

# 11 REASONS WHY BUILDING NEW IS BETTER FOR YOU

1

**YOU ARE THE FIRST PERSON TO LIVE IN YOUR NEW HOME.**

In an existing home, other people have lived in the house.

2

**WHEN BUILDING A NEW SCHOTTENSTEIN HOME, SELECTIONS CAN BE MADE THAT ARE RIGHT FOR YOU.**

With an existing home, you may take the home "as is". Anything you want to change from wall color, carpeting, or cabinet style you yourself must renovate.

3

**A NEW SCHOTTENSTEIN HOME IS DESIGNED AND BUILT FOR THE WAY YOU LIVE TODAY.**

Existing homes have old designs and may not be functional for your lifestyle.

4

**EVERYTHING IN A SCHOTTENSTEIN HOME IS NEW - FROM THE TOILET SEAT TO THE HVAC SYSTEM - NOTHING HAS EVER BEEN USED BEFORE.**

Everything in an existing home and all the mechanicals may be outdated and old.

5

**EVERY NEW SH HOME IS ENERGY STAR CERTIFIED. SAVING YOU UP TO 30% ON YOUR ENERGY BILL, THE SECOND LARGEST MONTHLY COST COMPONENT OF HOME OWNERSHIP.**

Existing homes are not ENERGY STAR certified, which could greatly add to your monthly utility expenses.

6

**EVERY NEW SH HOME COMES WITH FULL MANUFACTURERS' WARRANTIES.**

An existing home's manufacturers' warranties "may" have expired or carry reduced coverage and usually are not transferable.

7

**A NEW SCHOTTENSTEIN HOME COMES WITH 1 YEAR CUSTOMER CARE COVERAGE.**

With an existing home, you may be burdened with the cost to handle every problem, such as an out of date roof.

8

**ALL NEW HOMES ARE BUILT WITH A 30-YEAR TRANSFERABLE STRUCTURAL WARRANTY.**

Existing homes have no structural warranty.

9

**A NEW SCHOTTENSTEIN HOME IS BUILT TO THE LATEST CODES AND ARE FULLY INSPECTED.**

Existing homes are built to old codes and inspection standards.

10

**SCHOTTENSTEIN HOMES OFFERES NEW HOMES THAT ARE MOVE-IN READY.**

Existing homes may not be ready for move in.

11

**A NEW SCHOTTENSTEIN HOME IS EASY TO FINANCE WITH OUR PARTNER'S PROGRAMS AND LOW RATES.**

May have higher rates on existing homes. Often more difficult to appraise and finance.