IS BRANCH OUT FOR YOU?

We build on Your Homesite
With many successful years of building homes in Schell Brothers branded communities, we are proud to offer our award winning homes and building process for construction on your homesite. We offer a variety of home plans, options, and price points to meet your specific needs.

Knowledgeable Land and Construction Professionals
Let our land and construction professionals guide you through the homesite buying experience. With the help of our local Realtor partners, finding a homesite that fits your needs and investment level is now stress-free. Our land specialist will help to eliminate many of the unknowns prior to you purchasing a homesite. This will afford you peace of mind that your home can be built within budget and on-time.

Custom Home Quality at An Affordable Price
Building a new home on your homesite doesn’t have to be a stressful, lengthy, or expensive process anymore. Given that we build many more homes than a custom builder, our purchasing power allows us to pass on these savings to you with lower home prices. Schell Brothers uses only the finest contractors to ensure our high quality standards are always met. Our efficient buying and building process means that you’ll be in your new home quickly and without worry.

Immediate and To the Penny Pricing
We invite you to schedule an appointment with a sales manager to price a home that’s just right for you. Our software will generate an itemized investment analysis to include the smallest of details such as cabinet hardware, recessed lighting, and shutter selection. Oh, and you won’t find any allowances as they are frequently a point of contention between a homeowner and builder.

Proven Home Plans and Decorated Models
Our proven home plans are created by Schell Brother’s home designers to reflect the wants and needs of today’s buyers. Most of our plans can be viewed as decorated models or homes under construction helping to ensure you have selected the perfect home plan.

Personalization in our Design Studio
Schell Brothers provides an interactive design studio where your dreams are brought to life. Our friendly, experienced design consultants will guide you through a gallery of choices helping you transform imagination into reality.

Step 5:
POST CLOSING

YOUR FIRST YEAR
There’s only one thing more satisfying than building a high quality home, and that’s surprising our homeowners with our strong commitment to customer service. We know how your new home works and performs and even how it needs to acclimate to its environment. We understand the typical adjustments that will need to be made to ensure optimal performance of your new home. Towards the end of your first year, we will conduct a 100+ point Comprehensive Inspection & Adjustment (CIA) of your new home and service those items covered under the one-year warranty.

WARRANTIES BEYOND ONE YEAR
We are proud of the care and quality built into each of our homes. Our Homeowner’s Manual explains our construction standards and provides maintenance guidelines on what you can do to maintain the quality and performance of your new home, along with your warranties beyond the first year. You’ll be ready to take the helm of your dream home – with confidence in its quality and knowledge of its operation, to keep it performing at its best. Warranties beyond one year include: Two Year Limited Warranty on Mechanical Systems: plumbing, electrical, heating and air conditioning systems; Ten Year Limited Warranty Against Major Structural Defects; Manufacturer Warranties: Appliances, Etc.
Step 3: CONSTRUCTION (UP TO 5 MONTHS)

At this point, we begin constructing your new home. Throughout the building process, we'll keep you up-to-date on the progress through phone calls, emails, photos, and videos.

PRE-DRYWALL WALKTHROUGH

The framework and rough mechanicals are in, and your house is beginning to look like a home. Now, you get to walk through it for the first time with your Construction Manager. During the Pre-Drywall Walkthrough, you will review and confirm your selections and get a hands-on education in the field about the High Performance Features of your new home.

SITE VISITS

At Schell Brothers, we are proud to show off your home to you at every available opportunity. Just give your Construction Manager a heads-up so that they can meet you on site and review the progress on your new home with you. Of course, safety is first. Please wear appropriate shoes that completely cover your feet. Hard hats will be provided by Schell Brothers.

Step 4: CLOSING

PRE-SETTLEMENT ORIENTATION

Your dream home is complete! We walk you through your new home and educate you on how it operates, providing tips to keep it looking and functioning like new for years to come. You have seen your home come alive through every milestone of the building process. At your Pre-Settlement Orientation, we are proud to reveal your beautiful new home crafted by Schell Brothers. Your Construction Manager will walk you through your home and educate you on how your new High Performance Home operates, warranty procedures, and recommended home maintenance. This also serves as an opportunity to note any adjustments or touch-ups necessary. Most, if not all, of these items will be completed in time for your Settlement meeting.

SETTLEMENT

A Branch Out home is unique in that there isn't a formal settlement accompanied by an attorney like you'd find if you built a home in one of our communities. Given that you own the land and have funded construction via a construction loan, we can essentially hand over the keys to your new home along with your settlement package. You will have an opportunity to review and accept your new home with your construction manager.

Congratulations!

You are now a proud owner of a High Performance Branch Out Home built by Schell Brothers.
PURCHASE AGREEMENT

This is the moment where we formally agree to partner together in building your dream home. The Purchase Agreement is an exciting and critical step because it triggers an amazing sequence of steps that bring your dream to reality. Upon executing the Purchase Agreement, activities such as scheduling your selections meeting, conducting a thorough site evaluation (to develop your detailed, to the penny Site Development Expense Summary), developing a comprehensive project package for review and approval for your community’s Architectural Review Committee (ARC), and so many other details relative to your project. This is the point where you finally get to exhale and relax…you just hired the region’s premier homebuilder to sweat the details so you don’t have to.

SELECTIONS MEETING

Schell Brothers provides an interactive design studio, where you’ll bring your dreams to life. Our friendly, experienced design consultants will guide you through a gallery of choices helping you transform imagination into reality.

We offer many choices, so make sure you go over your Selections Guide provided by your Sales Manager and visit the many models in our communities before this appointment so you have a general idea of what choices are available to you. If you have any questions, feel free to contact your Design Consultant prior to the appointment.

ARCHITECTURAL REVIEW

Once your final selections have been completed, we’ll submit your plans, survey, and selections to the ARC for review and approval. This is just another way we help to make this a stress-free home building experience for you.

PRE-CONSTRUCTION MEETING

This is the final step before we break ground on your new home. We will meet on site to finalize home placement and discuss site related items. At this point, we are just days away from starting construction.
Step 2:  
PRE-CONSTRUCTION (UP TO 3 MONTHS)

Before we break ground on your new Schell Brothers home, there are several things to consider along the way to assure that you have all the pieces in place.

1. INVESTMENT ANALYSIS

You’ll have an opportunity to meet with your Sales Manager to complete an investment analysis of your new home. Using our cutting edge software, we can narrow down your investment to include all the features seen in our decorated models. This will ensure that your project stays on budget before you make any financial commitment to purchase.

2. HOMESITE DEVELOPMENT

Each site offers a unique set of variables that need to be understood to determine your actual costs. As a general rule of thumb, expect to invest between $30,000 - $40,000 for a ½ acre homesite for site development items. Schell Brothers will manage most site related activities and provide an itemized budget of these expenses.

3. FINANCING

As a “home only” build, you will either obtain a construction-only loan, construction-to-permanent loan, or pay cash. Construction loans are secured before the project begins and are used to fund all building activities and often times the purchase of the homesite. Construction loans have different qualifying standards as well as different rules from lenders. More information is available upon request.

UNDERSTANDING THE PROCESS:

Where will you build?
We currently build homes in the southeastern portion of Sussex County, Delaware.

Which Schell plans do you offer in the Branch Out Division?
We offer most of our plans, which can be found at schellbranchout.com.

What will be included in your base home price?
Our base price includes constructing the home on your homesite using our quality home finishes and Schellter™ Advanced Building Science Technologies. The price does not include site development expenses such as landscaping (sod, irrigation, shrubs), driveway, utility connections, tree clearing, grading, fill dirt, surveys, land preparation, etc. Additional features to personalize your home are also available for purchase.

What is the approximate cost for site development expenses and who manages these activities?
Each site offers a unique set of variables that need to be understood to determine your actual costs. As a general rule of thumb, expect to invest between $30,000 - $40,000 for a ½ acre homesite for site development items. Schell Brothers will manage most site related activities and provide an itemized budget of these expenses.

Do I have to own a homesite before I sign a home contract?
No. You may sign a contingent contract subject to you settling on a homesite upon which you have contracted.

Does Schell Brothers buy the homesite before construction commence?
No. You will need to own the homesite before we can start the construction process. We act as the building contractor throughout the process.

Do you allow homebuyers to work on the home during construction ie: flooring, plumbing, and electrical?
No. State and local codes, lender issues, and warranty require us to complete the entire home.

What is the approximate construction time?
The entire process takes between 6 to 8 months. From contract signing to start of construction, plan on 2 to 3 months for your final selections appointment, securing a construction loan, and obtaining permits. The actual construction phase will require 4 to 5 months depending on weather and complexity of the project.

Can you tell me how property transfer taxes are handled?
Should you choose to contract with us to build your new home within 1 year of taking ownership of a homesite, you will be required to pay property transfer taxes on the value of the home. The State of Delaware collects 1% of the contract price and Sussex County collects 1.5% prior to the issuance of the building permit. This is in addition to the transfer taxes you’ve already paid when purchasing the homesite.

My lot requires a septic system for waste water treatment and disposal. Will you help me navigate the process of design, permitting, and installation?
Yes. Our land specialists will handle the entire process for you. We have State certified resources that can handle the site evaluation, septic design, and installation of your system.
Step 1: FIND A HOMESITE

When choosing a site for your new home, there are a variety of things to consider that may impact construction feasibility. Our Homesite Buying Checklist (available upon request) will help you be prepared and understand what to look for in your pursuit for the ideal property. Remember, there are no perfect building sites; most will require some type of improvements, but rest assured that we have you covered. Our land experts can guide you each step of the way. The goal is to minimize the additional investment necessary to build your new dream home.

Prefer a Realtor?

If you’d prefer to work with a local Realtor to help you locate and purchase your ideal homesite, we suggest:

BARROWS AND ASSOCIATES
Ocean Atlantic Sothebys Realty
330 Rehoboth Ave
Rehoboth Beach, DE 19971
office: 302-227-6767 x403
cell: 302-245-1730

The team of 5 award winning agents are focused completely on client satisfaction and understand the steps of building a Schell Brothers home.

From the initial meeting to the final walk through, you far exceeded our expectations!

The Andrews
Hawkseye Branch Out Homeowners
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The Andrews
Hawkeye Branch Out Homeowners
Step 2:

**PRE-CONSTRUCTION (UP TO 3 MONTHS)**

Before we break ground on your new Schell Brothers home, there are several things to consider along the way to assure that you have all the pieces in place.

**INVESTMENT ANALYSIS**

You’ll have an opportunity to meet with your Sales Manager to complete an investment analysis of your new home. Using our cutting edge software, we can narrow down your investment to include all the features seen in our decorated models. This will ensure that your project stays on budget before you make any financial commitment to purchase.

**HOMESITE DEVELOPMENT**

Each site offers a unique set of variables that need to be understood to determine your actual costs. As a general rule of thumb, expect to invest between $30,000 - $40,000 for a ½ acre homesite for site development items. Schell Brothers will manage most site related activities and provide an itemized budget of these expenses.

**FINANCING**

As a “home only” build, you will either obtain a construction-only loan, construction-to-permanent loan, or pay cash. Construction loans are secured before the project begins and are used to fund all building activities and often times the purchase of the homesite. Construction loans have different qualifying standards as well as different rules from lenders. More information is available upon request.

**UNDERSTANDING THE PROCESS:**

- Where will you build?
  
  We currently build homes in the southeastern portion of Sussex County, Delaware.

- Which Schell plans do you offer in the Branch Out Division?
  
  We offer most of our plans, which can be found at schellbranchout.com.

- What will be included in your base home price?
  
  Our base price includes constructing the home on your homesite using our quality home finishes and Schellter™ Advanced Building Science Technologies. The price does not include site development expenses such as landscaping (sod, irrigation, shrubs), driveway, utility connections, tree clearing, grading, fill dirt, surveys, land preparation, etc. Additional features to personalize your home are also available for purchase.

- What is the approximate cost for site development expenses and who manages these activities?
  
  Each site offers a unique set of variables that need to be understood to determine your actual costs. As a general rule of thumb, expect to invest between $30,000 - $40,000 for a ½ acre homesite for site development items. Schell Brothers will manage most site related activities and provide an itemized budget of these expenses.

- Can you tell me how property transfer taxes are handled?
  
  Should you choose to contract with us to build your new home within 1 year of taking ownership of a homesite you will be required to pay property transfer taxes on the value of the home. The State of Delaware collects 1% of the contract price and Sussex County collects 1.5% prior to the issuance of the building permit. This is in addition to the transfer taxes you’ve already paid when purchasing the homesite.

- What type of financing is most commonly obtained for construction?
  
  As a “home only” build, you will either obtain a construction only loan, construction-to-permanent loan, or pay cash. Construction loans are secured before the project begins and are used to fund all building activities and often times the purchase of the homesite. Construction loans have different qualifying standards as well as different rules from lenders. More information is available upon request.

- Will you build from my house plans?
  
  No. But we offer several home plans with numerous structural and finish selections so that you may personalize your new home to make it just right.

- How long will the project take to complete?
  
  The entire process takes between 6 to 8 months. From contract signing to start of construction, plan on 2 to 3 months for your final selections appointment, securing a construction loan, and obtaining permits. The actual construction phase will require 4 to 5 months depending on weather and complexity of the project.

**Prefered Lender**

If you prefer to work with a local lender that understands construction loans then we suggest:

**FULTON MORTGAGE COMPANY**

Jennifer Hubbard

21035 Dupont Blvd

Georgetown, DE 19947

cell: 302.245.2458

Jennifer will guide you step by step to ensure a smooth and enjoyable financing experience.
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