

MiM Contract to Close

Conception/pre-design – MiMs sales and production crews listen carefully to what you are looking to build, will show you our most current catalogue of designs, and may even create a whiteboard or paper draft to assist in the visualization of your project, and to move you closer to architectural phase. **1 Bus. Day**

Project proposal – MiM gives you a very basic initial guestimate (usually verbally or via email) of a timeline and cost based on the information we have gathered at this point, please note this will be a *rough guestimate Only*. **1 Bus. Day**

Land – Do you have a place for your MiMod or do you need help locating it? Perhaps you have a home you need to sell first? Whatever the case, MiM and our sister company, Four Directions Realty, are here to offer you turnkey solutions that will help to move your process along at the pace that works best for everyone. **1-90 Bus. Days**

Financing – based on MiMs initial proposal, and your land situation, clients should put funding in place for their project at this time, if they have not already, preparing for a down payment and moving on to the architectural phase. MiM is currently building our custom projects in the \$265 plus per square foot range (land not included), and will soon be building in neighborhoods in the \$195-250 per square foot range including land. However, it is your lender and your architect that will determine your final design and price, particularly in the custom builds. **5-7 Bu**

Line Deposit – As MiM now has a waiting list, it is best to get on it! We are taking a small deposit of .5% of the estimated base price of your MiMod build to reserve your space in line, so that when you are through your architectural and permitting phase of the project, we will be ready to build Your MiMod for you, and have the time reserved to do so! ***If you are looking to build in the next 3-6 months and have land, or if you are looking to get started in the next 6-12 months and do not yet have land, now is the time to get started if you are serious about building your MiMod home.*** While the line deposit is non-refundable, it will be credited on your contract towards the final cost of your MiMod build. **Due prior to Architectural phase**

Picking out of Exterior / Interior finishes – Let the fun Begin! While, your MiMod project is busily making its way through the permitting process, and the construction crews are preparing for your build, you will be working with the MiM team, and our vendor partners to choose your interior and exterior finish outs. While somewhat time consuming, this is the Fun stuff that makes YOUR MiMod so uniquely yours – so have some fun with it! Oh – and MiM has put together some great tools & cool peeps to help you, so no worries, your MiMod is going to be Awesome!! **1-3 Weeks**

Architectural process/permitting – At this stage, your architect, along with their structural engineers and teams, will assist you through the design phases, as well as the permitting phase. Not all architects work with our container based medium, so working with one of our team architects is key to a successful project. While you will be working with architects that are specifically picked for their experience with our medium, and you will be coming back to MiM after you have finished your design work, you will be working with your architect under a separate contract. This is a Very Important part of the process, as the architectural design, is what drives the cost of your project. Our architects know what it costs for us to build our quality MiM products, and the ***only real limit*** with our MiM building blocks is your pocketbook and your imagination. However, at the end of the day, your comfort and satisfaction are some of our biggest driving factors. **3-12 Weeks**

Property evaluation by MiM & trades – During your design production with the architects, MiM & its representatives will visit your build location to assess what will be needed for land, utility prep, and foundation. This will ensure a firm total cost of your MiMod project. Without the construction documents from an architect and site visit to bid off of, any numbers we produce *are not firm*. **4-7 Bus. Days**

Proposal Review/ Earnest Deposit/ Contract Signing– after architectural has been received, and property evaluation has been done, MiMs team will review our project proposal with you in person, and take an earnest money deposit of an additional .5%, bringing your total deposits to 1%. Again, while the deposit is non-refundable (due to the work that MiM will have put in to this point), it **does credit** towards the final cost of your MiMod build. **1 Bus. Day**

Ordering of containers – container prep – while each client’s project is in the permitting phase, containers will be ordered, and preparations on them begun. **3-5 Weeks**

Permitting received – land prep/utilities/ foundation begins – Once permitting has been received, land preparations, including dirt work, utility work, and foundation work begins (all on as necessary basis). This work is VERY site specific, so the timeline is wide - **2-12 Weeks**

Delivery day – This is A Very Big Day!! This is the day that the containers that make up Your special MiMod are delivered to your site and welded to the foundation. Depending on the size of your build, this might take a few hours or a couple of days, but when we are done, you will have the entire shell of your new MiMod home in place, and ready to be finished out! **1-2 Bus. Days**

Interior/ Exterior Finish Out – Now that the land work has been done, and the containers delivered and permanently affixed to their foundation, it’s time to get down to business! Trades will start scrambling over the build like busy worker ants, getting the exterior and interior build out done, so the finish work can begin. Timeline varies heavily depending on size of build but roughly 10-14 days per 160 sq ft. **2 – 20 weeks**

Final installations/ punch list/ walk through – Everything we have all been working so hard on has been done, and now it’s time to do a walk through, blue tape (mark) anything that needs to be touched up, and wrap it all up in preparation for closing and handing You the keys to your new MiMod! **1-3 Bus. Days**

Closing Day! - It’s here!! The day you have been waiting for. If your MiMod is going in a backyard or something similar, the handoff will happen on site, with a small celebration for all who helped make it happen. If you are building from the ground up on your lot, you will be closing at title company or attorney office. MiM we’ll be there to celebrate and looking forward to your housewarming when you have it – we’ll bring the pizza! **1 Big Day!!**