

*Discover*  
**CAMPBELL  
GARRETT**  
DISTINCTIVE HOMES



## About Campbell Garrett.

CG  
DH



Campbell Garrett Distinctive Homes can be found in Ft. Bend County's most prestigious communities including, *Texona Plantation, Weston Lakes, and SunCreek Ranch*. In addition, their custom homes are found throughout Harris, Brazoria, Washington, and surrounding counties. The Campbell Garrett team began their home building and real estate careers focusing on superior service and knowledge. Today, in addition to their skills, they have earned the reputation throughout the industry for dedication to their clients. *The Premier Build-On-Your-Lot Team!*



"I have known the owners of Campbell Garrett for a long time and knew their quality of work, attention to detail and commitment to the home owner."

Mr. Kyle Krause-Corporate Concrete, Inc.

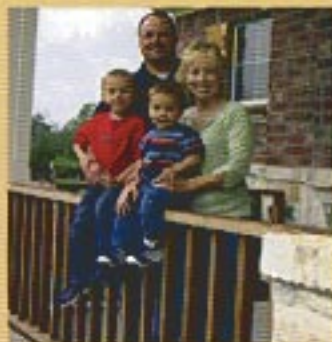






## What makes us different.

Campbell Garrett Distinctive Homes is a family owned building company operating through out South East Texas. We offer the perfect solution for those looking to build a new home outside of a traditional community. Our Build-On-Your-Lot program is available to landowners with urban or rural property, or we can provide the property. Our program allows homebuyers to build from their plans, select from thousands of our plans, or work with one of our award-winning architects. The Build-On-Your-Lot program is the perfect solution for a variety of homebuyers looking for a home builder who is a craftsman dedicated to superior construction and attention to detail.



"We looked at several homes they had built and were so impressed that we decided not to get bids from other builders."

Scott, Leslie, Braden  
and Jarrett Douthitt



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"We choose Campbell Garrett because of their attention to detail. They were very timely and helpful."

Sherriff Milton  
and Marion  
Wright



# You've bought the land, now what?

## Here is their way...

1. Find a Plan.

Search the internet? What about changes to customize to what you want? How much do they cost? How quickly will it get done? Hire an architect? Did you put a light switch behind the door? Is the architect drawing something that is way out of your budget? If your experience is like most you'll spend 6-8 months of frustration not getting what you've asked for and you'll pay \$1,000's of dollars in the process.

2. Make your selections.

You know what you want but where do you get it? Hire an interior designer? Fight traffic driving around from showroom to showroom? How do you keep them organized? Did you remember to design the kitchen back splash? How much will it all cost?

3. Find construction financing and a mortgage.

Who has the best rates? Should you do a one time close? What are the available options? Should you pay for upgrades or finance them? What are the best terms for a construction loan?

4. Find a builder.

Bid the plan to multiple builders. Are the bids comparable? Is the quality the same? What about after construction service? Who has the best warranty? Does the builder have the organization and skill to deliver on time?

5. Build the home.

Is the quality what you expected? Will you be hit with a bunch of change orders and upgrade fees? Will the home be delivered on time?

6. Deliver the home.

Is the home delivered on time? If not, who pays the construction interest for each day overdue? Is the punch list taken care of in a timely manner?

7. Warranty.

Does your builder have a full time warranty department? What about emergency availability? Do they provide a 10 year structural warranty?

8. Sell your existing home.

Hire a realtor or sell it yourself? Do you need to move twice? Once to an apartment and once to the new house?

9. Coordinate the moving parts.

When will you find the time to do all of this?

\*Price match is subject to a review of a detailed bid and signed specification sheet. The Price Match and \$3,000 discount is not a guarantee. In the event of unreasonable pricing, CGDH reserves the right to refuse the offer.

## Then there is the Campbell Garrett way...

### 1. Plan design services.

At Campbell Garrett home design and drafting services are part of the building process and price. You won't pay extra for your plan and our average plan completion is four weeks. In addition, each step of the way, we'll review your pricing to ensure you are staying within budget.

### 2. Design Center.

Located in Downtown Richmond at 207 Morton Street, The Campbell Garrett design center is available to you through-out the entire process. With a wide variety of selections of counter-tops, cabinets, flooring, brick, stone, and everything else you might need, the Design Center makes your selection process easy. Don't see what you like in the Design Center? Bring us the product and we'll do the running for you. We have an interior designer ready to help you!

### 3. Construction financing and mortgage.

Morton Street Mortgage, has been created to assist you for both construction and mortgage financing. Leslie Meach, 713.598.8142, is available Monday-Friday, 8 AM-6 PM and Saturday and week nights by appointment. Call Morton Street Mortgage and get the most competitive rates and pricing available. In addition, we offer a standard discount to all buyers utilizing Morton Street Mortgage (.008 X the mortgage amount). For example; a \$300,000 mortgage=a discount of .008%= \$2,400 discount.

### 4. Find a builder.

With over 125 years of combined experience in the construction and real estate industry, Campbell Garrett has the skill and organization to deliver the quality you expect. At Campbell Garrett Distinctive Homes, we are so sure of our pricing that we will give you a specifications sheet along with your plan to take to other builders. In that process, should you find a price lower, (which includes all the features listed therein) we will beat the price by an additional \$3,000.\*

### 5. Build the home.

At Campbell Garrett our quality is unsurpassed in the industry. From solid foundations, to custom built cabinets, to custom landscape packages, every step is thoroughly and expertly completed.

### 6. Deliver the home.

We will provide you with a firm completion date. If the home is not closed on the delivery day, Campbell Garrett Distinctive Homes will reimburse buyer for all interest accruing after the completion day.

### 7. Warranty.

Campbell Garrett Distinctive Homes has full time warranty and customer service staff and a 10 year structural warranty. For your convenience, we are available 24 hours a day on our warranty hotline @ 713.446.8916.

### 8. Sell your existing home.

Through Re/Max on the Brazos, Sharon Campbell can list and sell your existing home at a commission of 4%, saving you 2% on a standard resale, you save \$1,000's of dollars. Sharon is also affiliated with Campbell Garrett Distinctive Homes. (Example; \$250,000 resale=a savings of X 2%= \$5,000)

### 9. Coordinate the moving parts.

Campbell Garrett will assist you in all aspects, making the process of building your dream home an enjoyable experience.





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## We Understand.

We understand what it takes to get your home built to your complete satisfaction. That's why Campbell Garrett Distinctive Homes developed a step-by-step program to ease the pressures of building your home. From start to finish, we provide homebuyers one-stop-shopping; floor plans, guaranteed pricing, construction and mortgage financing, Design Center for interior and exterior designer selections, sales of your home at a discount and assistance moving into your new home. Our Build-On-Your-Lot program is completely comprehensive and designed to help even the most discriminating homebuyer.

The Premier Build-On-Your-Lot Team.

"Campbell Garrett was extremely helpful when choosing plans for my home. They even spent time driving me around to other neighborhoods. They really cared about me!"

Ms. Eleanor Pavlock



# Fine Building is our Signature.



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**Our family strives to provide you  
with an unparalleled  
homebuilding experience.  
Whether building in one of our  
neighborhoods or on your own lot,  
allow us to show you the almost  
unlimited possibilities in  
fine homebuilding.**

**The Premier Build-On-Your-Lot Team.**

**Campbell Garrett Distinctive Properties, LP  
Identity Homes Construction Management, LLC**

Campbell Garrett Distinctive Homes  
actively supports our community by  
giving time and donations to the following  
groups and charities.

Ft. Bend Chamber of Commerce  
Richmond/Rosenberg Chamber of Commerce  
Lamar Little League  
Rose/Rich Little League  
Ft. Bend Association for Retarded Citizens  
Living Water International  
Faith United Methodist Church  
Sugar Creek Baptist Church  
Ft. Bend Women's Center  
The Urban Alternative  
Children's Miracle Network  
Boy Scouts of America  
Girl Scouts of America  
A&L Home School Academy  
Purple Heart  
Goodwill Industries



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