



# Villa Fontanas

Current Release & Pricing

September 10, 2010

## GREAT INCENTIVE PACKAGE!\*

Up to  
**\$88,000** in  
down payment  
assistance

- **Builder Incentive – 8%** of the purchase price
  - **Closing Incentives** - No Closing Cost, No HOA Dues for 1 Year (with lender approval), Rate Buy Down as Low as 3.5%
  - **Price Reduction**
- **Bonus Builder Incentive \$8,000**
- **Up to \$10,000 in state tax credits**
- **Up to \$88,000 in down payment assistance**

Standard Starting Pricing (Lot premiums applicable)

**Plan 1A** | Asking \$375,190, less full 8% incentive \$345,175, less \$8,000 bonus, **\$337,175**

Spacious 1 bedroom/1 bath corner Villas, approximately 767 square feet. The living room is bright and open with large windows on two walls. HOA's are \$238.

**Plan 1B** | Asking \$375,619, less full 8% incentive \$345,569 less \$8,000 bonus, **\$337,569**

1 bedroom/1 bath corner Villas, approximately 723 square feet. They offer spacious, bright living rooms many with a large bay window. HOA's are \$237.

**Plan 2A** | Asking \$452,500, less full 8% incentive \$416,300, less \$8,000 bonus, **\$408,300**

2 bedroom/2 bath Villas, approximately 1,170 square feet. These homes offer large patios and spectacular valley and hill views. HOA's are \$250.

**Plan 2B** | Asking \$484,450, less full 8% incentive \$445,694, less \$8,000 bonus, **\$437,694**

2 bedroom/2 bath Villas, approximately 1,206 square feet. Most of these Villas are end units with no common sidewalls. They offer a large kitchen and pantry. HOA's are \$251.

**Plan 2C** | Asking \$489,000, less full 8% incentive \$449,880, less \$8,000 bonus, **\$441,880**

2 bedroom/2 bath corner Villas, approximately 1,216 square feet. The spacious living rooms have large windows on two walls and huge curved patios. HOA's are \$251.

**Plan 2D** | Asking \$460,500, less full 8% incentive \$423,660, less \$8,000 bonus, **\$415,660**

2 bedroom/2 bath corner Villas, approximately 1,193 square feet. These homes offer large patios and spectacular valley and hill views. HOA's are \$251.

**Plan 3 | SOLD OUT** Asking \$522,650 less full 8% incentive \$480,838, less \$8,000 bonus,

\$472,838 3 bedroom/2 bath corner Villas, approximately 1,263 square feet. These unique Villas have no common sidewalls and huge private patios. HOA's are \$253.

*Starting prices are subject to change and can vary depending on currently available and released inventory.*

1445 Fruitdale Ave., San Jose | 408.249.9600 | [www.VillaFontanas.com](http://www.VillaFontanas.com)

\*For Qualified buyers. Prices, terms, incentives and plans are subject to change without notice and without liability for change. Square footages are approximate.



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Unbeatable Value! | Upfront Pricing! | Worry Free Home Buying!

**Down Payment Assistance** | Receive up to **\$88,000** (20%) in down payment assistance at Villa Fontanas. This phenomenal program will save you thousands of dollars and lower your monthly payments as much as \$600. There are limited funds available for this program so reserve your new home and down payment assistance now. Funding for the program is subject to final approval of the State. See our Home Buyers Guide or contact a sales associate for more information.

**Builder Incentive** | Makes your new home more affordable than ever  
Select any home and receive builder incentives of up to **\$48,000** (8% of asking price). Incentives can be used to reduce your sales price, pay all of your closing cost, pay your HOA dues for one year, upgrades, and buy your interest rate down. This incentive is only available for a **very limited time**.

**Designer Finishes** | Designer finishes without the cost of upgrading  
All of our homes include up to **\$30,000** in preinstalled designer finishes at no additional cost.

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## Frequently Asked Questions

**Parking:** 1 bedroom homes receive 1 parking space and 2 & 3 bedroom homes receive two parking spaces. Guest and street parking also available.

**Preferred Lender:** Mike Munz, Bank of America 408-615-6009 and Rhonda Scattini, Partners Mortgage 408-342-3750.

**Pets:** Pets are allowed, see C.C. & R.'s for restrictions.

**HOA Dues:** Dues range from \$237 to \$253

**Schools:** Blackford Elementary School / 1970 Willow St., 408-978-4675

Campbell Middle School / 295 W. Cherry Lane, 408-364-4222

Del Mar High School / 1220 Del Mar Ave., 408-298-0260

## Model Homes & Sales Center Hours

Friday-Sunday 11:00 a.m. to 5:00 p.m., Monday – Thursday by appointment.

Sales Center: 408-249-9600

Customer Service: 408-249-9600 (available 8:00 a.m. to 9:00 p.m. daily)

Email: [VillaFontanas@HudsonJones.com](mailto:VillaFontanas@HudsonJones.com)