



On Your Lot Custom Homes Guide

Choose your home AND your views! In this comprehensive guide, we walk you through everything you need to know about building a custom home on your own land or lot.



Building your dream home where YOU want to live is an adventure worth taking.

As a discerning, experienced home owner, you've probably spent years dreaming about the type of home you'd like to live in "someday". You know what you like, what works and what hasn't, and what your family's needs are. So, whether your home needs include a growing family or a desire to build the perfect haven for retirement, Davis Homes can help you turn someday into now!

With a Davis custom home built on your land or lot, you get to choose where you live, what your views will be, and what features your new home will include. The experienced team at Davis Homes will guide you through every step and every decision – from finding land and securing financing to building the home and handing you the keys.

Choosing to build a home "On Your Lot" is exciting, but it can also be intimidating.

The question we hear most often is "Where do I start?" In this guide, we will explore the benefits of building a custom home on your land and the many choices and details involved.

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Davis Homes – Our Family Building Your Family’s Dreams.

The Davis family has been building homes throughout central Indiana for more than 60 years.

Today, Davis Homes is owned and run by Brad Davis, the third generation of Davis-family builders to commit to the legacy of quality, commitment and family values started by his Grandfather, O.E. Davis, in 1949.

Our motto is “Our family building your family’s dreams.” We are not only committed to building high quality, stylish, and comfortable homes, but also to the families for whom those homes are built. Our deep roots remind us that all homes should be built to last as long as the families who live in them.

What is “On Your Lot”?

An “On Your Lot” (OYL) home is a home that is custom built on land you already own or are about to purchase that is not currently in a Davis Homes traditional community. Whether on acreage out in the country or on a lot in an established neighborhood, you get to choose where you live and customize your home according to your family’s needs and desires. All of our plans are customizable. Or, bring us your own plans. We build custom plans, too!

We are committed to making sure you get the best value on everything from land to building supplies without a lot of stress or hassle. Our OYL services are designed to handle all of the details from start to finish.

There are three main pieces to the OYL process: land, home, and site improvements.

The Land:

We make it easy to find your land! Whether you already own your property or just have your eye on it, it is very important that you have a site survey done before the building process begins. Call the On Your Lot Team at **(317) 548-4663** to arrange for your FREE Site Investigation Assessment. We will inspect the land to ensure that it’s buildable and that there are no surprises during construction.

The Home:

Select your new home from the multitude of Floor Plans offered by Davis Homes. Customize the plan to make it yours by adding extensions, a basement, sun-room, or even another full bathroom. Then meet with our building team to choose from thousands of designer options.

Site Improvements:

Based on the results from the site survey, we will establish a budget for those items that are required to make the land buildable. Site improvements include things like: well and septic systems, tree removal, step down foundations, grading, driveways, landscaping and permits.



What are the Advantages of an OYL home?

With an On Your Lot home, you get to live where you want, build on your own land and customize the home the way you want it according to your budget.

Choose your perfect location

Perhaps you’ve always dreamed of sitting on your back deck and watching the sun set. Or, having your home nestled inside a quaint copse of trees or on top of a lovely knoll. The choice is yours to make.

Greater flexibility, fewer restrictions

You get the home and land you choose rather than settling for somebody else’s choices. Choose the floorplan, colors, fixtures, appliances and landscaping YOU want – from the beginning. If you are building on your own land, you should have fewer restrictions than if building in a community. For example, on your own land, your outbuildings and landscaping won’t be limited.

Flexible financing

Financing is simpler than you might think. To build on your lot, all you need is a one-time close construction-to-perm loan.

With this type of loan, you can roll the purchase price of the land into the loan. In most cases, you close before the start of construction and make interest-only payments on the drawn balance until the home is complete. One advantage of this type of loan program is that the interest you pay is tax deductible during construction, and you own the home from the very beginning. And, since your loan is already closed and funded, an unexpected job change or life event doesn't have to halt the process.

Several options are available, and we can help you secure the financing you need through one of our preferred lenders. If you choose to use one of our preferred lenders, Davis Homes will pay up to \$3,000 of your closing costs!

FINANCING OPTIONS

	% down	Credit Score	Max Loan
Conventional Loan	5%	680+	
FHA Construction Perm Loan	3.5%	640+	\$271,000 to \$295,550
VA Financing for Construction Perm	0%	640+	\$417,000 in Indiana
USDA Loan – rural financing, new program rolling out in June 2015	0%	640+	\$417,000

*Financing options may vary depending on your lender and your credit

Low maintenance and up-to-date amenities

Since everything in your home is brand new and customized to your tastes, you won't have the maintenance, repair and remodeling costs you'd normally have with a “used” home. Every new Davis home features fresh floorplans, is energy efficient, and is wired for today's technology.

Energy Efficiency

A newly built home is almost always more energy efficient than its older counterparts because it is constructed to the most recent building, wind and energy codes. It may even save you money on your homeowners insurance.

The Home Energy Rating System (HERS) is the Index by which home energy efficiency is measured and is the nationally recognized system for inspecting and calculating a home's energy performance. The lower the HERS Index rating, the more energy efficient your home is, which means it can drive up the value of your home. Knowing how your home rates can help you anticipate energy costs more accurately and determine whether efficiency upgrades are needed.

When a home is rated, the following components are taken into consideration:

- Ceilings and roofs
- Exterior walls
- Windows and doors, vents and ductwork
- HVAC systems, water heating system, thermostat
- Floors over areas which are not heated or cooled (such as garages)
- Attics, foundations and crawl spaces.

The Davis Difference

Davis Homes is a Five Star Energy builder. A typical resale home in the United States is rated at 130 on the HERS Index, while a new Davis Homes construction scores 70. What this means is that a new Davis home is over 45% more efficient than the average resale home. That means lower utility costs and a higher-valued, more eco-friendly home.

At Davis Homes, we care about the livability of the home as much as the quality of construction, so we go above and beyond what is required to give you the best, such as:

- Thermo-ply insulation.
- Low E argon gas filled windows.
- Extra insulation in walls, attics and basements.
- Rigid foam insulation under the slab.
- Complete home wrap.

Value

There are tax benefits to home ownership. And, depending on your land costs, your new home may provide instant equity. In addition to what you'll save on energy bills due to your home's lower HERS rating, you may be able to save on your homeowners insurance. Check with your policy provider to see what discounts they offer for energy efficiency.

Quality

At Davis Homes, we care about the livability of the home as much as the quality of construction. For over 60 years, we've gone above and beyond what is required to give you the best construction coupled with the latest state-of-the-art efficiency available.

Simplicity

Our process has been greatly simplified over the years, and we help you every step of the way. We want your new home experience to be as smooth as possible, and by allowing us to handle your new home from contract to completion, it will be!

Guarantees and Warranties

With a new Davis home, you are protected! We stand by our homes and offer you the following guarantees:

- 10 year structural warranty
- 2 year builder warranty. We do a 3-month, 6-month and 12-month walk-through and iron out any construction-oriented issues that may arise during this time.
- Manufacturers’ warranties (roofing and mechanical, appliances, etc.)

Pride

Not only do you experience the pride of home ownership, you get the sense of satisfaction that comes from helping design your own home and yard to complement your dreams and personality. And, besides, it’s just plain FUN!

How do I find an OYL builder?

Choosing a builder may seem like a daunting task, but if you know what to look for and what questions to ask, the process can be fairly simple. Of course, we would like you to give Davis Homes a chance to build your family's dreams, so feel free to ask us anything!

Regardless of what builder you decide to use, this is what we recommend:

1. Go local. Local builders already know the area and the lay of the land. This knowledge is invaluable in making sure the structure of your home is solid. Good builders will also know the communities in which they build and be involved in their communities.
2. Choose a builder who has a strong background in On Your Lot building and unimproved properties. Building on undeveloped land outside the city limits can be very different than building on a lot in an established subdivision.
3. Look for longevity. How long has the builder been in business? How many homes has the company constructed?
4. Are they financially stable? Check with local banks and vendors to see if the bills get paid on time.
5. Choose a builder who will do an initial site assessment at no charge, and involve them in the process from the beginning.
6. Make sure your builder offers customization options – not just preset floor plans.
7. Choose a builder who can offer you the best prices and highest quality goods and supplies. Are they willing to use their buying clout to pass on savings to you for materials, appliances, flooring, cabinetry, etc.?
8. A reputable builder will stand behind his or her product in the form of, at minimum, a 10-year structural warranty.
9. Choose one with high energy efficiency ratings. Ask what the HERS ratings are for their homes (see more information on HERS earlier in this guide).
10. Is your builder's program full-service? Will they be with you throughout the process from start-to-finish?

11. Do they have in-house architectural services or designers?
12. How is their reputation in the community? At local building departments? With the Better Business Bureau, Chamber of Commerce and with local Realtors? Ask for references from current homeowners and follow up on them.
13. Are all licenses and permits current? Is the builder bonded and insured? What are his or her professional credentials and are they members of any local builder associations?
14. How are subcontractors qualified? If using subcontractors, will a working project manager be on the job to oversee the process?
15. What process is used for quality inspection during construction and at final walk-through? How will concerns be addressed?
16. Ask how often you will have access to the home during the building process.
17. Does the builder make you feel welcome? How long have the employees worked there, and do they seem happy? Does the company have a long-term relationship with many of its subcontractors?
18. And, of course, trust your instincts.



How do I find land?

Whether you buy land directly from an individual seller, use a Realtor, or build on an existing lot in a community, there are some important things to remember when looking for unimproved property. If you're unsure of where to start, Davis Homes can help you find acreage or a lot for your new home. We also offer FREE site surveys that will provide answers to many of the items below:

- Have the lot surveyed by a registered surveyor. This will be required for deed approval.
- A land appraisal will help ensure you're paying a fair price. If you are financing the land, an appraisal will be required.
- Get title insurance, which will disclose easements and restrictive covenants or conditions. There should be no outstanding liens or deed restrictions (e.g., easements, mineral rights, etc.). Check for unusual setback lines or utility easements that could limit where you can build your home.
- Obtain a natural hazard disclosure and look for soil or land stability problems (e.g., past flooding or fires, sink holes, shifting, etc.). Is the land on a protected habitat? Check with neighbors and find out about the history of the area. A soil test is a good idea, too.
- Check city, county and state zoning ordinances. Are there any restrictions, such as noise, pets or livestock? Ask about future zoning plans and whether any recent land use designations, permit requests or approvals have been made. This is especially important if there is a large amount of undeveloped land around the site you plan to build on. You don't want to wake up one morning to discover a strip mall being built across the street from your perfect view.
- Who maintains the roads? Will you have to contribute financially to keep the road repaired or plowed in winter?
- Has the lot passed a percolation test and any other required land tests? How many bedrooms and bathrooms was it perked for?
- If a well is needed, does the land have water rights? What is the depth of the water table? If you have to dig a well and septic, how easy is the terrain to dig in?

- Are utilities (electricity, cable, gas) already installed nearby and can they easily be run to your property?
- Who will your neighbors be? Check out the neighborhood at different times of the day, night and week to get an idea of the type of activity, noise and smells you can expect.
- Once your home is built, what will your property taxes be like? Are there any pending increases planned, such as to help pay for new schools in growing neighborhoods?
- Know what the sun exposure will be at different times of the day. This will be critical in determining window placement, how hot a deck might get during the day, where the optimal location for flower beds or a garden would be, and how quickly ice and snow will melt off of steps, walkways and driveways.
- If looking to build in a subdivision, find out how many lots have been sold and how many need to be sold to meet the developer's yearly projections. You don't want to get stuck in a subdivision that fizzles out, nor do you want to have to settle for leftover lots in a subdivision that's nearly full. Compare several subdivisions to get an idea of how it should be performing for the local market.



The OYL Process

Davis Homes offers five distinct collections of homes for every style and price range. Each collection includes a variety of floor plans designed around its central theme, and every floor plan can be customized to best suit your lifestyle and location. So, whether you are modern or traditional, lavish or conservative, a family of one or a family of ten, you have options. In fact, with all the options available, we can build thousands of different homes. Let's get started on your new home!

1. Meet with one of our OYL representatives to discuss your needs, budget, financing options and land preferences.
2. Get pre-qualified for a construction loan with one of our preferred lenders or with a lender of your choice.
3. Start looking for the right piece of land or lot.
4. Let us conduct a free Site Inspection to ensure the land is suited for building and to determine the estimated site preparation costs. Site preparation will include all items that make the land ready to accept a house and make that house livable, such as:
 - a. Accessibility – temporary and permanent driveways.
 - b. Prep work required for building – clearing trees and brush, demolition of existing structures, dirt removal, finish grading.
 - c. Landscaping needs after home is built.
 - d. Utility needs – public sewer and water or well and septic? Electric, phone, cable, natural gas hookups.
 - e. Zoning laws, permits, tests and inspection requirements.
 - f. Engineering needs.
 - g. Easements and right-of-ways.
 - h. Covenants and restrictions (e.g., are outbuildings allowed, is it being built in a community governed by a Homeowners Association?).
 - i. Trash haul.
5. Choose your floor plan and customization options from our gallery.
6. Close on the construction loan.
7. Begin land preparation and grading.

8. Start construction. Periodic meetings with your Personal Builder will continue throughout this phase for fine-tuning.
9. Put finishing touches on home and landscaping.
10. Conduct final walk-through.
11. Congratulations ... Move in!

From contract to move-in, typical construction takes around 6 months. And, after you've moved into your new home, the final phase spans our 2-year warranty period. During this time, we will conduct three more walk-throughs (at 3 months, 6 months and 1 year) to iron out any issues that are discovered as you settle in.





How much does it cost?

We know our customers don't like surprises – especially when it comes to cost – so all of our quoted costs are fixed as much as possible. Unless the price quoted is marked as an “estimate,” the price will not change once work has begun.

The total price for a home built on your lot is made up of three parts:

- A. The price of the land/lot – what you are planning to pay or have already paid to purchase the plot of land.
- B. The price of the home including customization and upgrades.
- C. The price of land preparation.

Depending on which of our home categories you choose, upgrades might include: changes in ceiling height or cabinet sizes, alternate siding or flooring choices, an additional room, covered porch or deck, a walk-out basement, deluxe master bath, a three-car garage, geo-thermal systems, stainless steel appliances, “green” building options, and more.

Davis Homes and Neighborhoods

Davis Homes builds in 33 counties over 100 communities. We offer more than 75 unique floor plans in 4 different collections that can be customized to best suit your lifestyle and property. Our designs range from 1,400 sf to more than 4,000 sf and are built to high standards of quality and energy efficiency.

Neighborhoods include:

- McLaren Manor, Franklin
- Legends West, Franklin
- Timbergate, Edinburg
- Williamsburg Lake Estates, Ninevah
- Lancaster Gateway, Trafalgar
- Spring Lake Estates, Trafalgar
- Pheasant Pointe, Franklin
- Fox Cliff, Martinsville
- Sand Creek Knoll, Martinsville
- St. John Commons, Morgantown
- Hearland Crossing, Mooresville
- Corlett Ridge, Martinsville
- Hickory Springs, Martinsville
- Summer Ridge, Mooresville
- Lake of the Woods, Martinsville
- Watson Meadows, Mooresville
- Falcon Crest, Martinsville
- Oak Hills, Martinsville
- Fox Run, Martinsville
- Twin Lakes, Shelbyville
- Coyote Chase, New Palestine
- Clear View, Shelbyville
- Evergreen Heights, Shelbyville
- Cedar Run, Martinsville
- North Madison Crossing, Camby
- Wolf Laurel, Martinsville
- Twelve Oaks Aero Estates, Martinsville
- Oak Manor, Westfield
- Watersedge, Fishers
- Sagamore, Noblesville
- Carrigan at the Levee, Noblesville
- Morse Landing West, Cicero
- Country Lake Estates, Noblesville
- Calvert Farms, Greenwood
- Stable Chase Estates, Indianapolis
- Emerald Ridge, Indianapolis
- Stonepointe, Indianapolis
- Oakland Hills at Geist, Indianapolis
- Misty Woods, Indianapolis
- Normandy Farms, Indianapolis



We can't wait to say, "Here are your keys. Welcome home!"

Just contact one of our sales representatives and let's get started on your new home today.

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