide right to your front door.

2

See the homes! Most builders have floorplans and elevations (how the front of the house looks) online! Browse these online. If you're local, we can go walk model homes together if you're out-of-state I can do video showings for you until your scheduled trip

3

Depending on where you decide to enter the build process will determine what (if any) customizations you can make. Some builders offer standing homes that are move in ready. If you start from scratch, the choices may include:

- 1) Structural upgrades, i.e., extra bedroom, flex room, etc*
- 2) Elevation (how the house looks on the outside)*
- 3) What lot you build on*

Be aware that these choices can add 50-250k to the base price. Most Georgia builders do not provide much customization so the ones that do are a real gem!



Steps to Buying New (cont...)

4

Deposit

You can expect your deposit to be around 2%-5% of your purchase price for your existing new build.

If you are getting a home that needs to be built, the builder deposit can be much higher (closer to 10%-20% of the purchase price of the home)

5

If you are using the preferred lender, I will work closely with them to ensure all aspects of financing are handled in a timely manner for closing. Working with the preferred lender is the best way to take advantage of incentives that will otherwise be unavailable.

Inspections and Walk Throughs

During this time, I highly advise a third-party inspection to be done to ensure all is done correctly in the home (Yes even for a new build!) After your inspection, we have about 2 walk throughs of the home to give the builder a chance to explain all aspects of the home for you to know, and make corrections like touch up paint. The final walk through is to ensure the home is ready to close!



Now you are on the
road to your new
build! Let's delve
deeper! Give me a
call or shoot me an
email and let's get
the ball rolling!
Talk soon!

