

To discuss in more depth, contact the Pinewood Forrest Real Estate team.

**Q: Should I talk to a mortgage lender before I start looking?**

**A:** Yes, Pinewood Forrest has three Preferred Lenders who have many excellent loan programs to offer. Their contact information is available through Pinewood Forrest Real Estate (PFRE).

**Q: What's the advantage to using the Preferred Lender?**

**A:** There are several advantages to using a preferred lender:

- They compete for your business to get you the best loan and rate.
- They are familiar with our new community and its start-up process.
- Lastly, they may offer incentives.

**Q: What is the amount of the earnest money deposit?**

**A:** This depends on your selected home.

**Q: When is it due?**

**A:** Earnest money is due at the time the purchase agreement is signed.

**Q: Do I need a realtor to represent me?**

**A:** This is your choice. Our PFRE agents are licensed, trained and available to help you with the process of purchasing your new home.

**Q: How long is the process — from finding a home, doing the paperwork, building the home and then to close and move in?**

**A:** The construction and closing process is estimated to be 4 to 6 months, depending on your house plan.

**Q: Will I be able to make finish selections for my new home?**

**A:** Yes, many options will be available to choose from, depending on the stage in which you purchase the home. The earlier you execute a purchase contract, the more options you may have for choices.

**Q: What is the finish selection process?**

**A:** Following contract, you will meet with the Pinewood Forrest Design Team to make your selections that are available to you. The team is comprised of top Atlanta design talent who will help offer choices amongst a pre-selected set of outstanding options for your home.

**Q: Will I be able to select a builder?**

**A:** No, each home site and home have been assigned to a selected builder from the Pinewood Forrest Builders Guild.

**Q: How long will it take to completely build out the community?**

**A:** The estimated time for completion is 5-9 years.

**Q: What are the Amenities? When will they be built?**

**A:** Below is a list of planned amenities for Pinewood Forrest. The timeline for these amenities is being finalized.

- 1,300 residences, including detached homes, town homes, cottages, tree homes, and multi-family homes
- 300 hotel rooms in boutique and all-suite hotels
- Office space, street level retail, and restaurants
- 118 total acres of public green space (approximately 51% of total site)
- Over 15 miles of trails and pathways
- Community gardens, pools, playgrounds, and dog park
- Integrated wellness center
- Shared meeting & office spaces
- Events Center
- Unique green building certification program exceeding typical certification program requirements by approximately 50%

**Q: Are all homes built with energy-efficient qualities?**

**A:** Yes, the Pinewood Forrest Green Building certification program will be required of every home built in Pinewood Forrest. The program's requirements surpass other renowned certification programs by more than 50%.

**Q: Will people be using golf carts? If so, will they be allowed on the 15 miles of planned walking trails?**

**A:** Yes, electric golf carts will be part of the eco-friendly ethos of Pinewood Forrest, and will be allowed in designated areas.

**Q: Are there parking restrictions?**

**A:** Yes, depending on location in the community.

**Q: How is the trash or garbage removed? Will you have a recycle program?**

**A:** Details are still being finalized, but both trash and recyclables will be removed for our residents.

**Q: Will there be a Homeowners' Association?**

**A:** Yes, and you will receive a copy of the HOA documents when you fill out your purchase agreement.

**Q: What will my monthly HOA fees be?**

**A:** That depends on your home purchase and will be defined in the HOA Documents.

**Q: How is the landscaping and lawn maintenance handled?**

**A:** Landscape services will be provided by the HOA and included in your dues.

**Q: Can I plant a garden in my yard?**

**A:** No, however, community gardens are planned.

**Q: Are there pet restrictions?**

**A:** Pinewood Forrest welcomes animals! Community regulations are being finalized.

**Q: Are there restrictions for Investors?**

**A:** Yes, long term rental homes (rented a minimum of 3 months) will be restricted to 20% of the housing stock per block or quadrant, as determined by the HOA management.