

Allowances & Overages

UNDERSTANDING ALLOWANCES

Whenever an item is listed as an allowance, it means we are giving you a set amount of money to spend on that particular item. Allowances included as part of the construction package are not added to your base price. They appear on the left-hand side of your invoice sheet along with a description of the included item.

Example: Kitchen allowance A kitchen is already included in your home's pricing. The allowance simply represents the amount allocated for cabinetry based on the footage required for your specific model.

UPGRADED ALLOWANCES

If an allowance appears on the right-hand column of your invoice sheet, it means the item you selected is an upgrade and its cost can vary depending on style, size, or material.

Example: Hardwood flooring in the great room Hardwood prices vary widely based on grade, finish, and other factors. We consider your preferences and the size of the upgraded area to estimate a reasonable allowance.

If you have a strict budget, we recommend visiting vendors before signing the agreement of sale. This allows us to obtain more accurate pricing and include it in your financing, helping keep overages to a minimum.

WHAT IS AN OVERAGE?

An overage is the amount you spend above your allowance.

Example: You choose solid-surface counters for your kitchen. Your pricing includes a \$6,500 allowance for this upgrade. At Dutchwood, you select quartz counters costing \$7,000. Your overage is \$500.

Any overages not built into the original pricing are due at the final walk-through, before you take possession of the home.

