



Common Quotes

Cool Summer

Hamilton Commons Condominiums on Cumberland like to keep the summertime cool! Each condominium has a Goodman 14 SEER Air Conditioning Unit. SEER stands for Seasonal Energy Efficiency Ratio, which the U.S. Department of Energy uses to measure the energy efficiency of your air conditioner. The 14 SEER was durably designed to save money on maintenance and cooling costs.

One example is the 410A refrigerant used in every system. The 410A refrigerant is environmentally friendly. It does not contain Chlorine

like the standard R-22 refrigerant. It assists to increase the reliability of the air compressor.

Another example of quality is each unit is leak tested 3 times throughout the assembly process. A run test is performed prior to leaving the factory. These tests are conducted to ensure a cooling system you can rely on during the hot summer. It is quiet, too! Goodman installs sound-dampening features to keep the unit as noise free as possible when running.

Finally, the Goodman warranty saves by

providing peace of mind. Goodman offers a 10 year limited parts warranty and a lifetime compressor limited warranty. The warranties are better explained by visiting www.goodmanmfg.com.

At Hamilton Commons, it is going to be a cool summer!



State of the Commons

The "State of the Commons" is to update current progress on construction and development of Hamilton Commons.

Building 6

The Sequoia is available to personalize and purchase. It would be ready to move into within 8 weeks! This is the only Sequoia in Phase One, so, please, inform us of your interest!

Building 5

The 504 Dogwood is under option. 503 is move in ready. It was our Parade of Homes entry! The Magnolia 502 is available for personalization and purchase. 501 is currently under option. Building 5 homes could be completed in 8 weeks.

Building 1

The 106 Dogwood is SOLD! The 101 Dogwood is under option. 102, 103, and 105 are Magnolia floor plans. They are available for personal choices and purchase. 104 is under option. These homes can be completed in 14 weeks!

Available Literature:

- *Hamilton Commons Brochure*
- *Clubhouse Guidelines*
- *Purchase Agreements*
- *Hamilton Commons Flyer*
- *Floor Plan Packet*
- *Available Amenities Price List*



The following local lenders are familiar with condominium home loans.

Bancorp South— 903-534-5298

Citizens First Bank—903-581-1900

Citizens National Bank—903-509-0400

Southside Bank—903-581-9732

Texas Bank and Trust—903-266-3605

***More listed in the phone book.**

Know Your Neighbor...Hamilton Commons Clubhouse

It is fun getting acquainted with neighbors. Especially ones that offer lots of hospitality! The Hamilton Commons Clubhouse is just such a neighbor. There is a grand room with a fireplace for neighborhood, club and family gatherings. It is reserved on a first come first serve basis. All reservation information is available in the Sales Office.

The kitchen has a pass through bar to make serving easier. A range/oven, microwave, disposal and dishwasher

are provided. New cooking utensils, pots and pans may be donated or purchased by the HOA to complete the kitchen.

The clubhouse contains a front room which serves as the Sales Office. The Office will soon be open Monday through Friday from 1:00PM—4:00PM.

The fitness room is provided for on site exercise without the hassle of housing the equipment in your home. Storage closets are available for Hamilton Commons HOA Christmas

decorations, Homeowner's Association documents, tables and chairs, etc.

Two bathrooms are on site for your convenience.

The post office boxes are located at the back of the clubhouse in a covered open air room for mail delivery and pick up. Box assignments are given at the time you take possession of your home.

Get to know your neighbor...Hamilton Commons Clubhouse!

NEWS YOU CAN USE...WWW.SEATTLECONDOSANDLOFTS.COM

Overview of Fannie Mae condo guideline changes:

- For new construction and newly converted condo developments, 70% of the units must be pre-sold (closed or under contract). This is being increased from 51%.
 - No more than 15% of a condo project units can be more than 30 days delinquent on HOA dues. This is an existing guideline that is now being applied to new condo projects. The calculation was also changed from being 15% of HOA fee payments to 15% of total units.
 - Fidelity insurance will be required for condos with 20 or more units, ensuring that homeowner association funds are protected. Presently, this requirement applies to new projects and is now being extended to include established condos.
 - A requirement that borrowers must now obtain a condo-owners insurance policy unless the master policy provides interior unit coverage; coverage may not be less than 20% of the assessed value. A condo-owners policy, known as an HO-6 policy, covers personal property, personal liability, and the physical unit from the studs and in. Many policies also include special assessment coverage or the option to include a special assessment coverage rider.
 - No more than 10% of a project can be owned by a single entity.
 - No more than 20% of a project can consist of non-residential space.
 - The homeowners association must have at least 10% of its budgeted income designated for replacement reserves and adequate funds budgeted for the insurance deductible.
- According to a Fannie Mae, the guidelines can be modified for condo projects on a case-by-case basis. Therefore, these guidelines may not apply to all condo projects.

Here to There

Hamilton Park Construction Main Office is **1.0** mile away from Hamilton Commons. 112 E. Heritage Drive 903-561-6000

Suddenlink Cable Office is **5.1** miles away from Hamilton Commons. 6151 Paluxy Drive 903-324-5006

Jason's Deli is **3.2** miles away from Hamilton Commons. 4913 S. Broadway 903-561-5380



Quick Question?

Which condominium homes are available to purchase?

Building 6—the Sequoia #604

Building 5—the Dogwood #504, the Magnolias #503, #502, #501

Building 1—the Dogwood #101, the Magnolias #102, #103, #104, #105

Most of the above listed condominiums are under option. If you are interested in a specific home, please, add your name to our list!