



## Frequently Asked Questions

### How many homes are in the community?

There are five single family residences to be built within the community. The Calista, a 3857 square-foot single-story, offers 4 bedrooms and 4.5 bathrooms and the Matteo, a 5035 square-foot two-story plan, offers 5 bedrooms and 7 bathrooms. Both plans feature ensuite bedrooms, and a 4-car tandem garage. The Matteo includes a super loft, a super laundry room and an oversized deck on the second floor. Homesites range from 9,439 to 11,578 square feet and are sized to accommodate RV parking.

### What kind of interior upgrades and/or options can I select for my new home?

When it comes to personalizing your new home, it will depend on the construction stage of the particular home(s) you are interested in. Options include custom closets and pantry, cabinets, countertops, flooring, appliances, a second refrigerator, a beverage refrigerator, pendant lights, under cabinet lighting and more. Please ask your sales counselor for more details.

### What are the most notable amenities within Persona and nearby?

Persona is nestled in the Foothills of Henderson near the base of River Mountain. Your future home is just a quick trip to the Water Street District, the historic heart of Henderson. Sprinkled with restaurants, local breweries and boutique storefronts, Water Street District includes community events like a weekly Farmer's Market, festivals, parades and more. Lifeguard Arena in Henderson, the facility located smack dab in the middle of Water Street, serves as the practice home of the Henderson Silver Knights and a community ice skating hub for Henderson residents. Also, nearby:

- The City of Henderson Heritage Park and the Aquatic Center is just a short distance away.
- Three City of Henderson Recreation Centers are located within a 2.5-mile radius: Valley View Recreation Center, Downtown Recreation Center, Black Mountain Recreation and Aquatic Complex.
- Surrounded by hiking and bicycle-friendly roads and trails.
- 30-minute drive to depression-era engineering marvel Hoover Dam offering scenic views of the Colorado River and Lake Mead.
- Less than 2-miles away, take a moment back in time and see a little snippet of Clark County at the Clark County Museum.
- Approximately 20 minutes to magnificent Lake Mead National Recreation Area
- Approximately 24 minutes to the Harry Reid International airport
- Approximately 25 minutes to the Las Vegas Strip

## Is there shopping, dining and resources nearby?

Persona is just over 20 minutes to the Las Vegas Strip! Less than a 10-minute drive will take you to Lake Mead Crossing or the Galleria Mall at Sunset and The District at Green Valley Ranch are a close 15 minutes away. Within a five-mile radius, you will be able to find everything from casual, fast food to 5-star fine dining.

## Which schools will children attend?

Persona is zoned for Sue Morrow Elementary School, Brown Mahlon Middle School, and Basic Academy High School. Please contact the Clark County School District to verify information as boundaries and availability are subject to change without notice.

## Will the homes have a warranty?

Yes, Contour Homes provides a warranty for workmanship and materials during the 1<sup>st</sup> year of ownership, and a warranty for systems (electrical, plumbing, HVAC) during the 1<sup>st</sup> and 2<sup>nd</sup> years of ownership. Additionally, Contour purchases a structural warranty at the close of escrow on behalf of the homeowner, which provides for structural coverage of qualified defects for years three through ten of ownership.

## Do I need to be pre-approved with Contour's preferred lender?

Yes, all prospective buyers need to provide a pre-approval letter from the builder's preferred lender, US Bank. There are incentives available if a buyer closes the loan with US Bank. For cash offers, proof of funds will be necessary. Ask your sales counselor for more details.

## What is the deposit and costs required to purchase a home at Persona?

A \$15,000 earnest money deposit is required and payable to First American Title Company. Buyers are responsible for the following closing costs: all lender related costs, real estate transfer tax, ½ the escrow fee, owner's and lender's title policy costs, plus all HOA related fees.

## Is there a Homeowners Association (HOA) and what are the dues?

Yes, Persona is managed by Park Vistas Homeowners Association. Dues are projected at approximately \$185 per month and may change over time and as the community is sold. HOA dues include common area landscape maintenance/water/electricity/pest control, HOA management and capital reserves.

home is a significant purchase, so our team is here to help address your questions along the way, and even after you move in.

*Selected floor plans, features and square footage of individual homes may vary from illustrations. Pricing, plans, features, square footage and other facilities are subject to change by the Developer, at its sole discretion, without notice.*

