


YOU'RE PART OF THE PROCESS



MAILLOT
· HOMES ·



WELCOME TO THE FIRST STEP
OF YOUR CUSTOM HOME JOURNEY.
WHILE A CUSTOM HOME IS ABOUT
FREEDOM AND FLEXIBILITY -
PLANNING AND STRUCTURE ARE
CENTRAL TO SUCCESS.

MAILLOT'S PROVEN PROCESSES
ENSURE YOUR SATISFACTION
BY FACILITATING A SMOOTHER,
MORE ACCOUNTABLE, WORRY-FREE
HOME BUILDING EXPERIENCE.



We have a detailed process in place to ensure your custom home reflects your wants, needs and desires.

OUR PROCESS IS DESIGNED TO PROVIDE:

- Structure that allows for flexibility
- Hands-on communication and collaboration
- Transparency and accountability
- Opportunity for questions and feedback
- A rewarding, stress-free experience

KEY ELEMENTS
WITHIN
OUR
PROCESS

A decorative graphic consisting of several overlapping squares of varying sizes and positions, rendered in a light pink color, located to the right of the main text.

FINDING

THE RIGHT LOCATION

If you don't already have that perfect parcel of land, Maillot Homes has our own inner city and acreage land portfolio to choose from. If we don't have a property you really love, we'll work with you to find one.

DESIGNING

YOUR HOME

Maillot Homes works with independent Architectural Designers, chosen directly by the homebuyer. We are pleased to connect you with our recommended home designers to complement your personality, vision and sense of style.

PRICING

YOUR HOME

At Maillot, we take great pride in providing a transparent and detailed price for your home.

1. ESTABLISH PRELIMINARY BUDGET

A target budget is created based on your wish list, lot and house size



2. CREATE DETAILED SPECIFICATIONS

Based on architectural plans and client wish list



3. CREATE DETAILED PRICING PRESENTATION

Quoted by our trade partners



4. OBTAIN YOUR PRICING APPROVAL

Prior to submitting plans for a Development Permit



5. TIME TO BUILD

It's time to sign the construction agreement. Now, let's build your house!

A stylized illustration of a man in a suit, looking thoughtful with his hand to his chin. Two thought bubbles are connected to his head. The background is filled with floating symbols: stars, dollar signs, and swirls. The overall style is clean and modern with a limited color palette.

**Maillot Homes
Hybrid Pricing
Model**

**Fixed Price
to Drywall**

Maillot Homes has developed a unique pricing model to eliminate your risk while at the same time, providing a transparent and innovative building experience.

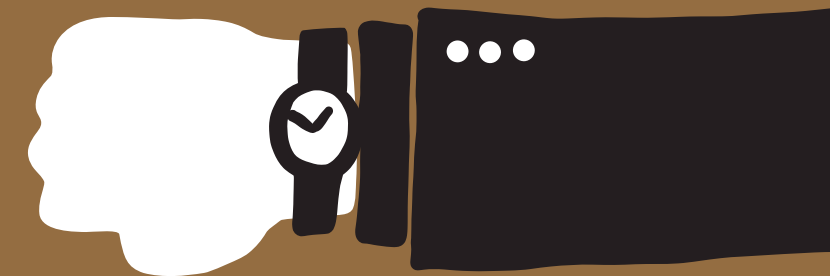
Guarantee

Once the final Building Permit drawings are complete, we provide a **Fixed Price to Drywall** for your home. **Maillot Homes will guarantee the price of your home from excavation to drywall.**

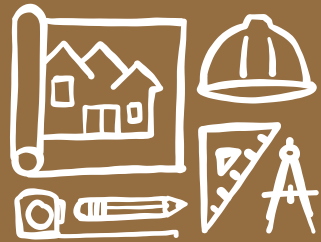
The budget that we create together in the planning stage will allow for a fun and exciting selection process. All selections are managed on a cost-plus model to allow for full transparency with no costly change order fees. It's simple: we pass along our preferred pricing to you plus our management fee.

TIMELINES

You can't wait to get into your new home. That's why we sit down with you to develop a realistic timeline.



HOW LONG DOES IT TAKE?



Architectural Design (2-3 months)

Once you meet with an architectural designer, you will engage in a collaborative process to develop drawings.

Maillot will be there to provide feedback and advice.

Permits

You will require three permits for your home, which Maillot and our team will coordinate on your behalf.

1. **Demolition Permit** (30 days) – To disconnect utilities and tear down existing home.
2. **Development Permit** – Architectural plans are reviewed to ensure they meet the municipality's approved planning, engineering and environmental policies. There are two types:
 - **Contextual** (4-6 weeks): A prescribed set of contextual rules in the Land Use Bylaw. These rules do not allow for relaxations, which can limit design flexibility. Conforming designs cannot be opposed or appealed by the public.
 - **Discretionary** (2-3 months): Allows you to apply for relaxations to the Land Use Bylaw. It involves more time for approval, but this permit provides greater flexibility in home placement and design.

3. **Building Permit** (2-3 weeks) – Addresses the life and safety issues of a structure. It gives authorization to erect, demolish, relocate, alter or repair a structure, or change the use/occupancy.

In most cases, the city will issue a partial building permit, which allows for the construction of your home to begin. The full building permit requirements are typically reviewed within 3 weeks.

Building (variable timeframe)

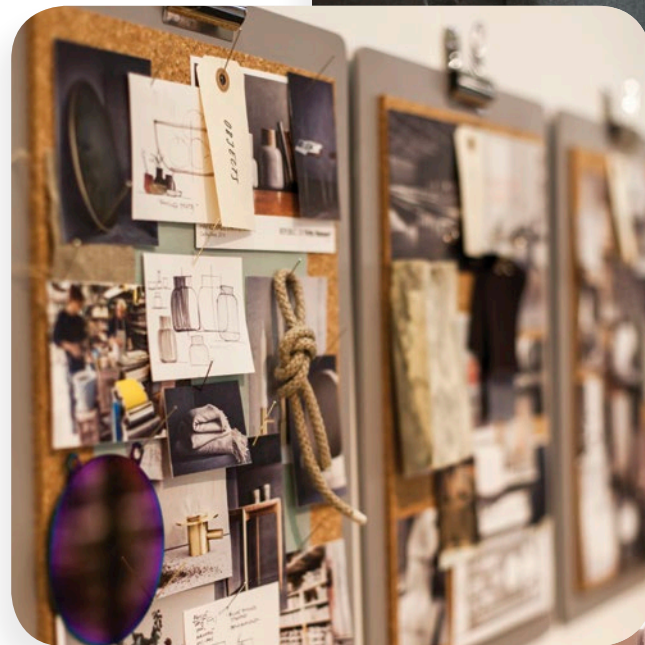
Because no two custom homes are alike, construction timelines can vary dramatically. A 3,500 square foot home with a double detached garage and a finished basement takes about 12 months to complete from excavation to your possession day.





INTERIOR DESIGN & SELECTIONS

Our Interior Design Team works with you from the beginning to get a sense of your tastes, style and sensibility. We will guide you through a curated selection process that will be both easy and enjoyable.





STEP 1 - EXPLORATION & VISUALIZATION

At Maillot, we take the time and effort to really get to know you. As your plans take shape, we sit down with you to get a sense of your priorities, your passions and preferences.

We then work with you to create an *Idea Book*: a collection of visual images that serve as a source of inspiration. These idea books are an aesthetic compass which provide direction and focus to the design of your home.

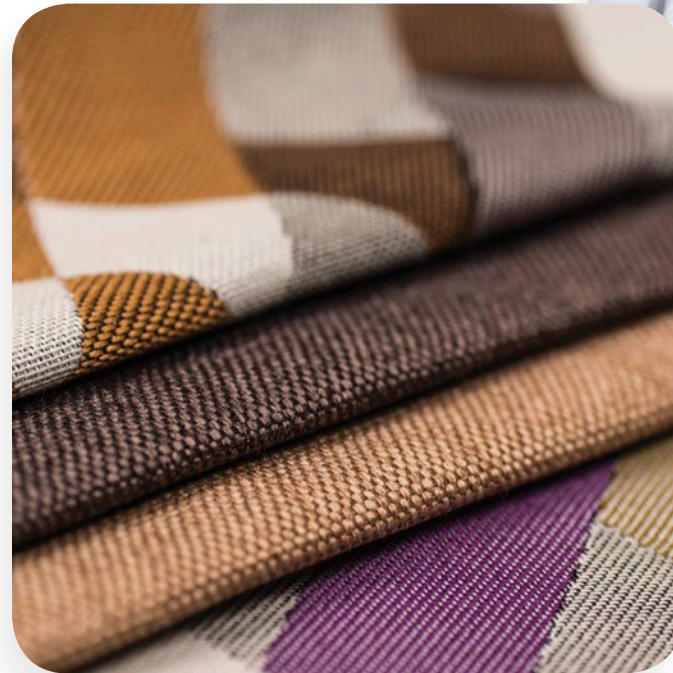


STEP 2 - SELECTIONS

Guided by your Idea Book, we will plan a series of interior design and shopping appointments with our chosen suppliers. Don't have time? We'd be happy to bring the samples to you. The approval is always yours to make.

STEP 3 - PRICING

Your selections will align with both your vision and your budget. We will obtain approval for any savings or overages.



STEP 4 - STAGING & DECORATING

Are you ready for fresh furnishings to complement your new home? Maillot's Interior Design Team is pleased to share recommendations for furniture layouts, soft furnishings, window coverings and organizational components.



**DO YOU HAVE AN
INTERIOR DESIGNER
YOU'D LIKE TO WORK WITH?
FANTASTIC!
WE WILL SUPPORT THEM
AND ENSURE THAT THEIR
DESIGN IS INTEGRATED
WITH THE MAILLOT
BUILDING PROCESS.**

STAGED SELECTIONS

Selections are made in tandem with key construction stages. The process begins by choosing appliances, windows, doors and plumbing fixtures. Next is cabinetry, fireplaces and lighting. Prior to drywall, you will select flooring, countertops, and interior finishes. As the build nears completion, hardware, furnishing and décor will put the final touch on your custom home.





ONGOING SUPPORT AFTER POSSESSION

We want you to be *'tickled pink'* with the ongoing care, attention and after sales service that is provided by Maillot Homes.

We are committed to taking care of your service items. Maillot Homes will remain in contact to ensure you are 100% satisfied with your home.

All homes we build are protected by the Alberta New Home Warranty Program. Maillot Homes goes further with extended coverage. Just look at what you get →

1

1-YEAR COVERAGE

On all aspects of your home

2

2-YEAR COVERAGE

On all major systems (heat, plumbing, electrical)

7

7-YEAR COVERAGE

On building envelope (roofing, wall claddings, window installation). This exceeds standard homebuilder coverage by two years!

10

10-YEAR COVERAGE

On structural components (frame and foundation)

MY MAILLOT EXPERIENCE

The Maillot Homes team is one-of-a-kind. They showed superior organization in every aspect which made the experience perfect. We are so glad we chose Maillot to create our dream home.

Andrew McQuiston

Vice President and Portfolio Manager,
McQuiston Executive Wealth Group



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