Evergreene HOMES

LONGMOOR FARM II

ALLDER SCHOOL ROAD
PURCELLVILLE, VA 20132

COMMUNITY PLAN

MYEVERGREENEHOME.COM
703.667.7878
SALES@EVERGREENEHOMES.COM

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5-11-2022
SHM

Evergreene Homes Standard Features

THE PLATINUM FINISH PACKAGE

ATTENTION TO DETAIL

Distinctive Exteriors

- *2 x 6 Framed Exterior Walls with Poured Concrete*
- *M/I Brand Vinyl Windows Low E Glass with Contoured Grids*
- *CertainTeed Landmark 30 Year Architectural Shingles*
- *James Hardie 8.5" Color Plus Siding*
- *Masonite Fiberglass Entry Door w/ Schlage Handle & Lock*
- *Stone or Brick Front Water Table (Per Plan)*
- *Garage Door Opener w/ 2 Remote Controls*
- *Finished Garage: Painted w/ Trim*
- *Designer Kichler or Maxim Brand Lighting Fixture Package*
- *Hose Bibs & GFI Outlets - Front & Rear*
- *Beautifully Appointed Exterior Features*
- *Flagstone or Brick Front Porch/Stoop & Stairs (Per Plan)*

Elegant Interior Features

- *Interior Floorplans Designed to Maximize Natural Light*
- *Ceiling Heights: Basement - 9', 1st Floor - 9', 2nd Floor - 9'*
- *Upgraded Deluxe Kitchen Layout*
- *Deluxe 42" (Upper) Cabinets & Hardware*
- *Moen Designer Kitchen Faucet*
- *Soft Close Doors and Drawers (Dovetail) Throughout*
- *Granite / Quartz Kitchen Countertops*
- *Ceramic Tile Backsplash in Kitchen*
- *Upgraded Wood Shelving in Closets and Kitchen Pantry*
- *Electrolux S/S Appliances with Oven/Microwave Combo*
- *Classic Oak Stairs and Handrails From Main to Upper Level*
- *Shaw Hardwood Floors - Entire 1st Floor & 2nd Floor Hall*
- *Decorative Colonial Trim Package*
- *Coffered Ceiling: Family Room*
- *Boxed Ceiling: Owners Bedroom (if 2nd Floor)*
- *Heatilator/Heat N Glo Fireplace w/ Slate Surround*
- *Home Wiring with 3 Internet, Cable, and Phone*
- *Sherwin Williams Brand: 3-Toned Interior Paint*
- *Abundant Recess Lighting (Per Plan)*

Appointed Owner's Bath

- *Granite / Quartz Vanity Countertops - Owner's Bath*
- *Frameless Shower Enclosures (Per Plan)*
- *Separate Shower. Kohler Soaking Tub (Only Per Plan)*
- *Ceramic 12 x 12 Tile Floors & 9 x 12 Walls in Full Baths*
- *Moen Quality Fixtures & Bath Hardware*
- *Sterling Elongated Toilets*

Attention to Secondary Baths & Closets

- *Pedestal Sink w/ Decorative Mirror in Powder Room*
- *Granite / Quartz Vanity Countertops - Secondary Baths*
- *Ceramic 12 x 12 Tile Floors & 9 x 12 Walls in Full Baths*
- *Sterling Vikrell 5' Tub/Shower*
- *Moen Quality Fixtures & Bath Hardware*
- *Sterling Elongated Toilets*

Energy Efficient Features

- *H.E.R.S. Rated Home (Including a Blower Door Test)*
- *Energy Star Appliances*
- *LED Energy Efficient Bulbs (excluding fan/light combos)*
- *Carrier Brand Furnace, 92% Energy Efficient, 15 SEER A/C*
- *Honeywell Programmable Thermostat (1 Per Zone / Per Plan)*
- *Aprilaire Humidifier (Lower Zone)*
- *R-49 Attic Insulation, R-21 Exterior Wall Insulation*
- *Amarr Insulated Garage Door (Per Plan)*
- *Housewrap, Taping & Poly Seal Program*
- *Quick Recovery "Power Vent" Water Heater (If Gas Std in Home)*
- *2 x 6 Framed Exterior Walls*
- *Passive Radon System*
- *High Efficiency Electronic Air Cleaner*

Warranty

- *1 Year Material & Workmanship / 2 Year Mech Warranty*
- *10 Year Structural & Transferable Warranty - Issued by PWSC*

Availability, selections and pricing are subject to change at any time without prior notice.
Photos on our website and social media may depict details that include additional enhancements.

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Updated: 10/12/21

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MODIFICATIONS TO THE EVERGREENE PLATINUM PACKAGE

Every Community has Unique Characteristics which create opportunities for our team to include a few additional features to your Evergreene Home.

At Longmoor Farm we are pleased to share that in addition to our Platinum Finish Package you will also receive the following at no additional cost:

Distinctive Exteriors

James Hardie 8.5" Color Plus Siding
Flagstone Pavers on Front Porch and Mud Room (Per Plan)
2-Car Finished Sideload Garage
Decorative Post Lantern P1
Decorative Mailbox P2

Utilities

Private Well Water
Private Septic System
Propane Gas Tank

*20 Feet of Sod Immediately Around the Home.
Seed on All Other Areas Within Limits of Disturbance on Each Homesite.*

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3-1-2022
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NEIGHBORHOOD SERVICES

Parks & Rec

Franklin Park • 17501 Franklin Park Dr, Purcellville, VA 20132 • 540.338.7603 • www.loudoun.gov/index.aspx?nid=1397
Fireman's Field • 250 Nursery Purcellville, VA 20132 • 703.777.0343 • www.purcellvilleva.gov/firemansfield
W&OD Trail • W&OD Trail Purcellville, VA 30132 • www.purcellvilleva.com/194/WOD-Trail
Chapman DeMary Trail • 355 N Hatcher Ave, Purcellville, VA 20132 • www.natgen.org/chapman-demary-trail
Appalachian Trail • www.appalachiantrail.org/home/explore-the-trail/explore-by-state/virginia

Public Schools

Mountain View Elementary School • 36803 Allder School Rd, Purcellville, VA 20132 • 540.751.2550
Harmony Middle School • 38174 W Colonial Hwy, Hamilton, VA 20158 • 540.751.2500
Woodgrove High School • 36811 Allder School Rd, Purcellville, VA 20132 • 540.751.2600

Hospitals & Medical Centers

INOVA Loudon Hospital • www.inova.org/patient-and-visitor-information/facilities/inova-loudoun-hospital/index.jsp
Virginia Medical & Urgent Care • 200 N Maple Ave Purcellville, VA 20132 • 540.338.0032 • virginiamedcenter.com
INOVA Urgent Care Center • 740 E Main St, Purcellville, VA 20132 • 540.338.4995 • www.inova.org/urgent-care/purcellville

Neighborhood Services

Tree of Life Food Pantry • 210 N 21st St. Unit D, Purcellville, VA 20132 • 540.441.7920 • tolministries.org/contact

Nearby Shopping

Purcellville Gateway • www.facebook.com/pg/purcellvillegateway/about
Leesburg Corner Premium Outlets • 241 Fort Evans Rd NE, Leesburg, VA 20176 • www.premiumoutlets.com/outlet/leesburg-corner
Dulles Town Center • 21100 Dulles Town Cir, Sterling, VA 20166 • www.shopdullestowncenter.com
Wegman's Town Center • 703.669.2044 • ww.wegmans.com/webapp/wcs/stores/servlet/StoreDetailView?langId=-1&storeId=10052&productId=347792

Emergency Services

Purcellville Volunteer Fire Company & Rescue Squad • 500 N Maple Ave, Purcellville, VA 20132 • purcellvillefire.org
Purcellville Police Department • 125 E. Hirst Rd, Purcellville, VA 20132 • purcellvilleva.gov/50/Police

Local Restaurants

Finn Thai • 126 N Maple Ave, Purcellville, VA 20132 • www.finnthai.com/purcellville
Magnolia's at the Mill • 198 N 21st St, Purcellville, VA 20132 • magnoliasmill.com
Monk's BBQ • 251 N 21st St, Purcellville, VA 20132 • monksq.com
West End Wine Bar & Pub • 36855 W Main St, Purcellville, VA 20132 • westendwinebarpub.com
Belly Love Brewing Company • 725 E Main St, Purcellville, VA 20132 • www.bellylovebrewing.com

Local Arts & Culture

Franklin Park Arts Center • 36441 Blueridge View Ln, Purcellville, VA 20132 • www.franklinparkartscenter.org
Purcellville Arts Council • purcellvilleva.gov/669/Purcellville-Arts-Council

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6-23-21 SHM

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COMMUNITY PRICE SHEET

* Prices shown below are representative of elevation A only. *
** Some Homesites may only allow 4 bedrooms. **

GREENWOOD
3,497-5,235 SF - $1,287,300

HILLSBORO
3,691-6,437 SF - $1,276,700

AQUINNAH
3,759-5,716 SF - $1,277,400

ROBEY
4,013-6,271 SF - $1,313,500

MILLWRIGHT II
4,248-6,179 SF - $1,299,900

CHAPMAN
4,629-7,394 SF - $1,297,600

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5-3-2022
SHM

Evergreene HOMES

PREFERRED LENDERS & SETTLEMENT AGENCY

As an Evergreene Homes Purchaser, you have the right to select a lender and settlement agency of your choice to obtain financing and conduct the closing on your future home. Your lender will play an important role in the coordination of numerous administrative and clerical functions related to underwriting the transaction and managing the collection of documents and the disbursement of funds required to carry out the terms of the Agreement of Sale. To help facilitate a successful closing, Evergreene Homes would like to present our six Preferred Lenders and Affiliated Settlement Agency:

PREFERRED LENDERS - VIRGINIA

McLEAN MORTGAGE CORPORATION

Fernando A. Marquez
Vice President, Sales Manager
11325 Random Hills Road, Suite 400,
Fairfax, VA 22030
Voice/Text/Fax: 571.800.0906
Mobile: 703.627.3733
fmarquez@mcleanmortgage.com

TRUIST Home Mortgage

Rick Munch
Truist Mortgage
46175 Westlake Drive
Suite 350
Sterling, VA 20165-5870
Cell: 703.222.4466
Rick.Munch@Truist.com

WELLS FARGO Home Mortgage

Marissa Terrebonne
Wells Fargo Home Mortgage
1751 Pinnacle Drive, 3rd Floor
McLean, VA 22102
Fax: 855.684.0662
Cell: 703.627.4772
Marissa.Terrebonne@wellsfargo.com
NMLSR ID 207996

Citizens One Home Loans

John Yannetti
Mortgage Loan Officer - Citizens One Home Loans
3120 Fairview Park Drive, Suite 220
Falls Church, VA 22042
Office: 703-245-3461
Efax: 1-877-864-2981
Cell: 703-623-4100
john.yannetti@citizensone.com

guaranteed Rate

David Black
Guaranteed Rate
Business: 703.382.1935
Fax: 872.808.1322
Cell: 703.282.0054
david.m.black@rate.com

GEORGE MASON MORTGAGE

Jennifer Grillo
Senior Loan Officer
4075 Wilson Boulevard, Suite 710,
Arlington, VA 22203
Cell: 703.395.3990
Fax: 703.653.3667
jegrillo@gmmllc.com

PREFERRED SETTLEMENT AGENCY

CENTERVIEW Title • Group LLC

Centerview Title Group
Business: 571.318.5032
Fax: 571.921.9373
www.CVTitle.com

If you select, and are approved by and close using one of the above Preferred Lenders **AND** you select Evergreene Homes' Preferred Settlement Agency, you shall receive up to **$8,000** at Settlement (the "Settlement Costs Credit") paid by a contribution from Evergreene Homes and/or the Preferred Lender toward the "Approved Settlement Costs." Approved Settlement Costs means: Any Settlement Costs defined in the Agreement of Sale that, for the loan program selected by you, the Preferred Lender allows you to receive a credit for from Lender and/or Evergreene Homes. Approved Settlement Costs shall not include any prepaid items, such as mortgage insurance premiums, real estate taxes, hazard insurance premiums or interest. Lenders and certain loan programs (e.g. FHA, VA etc.) may not allow certain specified Settlement Costs to be paid by you nor allow you to receive a credit for such items from Evergreene Homes and Lenders. Any such disallowed items do not constitute Approved Settlement Costs.

The **maximum** Approved Settlement Costs Credit that you shall receive is **$8,000**. In the event that at the time of Settlement, the actual Approved Settlement Costs are less than the maximum, you shall receive only the actual costs incurred.

Evergreene HOMES

EVERGREENE ENERGY EFFICIENCY

It is quite easy for a Builder to claim that they build an energy efficient home, but much more difficult for most Builders to substantiate that claim with hard data. What separates Evergreene Homes from our competition is that we can clearly demonstrate, with 3rd party verification, that each and every one of our homes is truly an energy efficient home. We do this by testing and ranking energy efficiency with a nationally accepted protocol so that each home can be fairly compared against others. This is what we call The Evergreene Difference.

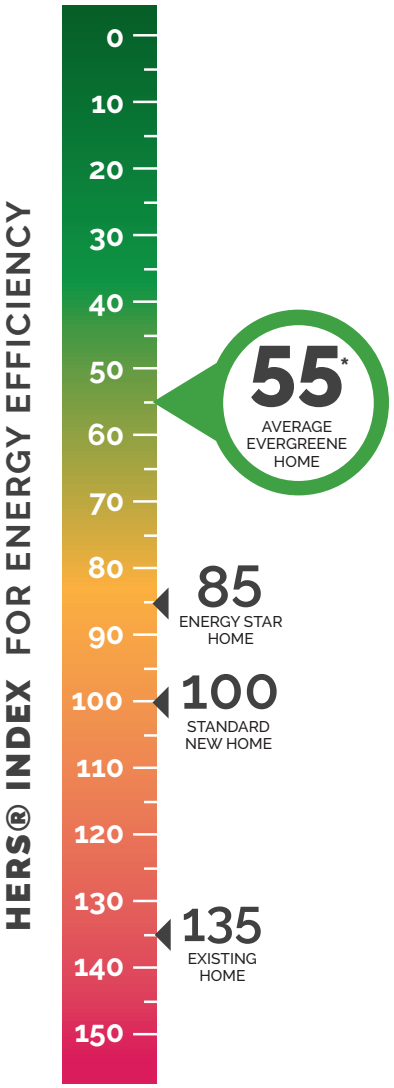
To understand how our homes are evaluated, it is first necessary to understand the HERS (Home Energy Rating System) Index. The HERS Index is a scoring system created by the Residential Energy Services Network in 2006. In this system, a home built to the specifications of the HERS Reference Home (based on the 2004 International Energy Conservation Code) scores a HERS Index of 100, while a net zero energy home scores a HERS Index of 0. The lower the home's HERS Index, the more energy efficient it is.

Each 1-point decrease in the HERS Index corresponds to a 1% reduction in energy consumption compared to the HERS Reference Home. Thus, a home with a HERS Index of 85 is 15% more energy efficient than the HERS Reference Home and a home with a HERS Index of 80 is 20% more efficient.

To calculate the HERS Index for a home, the home must be reviewed, inspected and tested by an independent party known as a Rater. The Rater will conduct a number of onsite inspections, including a blower door test and a duct test. Results of these tests, along with inputs derived from an architectural plan review, are used to generate the HERS Index for the home.

Due to its reliability, the HERS Index scoring system has been widely adopted by both the private and public sectors. The Energy Star program designed by the U.S. EPA uses the HERS Index as one of its critical measurements. In Version 2.0 of Energy Star, a home is required to achieve a HERS Index of 85 or lower. By comparison, since January of 2015, the average Evergreene Single Family Home achieved a HERS Index of 55. These Evergreene Homes were 45% more efficient than the HERS Reference Home and 30% more efficient than the baseline Energy Star qualified home. To put this into perspective, for every dollar spent on heating and cooling the HERS Reference Home, the baseline Energy Star homeowner spent $0.85 and the Evergreene homeowner spent only $0.55.

A HERS Index Score Card is standard with every new Evergreene home and given to the homeowner after the home has been completed. Our homeowners are encouraged to proudly display these cards to show their friends and family that they have chosen to go "e-Greene." Energy Efficiency has been instrumental in helping us achieve our company goal of creating a more sustainable future – all while saving our homeowners substantial energy costs.



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