

You finance the project. We build your home.

Cove | Harbour | Vanguard / Lehigh Acres & Lee County

Hire our company to build one of our models on land you own or acquire. You own the property and obtain the construction financing, or fund the project with cash.

How it works

- 1. Establish your project budget.** A construction lender reviews your income, credit, debts, cash and project. Ask whether the program can include buying the lot.
- 2. Complete preconstruction.** We review the lot and documents, coordinate preliminary site-work pricing, confirm the model and standard selections, and prepare the detailed budget and proposal.
- 3. Finalize the contract and loan.** Agree on scope, pricing method, builder compensation, allowances, changes and payments. The lender reviews the builder and project. If buying land, title transfers to you at the applicable land or loan closing.
- 4. Build through scheduled payments.** The lender releases construction draws under its inspection and documentation rules. Your contract explains how your funds and loan proceeds pay construction costs and builder compensation.
- 5. Complete the home and financing.** After completion and lender requirements are satisfied, a construction-to-permanent loan transitions into permanent financing under its terms. A construction-only loan requires a separate payoff or permanent loan.

What to know before you commit

Your cash requirements. Confirm the down payment or equity contribution, closing costs, construction interest, reserves and contingency. Eligible land equity may help; the lender determines the amount.

Preconstruction fee: \$5,000. \$2,500 at signing and \$2,500 upon delivery of the completed budget and proposal. Surveys, testing, engineering, permits and plan modifications are separately approved expenses.

\$2,500 construction credit. Sign the construction contract within 60 days after delivery of your completed proposal to receive a \$2,500 credit toward the builder fee, as documented in the written agreement.

Payment timing. Draw approval and disbursement take time. The contract and lender-approved schedule must address material deposits, progress payments and responsibility for funding gaps. Changes require written approval.

Your next step

Complete a lender screening before paying the preconstruction fee. Request a full cash-to-close estimate and a construction payment schedule. Confirm that the lender supports your chosen lot, model and construction contract.

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.