



# Telestial Cottage Model

Custom Homes  
Since 1974



\$115,656.00



Act Now

Limited  
# Offer

Individuals who buy a 704-square-foot cottage typically include first-time homeowners, empty nesters downsizing, and those seeking affordability or a minimalist lifestyle. This size, which is smaller than the national average, can comfortably accommodate one or two people and sometimes small families.

**First-time buyers.** Smaller homes are more affordable to purchase, maintain, and own, making them an excellent entry point into the housing market.

**Budget-conscious individuals.** For people with limited funds, a 1,040-square-foot home is a manageable option. Mortgage payments are typically lower, as are ongoing costs like utility bills, insurance, and property taxes.

**City dwellers.** A smaller size can allow a buyer to afford a property in a high-demand, urban location where larger homes are far more expensive. This often means buying a condo or a small row home.

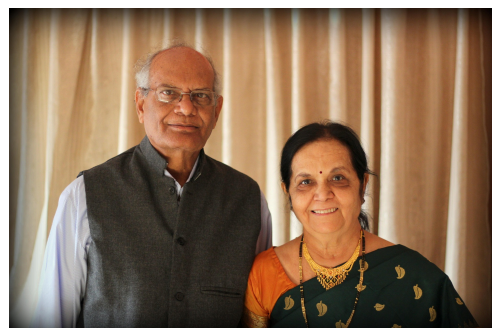
**Empty nesters and retirees.** After children have moved out, many older adults find themselves with more space than they need. Downsizing to a smaller house reduces maintenance and costs, providing more freedom and flexibility.

**Singles and couples.** A 1,040-square-foot house offers plenty of room for an individual or a couple without children. It provides a comfortable, cozy space that is still large enough for hosting guests.

**Small families.** While tight for larger families, a well-designed 1,040-square-foot home with two or three bedrooms can work for a small family, especially with an efficient layout.

**Buyers motivated by lifestyle.** Minimalists. For those who prioritize a simple, less cluttered life, a smaller home is a natural choice. It encourages residents to only keep what they truly need.

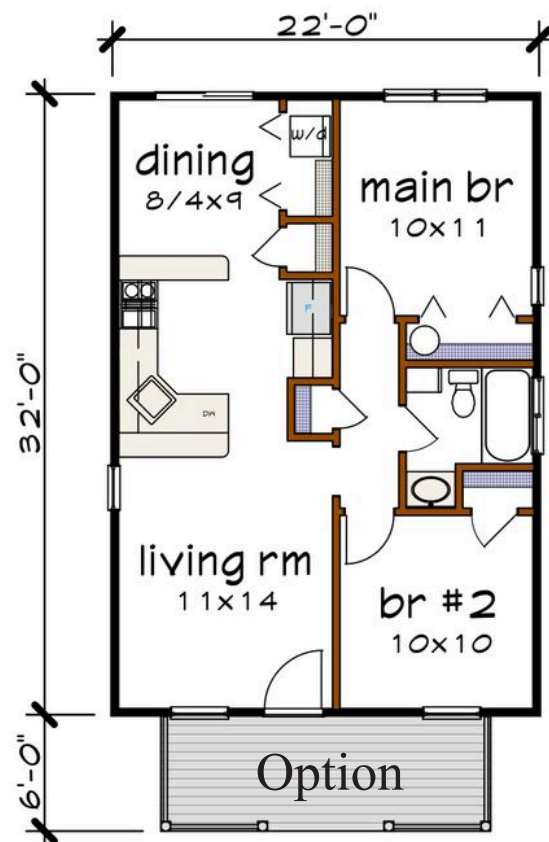
**People seeking a low-maintenance lifestyle.** With fewer rooms and less square footage, a 1,000-square-foot home is easier and faster to clean and maintain. Creative decorators. A smaller footprint inspires creative thinking about layout, storage, and furnishings, leading to smart design solutions.





# Telestial 704 Model

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Floor 1 plan



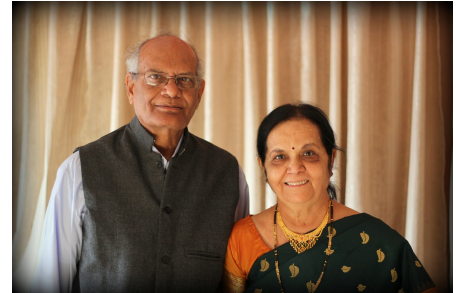


# Downsizers-Empty Nestors

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# Investors

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Is investing in a new home a bright idea?



**Long-term appreciation:** Historically, real estate values have risen over the long term, making it a powerful way to build wealth. While short-term market corrections can happen, holding a property for years allows you to ride out volatility and capitalize on eventual price increases.

**Equity growth:** Each mortgage payment you make builds your home equity, increasing your financial net worth. As your loan balance decreases and the property's value grows, your equity stake expands, creating a significant asset over two decades.

**Predictable housing costs:** A fixed-rate mortgage locks in your principal and interest payments for the life of the loan. This provides stability and predictability to a major part of your budget, especially when compared to the rising costs of rent.

**Potential for passive income:** If you plan to move, you could turn the property into a rental. Strong, long-term rental demand in many areas can provide a steady income stream, contributing to your wealth and offsetting market fluctuations.





# First Time Buyers Assistance

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There are several first-time homebuyer assistance plans available, including federal programs, state and local government initiatives, and lender-specific options. These plans primarily offer help with down payments, closing costs, and securing affordable mortgages.

**Federal and government-sponsored programs**

**FHA Loans:** Insured by the Federal Housing Administration (FHA), these are a popular choice for first-time buyers. They have lower credit score requirements and **down payments can be as low as 3.5%**. The FHA also permits closing costs to be covered by gift funds from a relative, non-profit, or government agency.

**USDA Loans:** Backed by the U.S. Department of Agriculture, these loans require no down payment for eligible rural and suburban properties. They come with income limits that vary by area. **No Down Payment**

**VA Loans:** Offered through the Department of Veterans Affairs, VA loans are for eligible military service members, veterans, and surviving spouses. They typically require no down payment or private mortgage insurance.

**Fannie Mae and Freddie Mac programs:** These government-sponsored entities offer conventional loans with low down payment options.

**Fannie Mae's HomeReady®:** Offers mortgages with a down payment as low as 3% for low-income borrowers.

**Freddie Mac's Home Possible®:** Also allows low-to-moderate income borrowers to make a down payment as low as 3%.

**Mortgage Credit Certificate (MCC):** Issued by state and local housing finance agencies (HFAs), an MCC offers a federal tax credit for a portion of the mortgage interest paid each year, which can help increase your buying power.

**State and local assistance**

**Housing Finance Agencies (HFAs):** HFAs in every state administer a variety of programs to promote homeownership. Many offer first-time homebuyer loans with competitive interest rates, often bundled with down payment assistance (DPA).

**Down payment assistance (DPA) programs:** State, county, and city programs offer different types of aid for down payments and closing costs:

**Grants:** Do not need to be repaid. Some are provided outright, while others may be forgivable if you live in the home for a specific period.

**Deferred-payment loans:** Do not require monthly payments. Repayment is typically deferred until you sell, refinance, or pay off your first mortgage.

**Low-interest second mortgages:** You can take out a second mortgage to cover the down payment, which you will repay over a set term alongside your primary mortgage.

**Call Moises Alicia for Construction/Perm Mortgage 954-534-5111**



# First Time Buyers Assistance

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## Lender-specific programs

Some banks and credit unions offer proprietary assistance plans or grants to eligible homebuyers. For example, Wells Fargo's Homebuyer **Access Grant provides eligible customers with up to \$10,000 for a down payment.** Your specific lender can provide more information on the programs they offer.

## How to find and qualify for assistance

Meet the definition of a **"first-time" buyer.** For most programs, this means you have not owned and occupied a primary residence for the last three years. Some programs offer exceptions for specific professions or target areas.

Check with your state's HFA. This is often the best starting point for exploring local and state-level programs. Use a tool like the one provided by Down Payment Resource to see what's available in your area.

Talk to a lender. An approved loan officer can help you understand the eligibility requirements for various loan types and assistance programs.

Complete a homebuyer education course. Many programs require applicants to complete an approved homebuyer education class.

Review your household income. Most programs have income limits, though these vary significantly by program and location.

**Call Mosies Alicia 954-534-511 for Construction/perm Mortgage**



# Hurricane Resistant Homes

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A properly built stick-frame home in Central Florida can withstand hurricanes due to strict building codes that mandate hurricane-resistant features, such as stronger connections between structural elements and the use of impact-resistant windows and doors. These codes ensure a continuous load path from the roof to the foundation and require the use of hurricane clips and straps, which anchor the structure together against high winds and uplift.

Key features that make stick-built homes hurricane-resistant:

**Strict building codes:** After 2002, Florida implemented stricter building codes that apply to wood-frame homes as well as concrete ones. These codes are regularly updated and require inspections to ensure compliance.

**Stronger connections:** Modern construction methods use metal connectors, straps, and clips to create a stronger, continuous load path that ties the roof, walls, and foundation together, preventing components from separating under wind pressure.

**Impact-resistant windows and doors:** Homes are equipped with impact-resistant windows and doors that are designed to withstand high winds and flying debris without shattering.

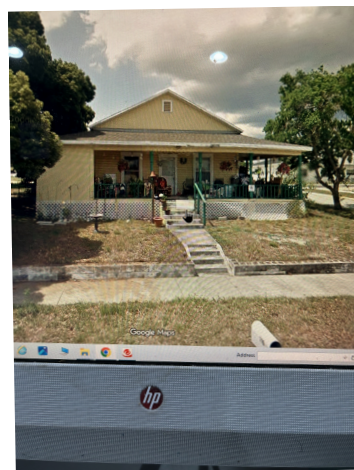
**Engineered for wind resistance:** Engineers and architects design these homes to meet the same wind-resistance standards as concrete homes, ensuring they can withstand hurricane-force winds.

**Reinforced and elevated foundations:** Homes may be elevated on reinforced piers to protect against flooding, a common risk in Central Florida. Steel anchors can also be used to secure the home to the foundation to prevent shifting.

**How To Design and Build a Hurricane Resistant Home** in Florida to Optimize Insurability, Access, and Homeowners Insurance Costs

**Wood-frame construction is still popular among new builds in ...**

Dec 4, 2023 — Lumber prices saw sharp decreases after reaching record highs in 2021, and with a shorter build time wood



119 Shepard Avenue, Dundee, FL.33838  
Build 1925





# Hurricane Resistant Homes

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Contrary to the myth that only concrete homes can withstand a hurricane, a properly constructed "stick-built" (wood-frame) house can be engineered to resist Central Florida's hurricane-force winds. This resilience is primarily due to strict statewide building codes and the integration of specific wind mitigation features that create a continuous load path from the roof to the foundation.

Florida's building codes and wind mitigation

Following the destruction caused by Hurricane Andrew in 1992, Florida's building codes became some of the most stringent in the country, with updates made after each major storm. Modern stick-built homes constructed in Central Florida must follow these enhanced requirements to withstand high winds. Key features include:

**A Continuous Load Path:** This is the most crucial element for wind resistance in any home. It uses a system of metal connectors, such as hurricane clips or straps, to secure the roof to the walls and the walls to the foundation, transferring the uplift forces of high winds safely into the ground. Older homes without this feature are highly vulnerable to having their roofs ripped off.

**Impact-Rated Windows and Doors:** Building codes require impact-resistant windows and doors or storm shutters to protect openings from windborne debris in designated regions. A breach in the building envelope can allow wind pressure to build inside the house, which can cause the roof to fail and the entire structure to collapse.

**Roof Reinforcement:** Roofs are a home's most vulnerable point during a hurricane. To counteract this, modern construction uses specific nailing patterns for sheathing and often adds a secondary water barrier beneath the shingles. A popular and resilient choice is the hip-roof design, which is more aerodynamic than a gable roof.

**Foundation Reinforcement:** The foundation must be securely anchored to the ground to resist uplift forces. In flood-prone areas, homes may also be elevated to reduce flood risk.