



A Better Way to Build

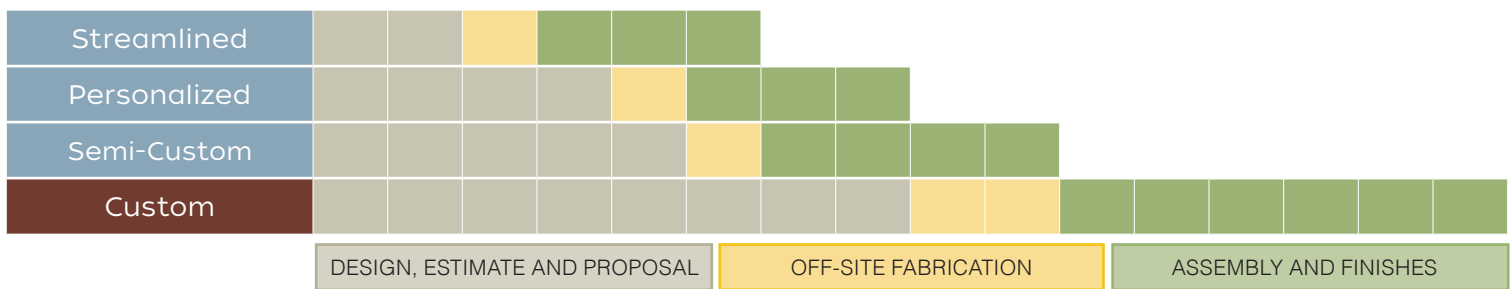
Working with UNITY HOMES

Let's Get Started PRECONSTRUCTION SERVICES AGREEMENT

We use a Preconstruction Services Agreement (PSA) to guide you through the design of your home and – for Tempo and Whole House projects – the selection of your finishes and fixtures. Because Unity clients have varying needs for customization, we offer three different paths for the Preconstruction Services phase: Streamlined, Personalized and Semi-Custom.

We determine the PSA fee and the design/build timeline for your project based on the design path and package scope you choose. At the conclusion of the PSA process, you will have developed plans, outline specifications, and a fixed-price construction contract for Unity's scope of work.

APPROXIMATE TIME FRAMES



STREAMLINED This path starts with one of our sample designs, which have been optimized for our production process. We configure the plan to fit your site and your needs, using a limited collection of standard porches, connectors and garages that align with the base plan in specific ways. We position the configured plan on your site plan, and adjust it for the appropriate access and orientation. For Streamlined Tempo and Whole House packages, you select finishes and fixtures based on our curated collections that represent various design styles. The Streamlined path has the shortest time frame from design to completion of construction, and it is the most cost efficient.

PERSONALIZED This path begins with the base volume of one of our design platforms, and allows for broader flexibility in configuring the design using our catalog of standard components. You have more options for making changes to floor plans and windows, although the layouts are still governed by Unity's design system. For Tempo and Whole House packages, the Personalized path offers more finishes that can be chosen a la carte. The Personalized design-build path requires more time than the Streamlined path, and construction costs are typically higher.

SEMI-CUSTOM This is the path for clients who would like to make more substantial changes to our designs. There's greater flexibility than in the Personalized path to accommodate site conditions, floor plan requirements, and window locations. Due to the customization, this option has the longest duration and the highest construction costs of Unity's three paths.

CUSTOM For prospective clients who are drawn to Unity's high performance and attention to detail, but whose needs extend beyond the capabilities of our design system, our sibling company Bensonwood has a long history of designing very high quality custom homes.



BASE PSA FEE *

*Note that the Selections process for Tempo and Whole House projects adds \$1,000 to these fees

BENSONWOOD

STREAMLINED	PERSONALIZED	SEMI-CUSTOM	CUSTOM
\$2,500	\$6,000	\$10,000	\$20,000+

VOLUMES			
Volumes as Depicted in Web Plans	•	•	•
Connectors and/or Garages	standard	modified	customized
Porches/Decks	standard	modified	customized
Full Basements and Crawlspace		•	•
Walkout ("Daylight") Basements			•
Merging Platforms			•
Modifications to Roof Pitch			•
Modify Standard Dimensions			•
ASSEMBLIES			
R35 Wall	•	•	•
R50 Roof Panels	•	•	•
R60 Truss Roof Insulation	•	•	•
Passive House			•
FLOOR PLANS			
Reposition 3 - 5 Interior Walls		•	•
Reposition 5+ Interior Walls			•
Kitchen & Bathroom Layouts	standard	modified	customized
WINDOWS			
Mid-mounted, Triple-glazed, Tilt-turn	•	•	•
Non-standard Colors		•	•
Standard Size, Custom Location		•	•
Custom Size and Location			•
STAIRS			
Standard (see Sample Plans)	•	•	•
Change Configuration or Location			•
FINISHES & FIXTURES <i>(not applicable for Shells)</i>			
Select a Collection	•	•	•
Select from Unity Catalog		•	•
Some Custom Selections			•
Kitchen & Bathroom Upgrades		•	•
Stone Veneer and Masonry Chimneys			•
HVAC <i>(Whole House only)</i>			
Tier 1 - air source heat pump with wall units	•	•	•
Tier 2 - ASHP with wall unit and air handler		•	•
Tier 3 - fully-ducted ASHP			•
Wood Stoves and Gas Fireplaces		•	•