



## EAGLE BA'AG SERIES

HOUSING INFORMATION | UNRESTRICTED INCOME PROGRAM





# STANDARD FEATURES

## ITEMS FROM A TYPICAL NEWLY CONSTRUCTED TOKA HOME

### Exterior:

- Termite Treatment
- Thick wall ABS waste pipes under the concrete floor
- Slump block or frame stucco, painted
- 5/8" thick roof sheathing
- 30 year warranted roof shingles
- Covered attached porch
- Aluminum rain gutters
- (2) outside hose bibs



### Kitchen:

- Heavy use wood front kitchen and bath cabinets
- Garbage disposal hook-up
- Energy star rated appliances: electric range with range hood and 21 cu refrigerator with ice maker ready for use



### Interior:

- R-30 ceiling insulation
- Insulated water pipes in the attic space with pipe insulation
- R-13 wall insulation
- Wood blocking in the walls at the tubs, showers and toilets for future homeowner installed grab bars
- Double insulated windows
- 3' interior doors to accommodate wheelchair access
- Fiberglass insulated entry doors with peep holes
- 14 SEER heating and cooling assembly
- 200 amp electric service
- New wire and devices - wiring rated for internet and cable ready hookup
- All new plumbing fixtures including washer hookup and dryer hookup



### Bathrooms:

- Paperless drywall with mold prevention in bathrooms and other wet locations
- Mold additive paint in kitchen and bathrooms
- Toilets - ADA compliant
- Cultured marble surround with soap and shampoo caddy
- Low Flow fixtures



### Energy Efficient:

- Clothesline
- Solar operated water heater
- Solar tube skylights
- Energy star rated light fixtures



***All work done to the 2006 International Building Code.  
All work is inspected by certified International Building Code Inspectors.  
All items installed to manufacturer's instructions.***

*\* Contractor provides (1) year warranty - additional warranties provided by manufacturer \**

## TOKA UIP PRICING GUIDES

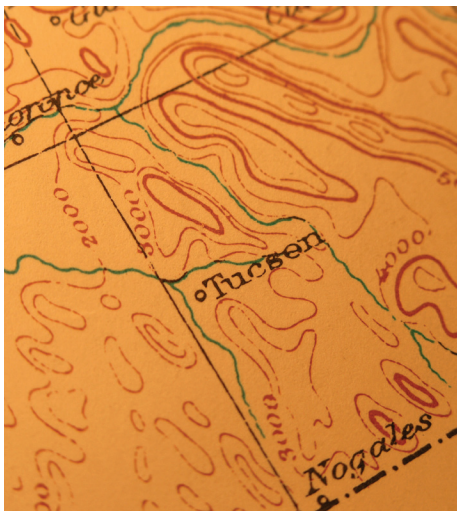
### EAGLE SERIES

Designed by Anderson Architecture Studios and made with block construction. Price per square footage will be \$168.00. The interest that will be charged is 2% amortized over 30 years. **For this series of units, TOKA will not allow the same 30% rule as the other models.**

THESE MODEL PRICES ARE AS FOLLOWS:

MODEL #	LA SQ FT	CONSTRUCTION	BD	BA	PRICE	MONTHLY
1905	1905	BLOCK	3/4	2	\$320,040.00	\$1,182.93
2167	2167	BLOCK	4	2	\$364,056.00	\$1,345.62

## BASIC LAND REQUIREMENTS



**Distance from a Water Main:** 500 ft

**Distance from Electric:** 1,000 ft

**Distance from a Sewer Main:** 500 ft

**Septic Systems:** Site Check Required

**Distance from Fiber Optics:** Site Check Required

IMPORTANT PHONE NUMBERS:

**TOUA WATER/SEWER (520) 383-5831**

**TOUA ELECTRIC (520) 383-5821**

**TOUA (520) 383-2236**



anderson architects

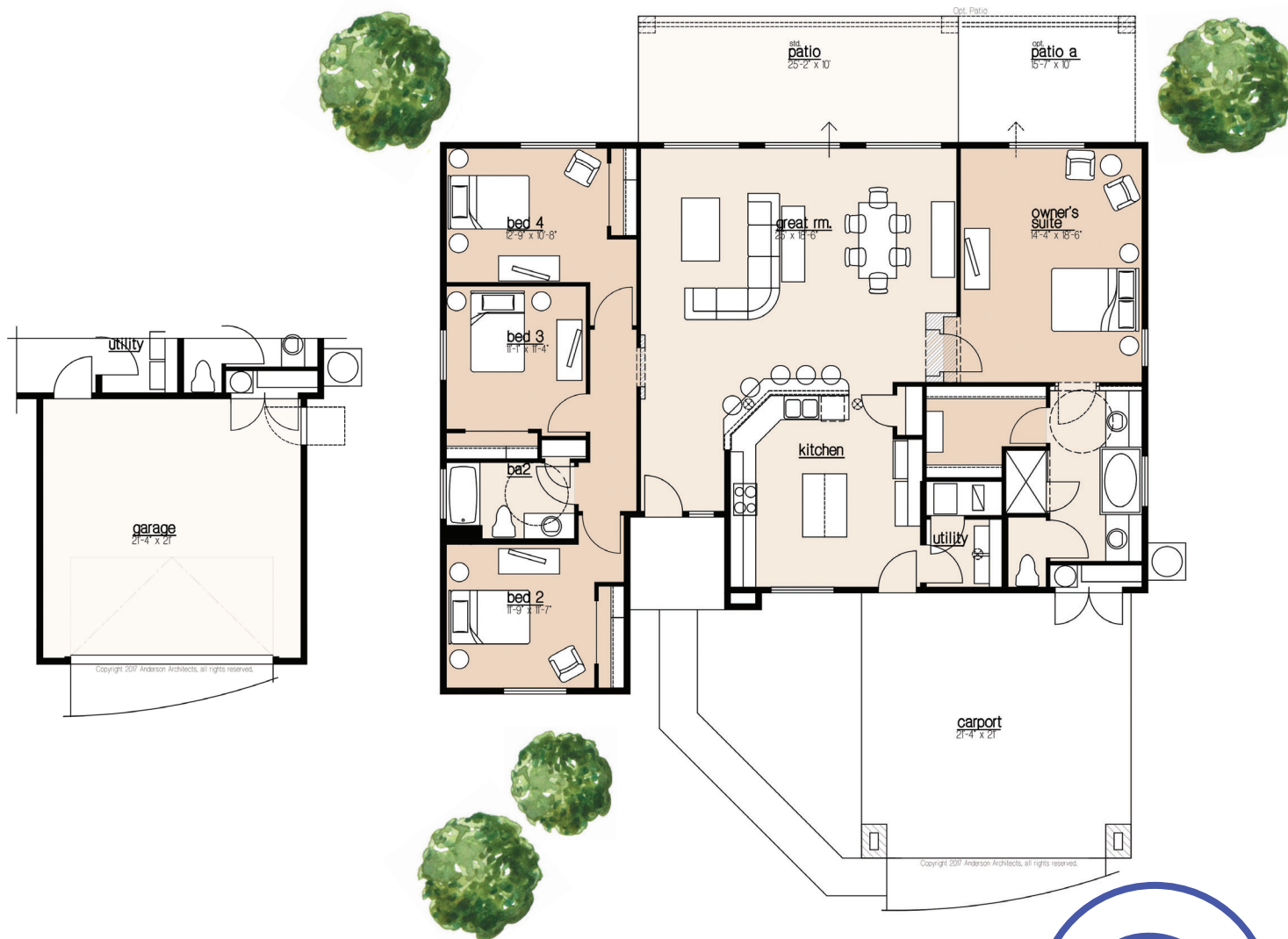


# FLOOR PLAN 1 - MODEL 1905 (38)

38'-8" WIDE | 70' + DEEP | 1905 SQ. FT. | 3 BEDS | 2 BATH | 2 CARS







Rendering and floorplans designed by Anderson Architects



## FLOOR PLAN 2 - MODEL 2167 (57)

57'-4" WIDE | 56'-8" + DEEP | 2167 SQ. FT. | 4 BEDS | 2 BATHS | 2 CARS



## ELEVATION EXAMPLES FOR EACH MODEL

### FLOOR PLAN 1 - MODEL 1905 (38)



### FLOOR PLAN 2 - MODEL 2167 (57)





# TOKA UNRESTRICTED INCOME CHECKLIST

## WHAT TOKA NEEDS FROM YOU

### 1. Residential Department:

#### A. Application

- Your application is reviewed to ensure it is complete with all required documentation.
- Your household income is reviewed to determine eligibility for program.
- A request is submitted for all adult household members' criminal background history for the last 5 years (tribal, state and federal).
- A request is submitted for all adult household members' credit history with the local utility company to ensure there is no bad debt that would prevent the opening of utility accounts.
- A review of all verification documents is completed. You are then placed on the wait list and notice is given to you, the applicant, of your eligibility status.
- Your application will then be scheduled for a selection/review committee to review.

#### B. Eligibility

- If you are determined eligible for the Unrestricted Income Program you will then be asked to sign a commitment form, indicating that you want to participate in the UIP. You will select a bedroom size and where the house will be built on your land site or subdivision.

#### C. Down Payment

- A \$500.00 down payment is required. This will be applied to your mortgage.

### 2. Development Department:

#### A. Site selection

- District resolution for site
- Blue stake of site/Measurement of nearest water main/Electric pole
- Wastewater – 500 ft from sewer main
- Electric – 1000 ft from power pole
- Water – 500 ft from water main
- Individual septic systems may be recommended. If required, contact TOUA (520-383-2236)
- Please indicate if there are structures on the selected site that will remain. i.e. mobile homes, shed etc. Please note that if structures need to be moved, such as a mobile home, this is at your cost.

#### 2B. Development Assessment

- Development staff will determine, based on site visit and blue stake information received from TOUA, if the site falls within the recommended distance for infrastructure and if site is feasible for building. (Phase 1 site visit is conducted-evaluating the land and any potential hazards or complications)

##### If yes, and land is feasible:

Based on funding availability, Development may begin the Environmental clearance.

- Cultural clearance
- Biological clearance
- Environmental review

##### If no:

- Development may recommend another site be chosen.
- Development will review distance exceeding recommended measurements from utilities.
- Development will determine if the site is feasible. (Phase 1 site visit is conducted-evaluating the land for any potential hazards or complications)
- The Potential homebuyer will be responsible for fees exceeding TOUA's recommended distance for utilities. This must be done prior to construction.
- If everything has been completed TOKA may begin the Environmental clearance.

### Final Step:

- **Home selection**  
**Lisa Gonzales, Project Administrator**  
Phone Number: (520) 993-1388  
Email: lgonzales2@tokahousing.org
- Civil engineering plans
- Architectural plans
- Bidding will commence when TOKA determines it is most cost effective to do so.

