

INNOCENT MANOR FAQ

- 1. When are the townhomes expected to be completed?**
Answer: The ETA for completion is 8 months (6 months for construction, 2 months for documentation)
- 2. Is the development gated?**
Answer: Yes, the development would be gated.
- 3. Are there any homeowners' costs?**
Answer: Yes, starting at a minimal fee of \$300.00
- 4. Are there maintenance costs associated with the solar?**
Answer: There is a 2-year warranty on the solar system and a 5-year warranty on the battery. The solar would reduce your electricity bill by up to 80%.

N.B. The company installing the solar is based in Trinidad and Tobago and can be engaged for maintenance after the expiration of the warranty.
- 5. Would there be a park, swimming pool, nursery?**
Answer: Yes, in the third phase of the development there will be a community recreation space that will include a swimming pool, nursery, and kids park.
- 6. Will we have access to a back-yard area to do a kitchen garden or set up an outdoor play area?**
Answer: Yes, there is a back-yard area: 15 feet to the back, by the width of the building 21 feet.
- 7. What is the policy on pets?**
Answer: Pets are allowed but must be declared and approved by the vendors. This is to ensure that animals such as snakes etc. are not brought into the compound
- 8. Who does the deposit of 5% go to, and would it be held in escrow?**
Answer: Your deposit goes to The Home Mortgage Bank and would be held in escrow.
- 9. What happens if it is not completed in the given 9 months?**
Answer: If the project is not completed on time the buyer will have the option to request a refund of their deposit or agree on an extension based on what they prefer at the time. This will be in the agreement of sale.
- 10. Are there any foreseeable challenges to subletting?**
Answer: No challenges for subletting but the tenant will have to adhere to the same rules
- 11. How many parking spaces are we allotted?**
Answer: Two parking spaces per household as could be seen on the layout