

why buy **NEW...**



**VS.**



**USED?**



**Hartland  
Homes**

*Lincoln's Largest  
Home Builder*

402-477-6668 · [www.hartlandhomes.com](http://www.hartlandhomes.com)

# Why Buy a **New Home** vs. a Used Home...Let's Compare

## Your New Hartland Homes

Everything is **NEW** and built just for You!

- ◆ 20 year dry basement guarantee, develop own areas, grade for proper water drainage .....
- ◆ 10 Year RWC structural warranty on ALL houses .....
- ◆ 50 year warranty Hardie Plank siding: fire, hail and rot resistant. It is paintable too! .....
- ◆ Vinyl siding available too .....
- ◆ Integrity low-e windows from Marvin: efficient, saves you \$\$ on utility bills, plus they are Maintenance-free .....
- ◆ 25 Year Shingles .....
- ◆ 92% efficient furnace. Great savings on utility bills! .....
- ◆ Everything electrical is new! Ample outlets, custom wiring for your phone, television, and computer - right where you choose! .....
- ◆ All the plumbing is new! We use Pex pipe water lines and Moen faucets ..
- ◆ Brand new carpet, flooring! You choose colors & patterns! .....
- ◆ Cabinetry - Your style, your stain color, installed new! .....
- ◆ Exterior - You choose the exterior look, color of paint and shingles, etc ..
- ◆ We pre-treat for termites and include a one year guarantee .....

### *More benefits for the New Hartland Home Buyer....*

- ◆ *We provide you the assistance of a professional decorator.*
- ◆ *You can customize the floor plan to get the square footage and options you desire.*
- ◆ *You choose the home site.*
- ◆ *Hartland Homes pays your closing costs and works with the lender to get the best loan and the best rate for you, saving you \$\$!*
- ◆ *Impact fee rebate from the city of Lincoln available to those who qualify.*

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## A Previously Owned Home

Hidden Costs? Repairs? Stability?

- ... Possible cracked or unsound foundation, mold issues, water leakage, standing water in yard.
- ... No warranty at all.
- ... Siding may be chipped, warped or damaged.
- ... You get what you get.
- ... Older windows: poor sealing or sticking shut. Do they need repaired? Replaced? Are all the screens intact?
- ... How old is that roof?
- ... Older models, less efficient, may need replacing sooner than you think.
- ... Older wiring, may not be up to code. Fuse box too small, not enough outlets, etc...etc...
- ... Clogs, rusty pipes, sewer back ups, leaks, Yuck!
- ... Old? Outdated? Stains? How soon will it need replaced?
- ... Need refinished? Are they sagging? Does that drawer stick?
- ... Repaint and re-roof house.
- ... Hidden termite damage & costly repairs.



*"A few months ago my husband and I set out to purchase our first home. We started out going to open houses and checking the online listings for existing homes. After an exhaustive search we came to the conclusion that everything we felt was in our price range was either too small or needed too much restoration. The thought of building a house as our first home had never really crossed our minds as we figured that it would be out of our price range. ... (our sales representative) .. has made the entire process easier for us being first time homebuyers by essentially holding our hands every step of the way, from choosing a lot and a floor plan, to meeting with the lender, to helping us pick out the color of the cabinets. ... For anyone purchasing their first home on a modest budget we would highly recommend looking into a Hartland Home before settling for something that is too small, or you will be pouring every last dollar into every month to "fix it up". We were actually able to afford more home by choosing Hartland Homes due to their programs with local lenders involving Hartland Homes paying your closing costs for you. Thank you Hartland Homes.*

*--Aaron & Sarah D.*



# Hartland Homes

*Exceeding Your Expectations...  
Never Your Budget!*