



DARE TO COMPARE

We are very proud of the features of the Sage. While we know that there are a number of developments in the Central Florida area that you will compare, we believe that other projects cannot complete with the Sage. We have completed the following list for you to compare The Sage to other projects that you may look at. We hope this list will help you ask informed questions from the sales agents at these projects. We are sure you will agree – when it comes to The Sage – there is no comparison.

	The Sage	Comp 1	Comp 2
COMPARE THE SIZE AND PRICE.			
What is the SF of the home you are looking at?	_____	_____	_____
What is the price of the home?	_____	_____	_____
Is the home a condo, townhome, or single family home?	CONDO		
LOCATION			
Is the home located in the prestigious Winter Park?	YES!	_____	_____
Are the schools all A rated?	YES!	_____	_____
Elementary School:	Lakemonte	_____	_____
Middle School:	Maitland	_____	_____
High School:	Winter Park	_____	_____
Are there public parks nearby?	YES!	_____	_____
Is the home near a facility like the COMING SOON! New Orlando Magic gymnasium?	YES!	_____	_____
Is there a grocery store within ¼ mile?	YES!	_____	_____
Are there picnic areas on or adjacent to the property?	YES!	_____	_____
Is the property near a bus route?	YES!	_____	_____
Is there tennis nearby?	YES!	_____	_____
WARRANTEE			
Does the Seller offer a warrantee on the home?	YES!	_____	_____
How Long?	1 year!	_____	_____
Does the Seller offer a third party limited warrantee on the fit and finish of the home?	YES!	_____	_____
How Long?	5 years!	_____	_____
Does the Seller offer a third party structural Warrantee on the home?	YES!	_____	_____
How Long?	10 Years!	_____	_____

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	The Sage	Comp 1	Comp 2
ABOUT THE HOMES			
Are homes Green Certified?	YES!		
Are homes Energy Star Certified?	YES!		
What is the HERS Rating?	70 or less		
How much less energy does the home use compared to the typical new home in the US?	30% less or greater		
What wind load are the homes designed to meet?	130 MPH		
Are there Fire Sprinklers throughout the home?	YES!		
Do the homes have carbon monoxide detectors?	YES!		
Are you able to cook with Gas on gas ranges?	YES!		
Do the homes have Gas tank-less hot water heaters?	YES!		
Architecture:			
Does the architectural match on all 4 sides?	YES!		
Has trim/flashing been installed around all windows on all sides of the buildings?	YES!		
Are the Balconies/Patios Covered?	YES!		
Energy Star lighting packages available?	YES!		
Have the homes been wired with Cat 5 wiring?	YES!		
Are the garages oversized, with room for more than just a car?	Most homes		
Are the floorplans flexible to meet your families needs?	YES!		
HVAC:			
Are the thermostats Programmable?	YES!		
Are the Ducts sealed with Mastic to reduce leaks?	YES!		
What is the SEER of the HVAC?	14.0		
Windows:			
Low E Windows?	YES!		
What is the U Value of the Windows? (The lower the better!)	0.35		
What is the SHGC rating of the Windows? (The lower the better!)	0.33		
Are Windows screened?	YES!		

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	The Sage	Comp 1	Comp 2
Insulation			
Roof:	R-30		
Exterior Walls	R-14 min		
Party walls (between units)	R-19 min		
Was the insulation inspected by a third party?	YES!		
Site landscaping:			
Have large signature trees been maintained?	YES!		
Water conserving irrigation design?	YES!		
Less than 50% of ground cover is grass?	YES!		
Is the landscaping lush?	YES!		
Association Fees	\$145/month		
Are Landscape and irrigation included:	YES!		
Are Reserves included?	YES!		
Building Insurance included?	YES!		
Garbage removal included?	YES!		
OTHER FEATURES:			

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