

### **WHAT IS INCLUDED IN THE PRICE OF MY HOME?**

Our new home prices include county wide delivery, set up, footers, blocks, steps, tie downs, water and sewage hookups below the home, gas line to perimeter, skirting if required, all according to local Erie County codes. All you need to do is move in.

### **CAN MY HOME BE PUT ON A BASEMENT?**

Yes our homes can, we can go over the pro's and con's and prices of basements and block foundation crawl spaces. We can provide a quote from our established contractors or provide prints for your contractor to build from.

### **MY LOT NEEDS A WELL AND SEPTIC SYSTEM, HOW CAN STAR HELP?**

First, we can get you a bid from our many local contractors for the work you'll need. Second, we can include those costs in one financial package with an affordable payment. Third, we will guide you through the permitting process.

### **WHERE CAN I LOCATE MY NEW HOME?**

We own and operate two local communities and have an excellent reputation with manufactured communities in Erie County.

From time to time we will know of real estate for sale by owners.

We can put you in touch with an expert who can show you available properties.

### **WILL MY HOME BE PROPERLY SET UP?**

Absolutely! Our team has the experience and long term employees who know the set up procedure inside and out. STAR HOMES is certified for set up in two states and all installations are third party inspected.

### **ARE REFERENCES AVAILABLE?**

We will be glad to name customers in your neighborhood as well as banks, contractors and manufacturers who know our excellent reputation.

### **CAN WE CUSTOMIZE OUR HOME?**

Our sales staff can walk you through room by room picking the colors and decor packages that you like. Choose kitchen appliances, shower and baths, special windows and doors and a variety of cabinets and built ins and many other options available to make your house a home.

### **MY BANK SAYS FINANCING CAN BE DIFFICULT, CAN YOU HELP?**

We have established relationships with local, regional and national Lenders. People who specialize in manufactured and modular loans. Our in house mortgage originator will put forth the facts so you can make a wise choice in your home loan.

### **HOW LONG IS MY HOME WARRANTY?**

All HUD code homes come with a one year factory warranty. Some companies offer a ten year structural warranty. Our Champion Homes have a seven year limited warranty that covers appliances and various additional fixtures.

### **DELIVERY AND SET UP QUESTIONS**

We do it all for you by licensed employees and contractors, but in some instances where you desire to do it yourself we can advise and credit you for your efforts.

### **MANUFACTURED / MODULAR HOMES VERSUS SITE BUILT HOMES**

Federal code administered by the Department of Housing and Urban Development code covers transport to site and installation. Regulations include; design and construction, strength, durability, transportability, fire resistance, energy efficiency and quality.

### **WHERE CAN I GET REPLACEMENT PARTS FOR MY HOME?**

Star Mobile Home Supply is located on our property and is fully stocked to meet your needs.