



**In depth questions for Developers and Builders
of new master-planned communities in Costa Rica such as *Las Trenzas Golf & Country Club***

1. What percentage of homes have been COMPLETED within the last year?

2. How many homes are under contract to be built at this time?

3. How many of the homes in (2) above have in their contract, the agreement to rent the home out for the 1st year? Under that rental program, what percentage of rents received does the development keep? What costs do the owners still have to pay out of their percentage of rental income? Utilities? Property taxes? Etc? At a 50% rental rate, what is the estimated net cash to owner after owner's costs and your share of rents?

4. What is the construction schedule for completion of homes over the next 3 years? May we have a copy of it?

5. How many licensed contractors are employed on this development project at this time? How many additional contractors do you plan on hiring and based on what—the construction schedule? Contracts entered into?

6. What is the total number of homes that can be built in the development?

7. What percentage of homes must be completed prior to the commencement of the community buildings? Or, what percent complete and what percent under contract?

8. Which community buildings are being built first? Is there a phase construction plan for the community buildings? May we have a copy?

9. What is the water supply source exactly? Does the government require water quality tests, and if yes, what and how often and what do they test for? Is a permit required for the water supply and what is it based upon?

10. How is electricity provided? Is it installed in the entire development yet? Typical costs for an 1 story approximately 2,000 sq. ft home?

11. Internet access—speed, carrier choices, est. costs/month? Service provided—please describe.

12. Drainage on property and entire development—what was needed and how solved?
13. May we have a copy of the materials list please on the model we are interested in?
14. Will there be wiring installed for a home security system? By whom? What kind?
15. Will there be GFCI outlets installed?
16. Will it have central heat and air-conditioning installed? Mitsubishi split units or ?
17. Will it have a garbage disposal?
18. What appliances will it come with? Brand, electric? Propane?
19. Does our price include cabinetry or counter tops, electricity outlets, interior doors, toilets, light switches?
20. Do you use these to construct the walls?

SIP PANEL CONSTRUCTION PRICES COSTA RICA

Very similar prices per sq. ft can be achieved with a newer method which uses SIP panels. Those sturdy panels have a Styrofoam core and magnesium oxide boards on each side. They get screwed together with galvanized steel channels or pine, and get then get a similar surface treatment as other lightweight construction methods. This results in a very lightweight, rigid and earthquake proof structure. Another advantage is its high insulation value which is especially important for the all roofs in the tropics and the walls for air-conditioned houses.

21. What charges are NOT included in the construction cost we are quoted? Permit fees? Drainage? Design or planning fees?
22. We would like the name(s) of people who use the local wood there to build furniture.
23. What landscaping is INCLUDED in the purchase price? Front of home, side yards, pool area, back yard?
24. Is there an outside building/bar included in the purchase price that is connected to the pool? What is in it exactly?

25. Is an HOA already formed and active in the community? If yes, what are the amenities that have been completed? What are the HOA dues?

26. What percentage of lots must be sold before an HOA will be formed or will it need to be a percentage of homes actually being built/completed before the HOA amenities will be started/completed? What are the HOA dues for the development while the developers still operate the community? Is there a template HOA document being used, and if yes, may we have a copy of it? What do you anticipate the HOA dues to be at their highest when all the amenities are in?

Kindly inquire our sales team for precise answers after you review your initial welcome info packet.