

# Home Planning Guide

## with HalePlus



HPM's HalePlus program helps island families achieve homeownership with factory-built homes manufactured locally in our Kea'au facility to Hawaii i County building codes. Working with your licensed contractor, you can choose from studio to 3-bedroom models under 1,140 sq. ft.—with select models pre-approved by the Hawaii County Building Division to streamline permitting. With homes completely finished inside—flooring, cabinetry, plumbing, and electrical—you get thoughtfully selected finishes without the overwhelming choices of traditional construction. Your contractor handles the purchase, site prep, foundation, and installation at your property, while we handle the quality, efficiency, and care that comes from building right here on Hawaii i Island.



Before an initial meeting with an HPM Home Planning Consultant, let us give you the big picture. We've guided aspiring homeowners for over 40 years. With our help, you'll be better prepared for the homeowner journey and may even reach your destination sooner.



### READY TO BEGIN YOUR JOURNEY?

Check out our website [www.hpmhawaii.com/haleplus-factory-built-homes](http://www.hpmhawaii.com/haleplus-factory-built-homes) for more information on HPM's HalePlus residential homes. Contact our HPM Home Planning Consultants at **(808) 865-5820** to schedule a consultation or scan the QR Code.



# YOUR JOURNEY TO *Homeownership*



## **STEP 1** UNDERSTAND YOUR FINANCES

Knowing your budget helps us determine what we can offer you. If you're financing through a lender, obtain pre-approval first to streamline the process. Also, ask if they require bonding services—we do that too!



## **STEP 2** MEET WITH A HOME PLANNING CONSULTANT

Let's talk about HalePlus—factory-built homes, the process, and your options—to determine if this is the right fit for you and your family. There are many benefits, but it's different from traditional construction. Let's walk through it together.



## **STEP 3** EVALUATE YOUR PROPERTY

As we like to say, "A lot depends on your lot!" Review your Land Survey to check on factors that can affect your overall budget and timeline, like property lines, setbacks (min. distance from street), easements, CC&R's, existing structures, elevations, grading, land clearing, grubbing (removal of ground roots), flood zones and wind zone requirements.



## **STEP 6** AGREEMENTS & PURCHASE

Your HalePlus home is purchased directly between HPM and your contractor. We'll also work through the necessary agreements to get your project started.



## **STEP 5** FIND A CONTRACTOR

There's one more key partner in your homeownership journey—your contractor. Choose from our pre-qualified contractors who are trained on HalePlus installation, or if you already have a contractor you trust, we'll work with them to get certified.



## **STEP 4** SELECT A HALEPLUS HOME PLAN

Now for the fun part—choose your home plan! Select from studio units to 3-bedroom homes, whether you need something for right now or you're building with the future in mind. Pick the option that fits your needs and your vision.



## **STEP 7** ACQUIRE BUILDING PERMIT

With your completed drawings in hand and contractor selected, you're ready to apply for a Building Permit! Your HPM Home Planning Consultant will help you navigate your County's permitting requirements and process to pave the way for construction.



## **STEP 8** SECURE FINANCING

If you're financing this project, start finalizing the paperwork required by your lender. If a bond is required, your general contractor can apply for an HPM Performance Bond.



## **STEP 9** START CONSTRUCTION

Once your permit is issued, your home begins production in our Kea'au factory. Your contractor will proceed with the installation process and any final on-site connections.

We're here to support you every step of the way.



## **STEP 10** *Move In!*

## CONGRATULATIONS, YOU'RE A HOMEOWNER!

Pack up your belongings and get the whole 'ohana ready to settle in at your long-awaited new HalePlus home.

