

FREQUENTLY ASKED QUESTIONS



WHAT IS BELLWETHER BY DEL WEBB AND WHO IS THE DEVELOPER?

Bellwether by Del Webb is an active adult community for people ages 55 and better and is being developed by PulteGroup.

WILL THE COMMUNITY BE GATED?

The city of Corcoran restricts gated communities. Bellwether by Del Webb will have the perception of a gated community by including a gatehouse at the entrance, though it will be unattended.

ARE THE STREETS OF THE COMMUNITY PRIVATE OR OWNED BY THE CITY OF CORCORAN?

The streets of Bellwether by Del Webb are owned and maintained by the city of Corcoran.

DOES BELLWETHER BY DEL WEBB HAVE ANY RESTRICTIONS ON FENCING?

Yes. Living at Bellwether by Del Webb means that the days of mowing your lawn are over. You can count on our community team for both the mowing and snow removal on your property. To offer this benefit, the yards must be free of obstruction, such as fencing. Invisible fencing for your pets is permitted.

WE KNOW THAT THE COMMUNITY TEAM WILL IS RESPONSIBLE FOR MOWING THE LAWN. WHAT OUTDOOR RESPONSIBILITIES FALL TO THE HOMEOWNER?

Del Webb homeowners will be responsible for the exterior materials and the landscaping around the perimeter of their home. Included with your purchase will be our base landscape plan. Further enhanced landscape packages are available for an additional cost. If you enjoy tending to a garden yourself, or would like to install raised garden beds, you are able to do so.

WILL I NEED HOMEOWNER'S INSURANCE?

If you are planning to take out a mortgage to help finance your home purchase, homeowner's insurance will be required. Even if you are able to forego a mortgage for your new home, homeowner's insurance is highly recommended, though optional.

WILL EACH RESIDENCE HAVE ITS OWN MAILBOX, OR WILL THEY BE GROUPED?

Bellwether by Del Webb will feature group mailbox banks. Each cluster of mailboxes will include 16 units, each secured by its own lock and key.

CAN ADULT CHILDREN LIVE WITH YOU?

To comply with Del Webb's rules and regulations, at least one resident must be 55 or better. Children aged 19 and older are permitted to be permanent residents in the community, so long as one resident meets the community's age requirement. Guests aged 18 and younger are welcome to visit or stay with residents for up to three months per calendar year.

CAN I PURCHASE A HOME FOR MY MOTHER OR FATHER?

Yes, as long as one person residing in the home is 55 or better?

HOW DO YOU LEGALLY RESTRICT THE AGE OF A COMMUNITY?

The Housing for Older Person Act of 1995 (HOPA) derived from the Fair Housing Act.

WHAT ARE THE PET RESTRICTIONS AT BELLWETHER BY DEL WEBB?

We welcome ALL members of your family to Bellwether by Del Webb. The community itself will comply with the rules and regulations of the city of Corcoran but will not enforce additional restrictions. Please, visit the city of Corcoran's website (www.ci.corcoran.mn.us) for more detailed information.

WILL THE DETAILED RULES AND REGULATIONS FOR THE COMMUNITY BE AVAILABLE TO FOR REVIEWAL PRIOR TO SIGNING A PURCHASE AGREEMENT?

Absolutely. Our sales consultants will have a draft accessible at the time of your pricing appointment.

THE PRAIRIE CLUB AMENITY CENTER AND AMENITIES

WHAT IS INCLUDED IN THE COMMUNITY AMENITIES?

The Prairie Club Amenity Center will serve as the hub for community activity. At 11,500 square feet, the amenity center will be the perfect place to spend time whether you want to be social or are looking for a peaceful moment to yourself.

- Indoor Pool + Spa/Outdoor Pool
- Community Lawn + Fire Pit
- Outdoor Bar
- 6 Pickleball Courts
- 2 Bocce Ball Courts
- Locker Room with Showers
- Fitness Center
- Fitness-on-Demand Room (Yoga, Classes, etc)
- Lounge
- Fireplace
- Conference Room/Craft Room
- Offices Spaces
- Club Room

HOW MANY MILES OF TRAILS WILL BELLWETHER BY DEL WEBB INCLUDE?

Our community will feature nearly two miles of walking trails.

WHAT IS THE SIZE OF THE BELLWETHER BY DEL WEBB SITE?

Total area of the site is 225 acres.

HOW LARGE ARE THE HOMESITES?

The size of the homesites will vary by series, however the average will be a quarter acre.

WHAT ARE THE DIMENSIONS OF THE INDOOR SWIMMING POOL?

The indoor pool will be 15' wide and 54' long.

WHEN WILL THE PRAIRIE CLUB AMENITY CENTER BE COMPLETED?

The expected Grand Opening of The Prairie Club Amenity Center is Summer of 2020.

DO YOU HAVE PLANS TO ADD AMENITIES?

Our current set of amenities were designed to support the nearly 400 homesites that are currently planned for Bellwether by Del Webb. If in the future, there is an opportunity to grow the community beyond that, additional amenities will be installed to account for the larger population.

In the meantime, adjacent to our Bellwether by Del Webb site, the city of Corcoran is planning a city park with amenities that residents will be able to take advantage of.

IS THERE RESTRICTIVE POLICY FOR GRANDCHILDREN USING COMMUNITY FACILITIES?

Visitors are always welcome to make use of the community facilities. However, guests that are aged 18 and younger will always need to be accompanied by a Bellwether by Del Webb resident when utilizing the amenities. Our indoor and outdoor pools have designated time period for children and grandchildren to swim (18 and younger). These policies are enforced to ensure that we are providing the age-restricted lifestyle that residents depend on Del Webb to deliver.

ABOUT THE AREA

IS THERE A GOLF COURSE IN BELLWETHER BY DEL WEBB?

No. However, there are many great options close by, including Rush Creek Golf Club; widely considered one of the top public courses in the Twin Cities.

WHERE ARE THE CLOSEST MEDICAL FACILITIES?

- Park Nicollet Clinic and Specialty Center Maple Grove, 2.5 miles
- Oakdale Ear, Nose + Throat Clinic, 2.6 miles
- Fairview Clinics Maple Grove, 3.4 miles
- Allina Health Maple Grove Clinic, 6.0 miles

THE HOMEBUYING PROCESS

HOW MANY HOMES ARE PLANNED FOR BELLWETHER BY DEL WEBB?

There will be 398 available homesites at Bellwether by Del Webb. The number of homesites per series are as follows:

Garden Series	159 Homesites
Classic Series	181 Homesites
Estate Series	58 Homesites

AT THE TIME OF SIGNING A PURCHASE AGREEMENT, HOW MUCH MONEY WILL I NEED TO PUT DOWN?

Required deposit amounts will vary and be determined by the total purchase price. However, a range of \$30,000 - \$50,000 is appropriate to plan for. The remainder of the total sale price will be due at the time of closing.

DO I NEED A CONSTRUCTION LOAN TO HELP FINANCE THE BUILDING OF MY HOME?

PulteGroup will fund the construction of your home. Beyond the deposit, homeowners will finance through a traditional mortgage or will pay cash.

CAN YOU EXPLAIN WHAT A HOMESITE PREMIUM IS? IS THE COST OF THE LAND INCLUDED IN THE BASE PRICE?

Yes, a majority of the homesite cost will be covered in the base price of your home. However, since every homesite has its own unique features, homesite premiums are applied to every purchase. The amount of the premium will be reflective of the homesite and can range from as low as \$1,000 to in excess of \$60,000.

WHEN WILL THE FIRST HOMEOWNERS MOVE-IN TO THEIR NEW HOMES?

We are excited to welcome our first homeowners to their new community in December 2019.

WHAT CAN WE EXPECT THE TAX RATE TO BE?

The tax rate in Corcoran is currently 1.465%.

PLANNING YOUR NEXT HOME

CAN WE TOUR THESE FLOOR PLANS ANYWHERE ELSE IN THE TWIN CITIES PRIOR TO BELLWETHER BY DEL WEBB OPENING?

While a majority of our floor plans are currently exclusive to Bellwether by Del Webb, our Classic Series is being sold at some Pulte Homes communities throughout the metro area. If you are interested in the Martin Ray floor plan, we have models at our Territorial Trail community in Dayton and our Trillium Cove community in Prior Lake. Otherwise, our Camelot Nine community in Plymouth features the Ascend floor plan as its model. We have recently sold our Abbeyville model at Brooks Ridge in Chaska and our Castlerock model at Locke Pointe in Fridley. Unfortunately, they are no longer available for touring.

WILL HOMES WITH 3 CAR GARAGES BE AVAILABLE?

Yes, 3 car garages will come standard within our Estate Series. A total of 58 Estate Series homes are available to be built at Bellwether by Del Webb. 3 car garages will not be available within the Garden or Classic Series.

CAN ADA MODIFICATIONS BE MADE TO THE FLOOR PLANS?

Absolutely. Please, speak with your sales consultant about specific needs.