

Belvedere Custom Homebuilder Approval Criteria

The Belvedere Architectural Control Committee (ACC) strives to maintain an Approved Builder List (ABL) consisting of well-established, high-end custom home builders with proven track records of integrity and professionalism. Listed below are the criteria established by the ACC for applicants' inclusion on the Belvedere Approved Builder List. The Committee will have sole discretion in determining the extent to which these criteria are met and qualify the applicant for inclusion on the ABL:

- Applicant must have a minimum of 10 years' experience in residential construction and have been actively building \$1MM+ custom homes for the past 5 years as a principal builder, preferably in the Austin metropolitan area.
- Applicant must have a physical place of business, not a home or temporary/virtual office, and provide information on all business principals and staff members.
- Applicant must provide certificates of insurance for the following:
 - Minimum \$2MM General Liability policy naming the Belvedere HOA as additionally insured.
 - \$1MM Umbrella policy
 - \$1MM Worker's Compensation policy with a waiver of subrogation.
 - \$1MM Hired/Non-Owned Vehicle policy naming the Belvedere HOA as additionally insured.
- Applicant must supply the Committee with a summary of financial condition (P&L's, balance sheets, etc.) covering the last 3 years and provide at least two financial references.
- Applicant must supply the addresses of current custom homes under construction and reference contact information on same as well as on all homes completed in the last two years.
- Applicant must supply the Committee with all relevant marketing material in support of its business as well as contact information for its four major suppliers and its plumbing, electrical and HVAC subcontractors.
- Applicant must supply information regarding any lawsuits and/or personal/business liens involving the company, resolved or ongoing, over the past 5 years.
- Applicant should belong to a recognized Home Builders Association and should provide information on any awards or achievements for which they have been recognized.
- While the Committee recognizes that custom home builders come in various shapes and sizes, the ideal candidate will average 4-8 homes under construction per year, come highly referred, be recognized for the quality of his/her work, use as little financial leverage as possible to fund operations, and be considered by the Committee to provide added value to Belvedere's ABL.

Please send all your information to the following: Megan Maedgen, megan.maedgen@fsresidential.com
