TINY HOMES VILLAGE · ROCK ISLAND, TENNESSEE

Questions to Ask a Tiny Home Builder

Bring this list to every builder you talk to. Write the answers down.

A tiny home is a big purchase. Good builders are glad to answer questions. **Ask every question, and get the important answers in writing.** Take your time. Never let anyone rush you into signing.

1 The contract

- Will I get a written contract before I pay anything?
- What is the total price, including taxes and fees?
- Exactly what is included? Appliances, fixtures, furniture, finishes?
- What is *not* included that I will need to pay for?

2 Deposit and payments

- How much is the deposit? Is any of it refundable?
- What is the payment schedule? Is it tied to stages of the build?
- How do I pay? Is that written into the contract?
- What happens to my money if the build is cancelled?

3 Delivery date in writing

- What is the delivery date? Is it written into the contract?
- What happens if the home is late?
- Who arranges delivery, tow, set-up, leveling, and hookups? What does each cost?

4 Warranty

- How long is the warranty? What does it cover?
- Who makes repairs after delivery, and how fast?
- Can I have the warranty in writing?

⚠ Protect your deposit

Be careful, especially with sellers you find online.

! Never wire money, or pay by gift card, Zelle, or crypto to a stranger.

! Never pay a deposit on a home you haven't seen in person or on a live video call.

! Be wary of pressure, like "this price ends today."

5 Permits and certifications

- What inspections or certifications does the home have?
- Can I get copies of them?
- Who handles any permits needed for delivery and set-up?

6 Change orders

- How do I make changes once the build starts?
- Are changes priced and signed in writing before work begins?
- Will a change move my delivery date?

7 References and the shop

- Can I talk with past buyers?
- Can I visit the shop and see a home being built?
- Can I walk through a finished home?
- Do you have a real business address and online reviews?

8 Confirm the size before you sign

> **Our limits: up to 12 ft wide, 42 ft long, and 500 sq ft. Wheels or skids only. Movable within 24 hours of notice.**

- Ask the builder to put the final measurements in the contract.
- Send us photos and measurements for approval before you sign a lease.

Before you sign

- [ ] Every answer above is in writing
- [ ] Deposit terms are clear
- [ ] Delivery date is in the contract
- [ ] Size meets community limits
- [ ] You have read every page

Why Tiny Homes Village

A land-lease tiny home community in the Tennessee countryside of the Upper Cumberland. You lease a plot of land for your tiny home. You don't buy land.

- ✓ Lot rent $550/mo (water, septic, garbage)
- ✓ One-time village entry fee $550
- ✓ Wheels or skids, up to 12 x 42 ft, 500 sq ft
- ✓ Pavilion, grilling area, fire pit, mail center
- ✓ Electric: flat $50/month
- ✓ 12-month leases
- ✓ Pet friendly
- ✓ No short-term rentals

We're glad to help.

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Call **615-319-8470**

tinyhomesvillage.com

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