

# **Introduction**

## **King Building, Inc.**

At King Building, Inc. with our “Life Style Design Approach” we have put together a great team to take care of your needs and design for that special home for you. Randy King our President has over 25 years as an owner in the home building industry. Our Companies site superintendent has over 25 years in construction management experience in the home building industry. The plan designer has over 20 years experience and our office manager has over 15 years experience in scheduling the construction of your new home, walk thru’s during construction and the warranty of your new home after completion. We also provide a professional decorator for additional assistance in the building process of you new home .

### **HISTORY**

In 1987, Randy King and Troy Pfeifer founded their home building company in Lee’s Summit, Missouri. The company was incorporated two years later under the name Pfeifer King Building Corporation. From the beginning, their charter goal was to construct competitively priced homes with consistent superior quality, energy efficiency and unique design. 25 years and hundreds of homes later that belief still holds true.

With this philosophy many prestigious awards have graced the company’s distinguished history. As early as 1991, Pfeifer King captured the attention of both the public and their competitors with the 1<sup>st</sup> trophy for the American Dream Award on the Parade of Homes. This recognition from their peers and the public alike, truly marked a pinnacle of Pfeifer King Building Corporation’s building achievement and set the tone for many more awards that followed. Pfeifer King will be adding two new building companies. Randy King will be President of King Building, Inc. and heading up the team to design that special home for your life style.

Please take the time to tour our web site and call us to discuss how we can help you into your new home.

# What Happens Next?

## *An Overview of Your New Home Experience*

Purchasing a new home is an exciting experience. The process is also complex, with many details to be decided and arranged. While King Building, Inc. is building your new home, you participate by taking care of several important aspects of your purchase. The chronological list that follows outlines the events that typically take place in the purchase of a new home. Where time frames are specified, you need to observe them in order for us to deliver your home on schedule.

### **Purchasing Your Home**

The purchase agreement and various addenda constitute the legal understanding regarding the purchase of your new home. Please read the purchase agreement and all attachments carefully. As with any legal agreement, you may wish to have your attorney review them. Once all the paperwork is signed, we suggest you insert those documents in Section 2 of this manual, Purchasing Your Home.

### **Applying for Your Loan**

Once you have signed the purchase agreement, finalizing the details for financing is next. To assist you, we may suggest lenders appropriate for your specific financial situation. Section 3, Applying for Your Loan, contains hints and information on the loan process.

### **Your New Home Selections**

New Home Selections, Section 4 of this manual, will assist you in the exciting process of personalizing your new home with your selections.

### **Construction of Your Home**

We invite you to tour your new home with us at several points during construction. We also expect and welcome your casual visits to the site. Please read Section 5, Construction of Your Home, for guidelines on safety, security, and work in progress. Please bring this manual to all our meetings.

### **Homeowner Orientation**

The homeowner orientation has two purposes. The first is to demonstrate the features of your home, discuss maintenance and our limited warranty program. Equally important, we want to confirm that we have delivered your new home at the quality level shown in our model homes and with all your selections installed. For detailed information, please review Section 6, Homeowner Orientation.

## **Closing on Your Home**

Closing on Your Home, Section 7 of this manual, describes the documents you will sign and other important details about the closing process. We have included guidelines to assist you in preparing for closing and move-in.

## **Caring for Your Home**

Many of your responsibilities as an owner and King Building, Inc.'s responsibilities under the terms of our limited warranty are discussed in Caring for Your Home, Section 8. Begin now to become familiar with the home maintenance you should provide and our warranty service commitment to you.

## **Your Feedback and Suggestions**

Our desire to maintain open communication with you extends through the buying process and after your move-in. In an effort to improve the product and service we provide, we welcome your comments on how we've performed. We survey our customers after move-in. Our goal is to build the best home and the best customer relationship possible. Your feedback helps us reach that goal.

As time passes, if your housing needs change, we are ready at any time to build you another home. We also appreciate your referrals. Our office is always happy to provide you with information about where we are currently building and the products we offer.