



# WELCOME TO SOUTH HAYWARD

## FREQUENTLY ASKED QUESTIONS

### 1) What is the total # of Homes in the Union Parc community?

We have a total of 23 Single Family homes.

### 2) What are the total # of Plans at Union Parc?

There are 2 unique single-family floor plan styles. Plan square footages range from approximately 2,200 sq. ft. - 2350 sq. ft. Plans offer 3-5 bedrooms + 3 baths, 2 car garages with all homes being two stories.

### 3) Does Union Parc have an HOA?

Yes, HOA dues are \$183.00 per month.

### 4) Are there Mello Roos taxes?

No.

### 5) What are the tax rates?

Approximately 1.17% Annually.

### 6) What is the approximate Lot size range in Phase 1?

Lot sizes are approximately 3,500 sq. ft.

### 7) Who are the Preferred Lenders?

Our Preferred Lenders are: Freedom Mortgage & First Choice Loan Services.

### 8) How do I reserve a home?

You may reserve a home with an earnest deposit. Next steps will be explained by Sales Manager.

### 9) How do we Pre-Qualify with the Preferred Lender?

You may pre-qualify with our preferred lender on our website or in our office on the weekends.

### 10) Are there any incentives?

Current incentives can be discussed with Sales Manager.

### 11) Do the homes include Solar?

YES!



### HOW FAR TO:

<b>BART TRAIN STATION</b>	25 Min Walk   4 Min Drive
<b>SAN MATEO BRIDGE</b>	8 Min Drive
<b>DOWNTOWN HAYWARD</b>	10 Min Drive
<b>SAFEWAY</b>	12 Min Drive
<b>SOUTHLAND MALL</b>	12 Min Drive
<b>CITY SPORTS CLUB</b>	5 Min Drive

### PREFERRED LENDERS:



**Cathy Fuentes, Loan Officer**

cathy.fuentes@freedommortgage.com

M - (209) 613-3795



**Aron Crisp, Loan Officer**

aron.crisp@fcloans.com

M - (415) 720-3348

For any other questions please feel free to contact

**Union Parc Sales Office:**



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Jill Stephens | DRE# 1801347 | Sales Office Open Daily 10:00 am to 5:00pm  
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Photography shows model homes, actual features will vary, furnishings not included. In a continuous effort to improve our product, Blue Mountain reserves the right to make changes or modifications to pricing, standard features, options & other building specifications & dimensions without prior notice. \*Incentives subject to qualification and will be applied at close of escrow. Product availability is subject to change. Square footage is approximate based upon design. The Advantage Group BRE #01187063