

We finance the build. You purchase the home.

Cove | Harbour | Vanguard / Lehigh Acres & Lee County

Choose one of our models and an available or agreed-upon lot. Our company owns and finances the project during construction. You purchase the completed house and lot at closing.

How it works

- 1. Establish your buying budget.** Obtain mortgage preapproval, or provide evidence of funds if paying cash. Preapproval is not final loan approval.
- 2. Choose the home and lot.** Agree on the model, specifications, permitted selections and total purchase price. The price covers both the house and lot.
- 3. Sign a purchase agreement.** Pay the agreed earnest-money deposit. The contract defines deposit handling, financing contingencies, changes and cancellation rights.
- 4. We manage construction.** Our company arranges project financing and pays construction expenses. You receive progress updates and complete agreed selections.
- 5. Close on your home.** After completion, required occupancy approval and satisfaction of closing conditions, your mortgage funds and remaining cash pay the purchase price. Title transfers to you; our project debt is paid from the sale proceeds.

What to know before you commit

Your cash requirements. The deposit, remaining down payment, closing costs and any selection deposits depend on the contract and mortgage program. Properly credited deposits reduce the amount still due at closing.

Your financing. A conventional, FHA, VA or other eligible purchase mortgage may be available. You generally do not obtain a construction loan under this structure.

Deposit protections. Earnest money is not automatically available for construction. Escrow and release requirements, including applicable Florida law, must be addressed in the purchase agreement.

Your responsibility. Maintain mortgage eligibility through closing. Loan approval, rates, completion timing and the treatment of appraisal shortfalls are subject to lender and contract terms.

Your next step

Complete a lender review, then review the combined home-and-lot proposal and purchase agreement. The earnest-money deposit is separate from any preconstruction service fee; any fee or credit must be stated in writing.

This handout explains a proposed transaction structure. It is not a purchase contract, construction agreement or loan commitment. Written agreements and lender requirements control. Financing is subject to approval, appraisal and program availability. You may choose your lender. Prepared October 22, 2026.