



CARLTON CONSTRUCTION

PO Box 708 Big Horn, WY 82833

Contact: 307-763-3263

Sheridan Ranch PUD Phase 1:

Let me start by saying thank you for showing an interest in Sheridan's newest easy living patio home community. Sheridan Ranch is strategically designed and located for those looking to simplify life yet still maintain an active lifestyle.

This usually includes exchanging a home way larger than necessary (or too many levels within the home) for an age-friendly quality-built home in a lock & travel community. In other words, let us do all the lawn care!

Please take a moment to take in all the recreational opportunities within steps of Sheridan Ranch. Sheridan Ranch Development neighbors with numerous walking paths smack dab in the middle of where more wildlife species live than we have room to list. The Wyoming fresh air is second only to the majestic views of our Big Horn Mountains. Did I mention Hidden Bridge Golf Course is located just steps from your new home? Be sure to ask about your free one-year golf membership compliments of Carlton Homes/Carlton Construction LLC.

Below you will find a quick description of the purchasing process. Like your soon to be new lifestyle I promise to keep the reservation/purchasing process simple and seamless. After all, isn't that what life is about?

Doug Carlton
Carlton Construction LLC Managing Partner

First Step:

1. Pick your home/unit as found on www.sheridanranchwy.com website.
2. Reserve home/unit with a purchase agreement and \$10,000.00 deposit. The Summit Realty Group (doug@srgwy.com) will help you or your RE agent reserve your lot/unit.
3. Pre-qualification letter if buyer is not paying with own proceeds.
4. Meet with Casey Carlton to pick interior/exterior finishes as well as any upgrades.

Second Step:

1. Review build budget and contract. Once build agreement is signed, Carlton Team will pull building permits and order materials. Your build agreement will include an itemized list of all specifications and any upgrades.
2. This will allow you to purchase the land/lot therefor prompting our build team to schedule your home build. The build agreement is included in escrow agreement. PLEASE NOTE: You do have the option to purchase the land/unit for \$100k and postpone build if you're not ready to build immediately. You are required to begin construction on the home prior to September, 2024.

Third Step:

1. Close on land/lot for an additional \$90,000.00 due at closing.
2. Introduction to the Carlton project management team.
3. Home build process is anticipated to take 5 months.
4. Monitor build schedule with Buildertrend app or in person.

Fourth Step:

1. In person orientation walkthrough of home with Carlton Team once home is finished.
2. Congrats, it's now time to move in!