



BAYSHORES

Frequently Asked Questions

How many homes are available?

There are 5 different communities available at Bayshores for a total of 542 homes.

Is there a Homeowners Association (HOA)?

Yes, the approximate dues for The Banks, The Tides and The Isles are \$130 per month and the approximate dues for The Cove and The Strand ranges from \$342 to \$398 per month.

Will the homes have a warranty?

Yes, William Lyon Homes has a 3 year fit and finish warranty and a 10 year structural warranty.

Do you offer a Broker Co-op program?

Yes, we currently offer a Broker referral to cooperation agents. Please note that all clients must be registered upon the Prospective Buyer's(s) first visit to participate. Broker Co-op referral fees are \$10,000 for The Cove and The Strand, \$15,000 for The Banks and The Tide and \$20,000 for The Isles.

Which schools will children attend?

Schools for Bayshores are Schilling Elementary, Newark Junior High and Newark Memorial High School. Please call the Newark Unified School District to verify information as boundaries and availability are subject to change without notice.

What is the deposit required to purchase a home at Bayshores?

Deposits are \$15,000 for The Cove and The Strand and \$25,000 for The Banks, The Tides and The Isles.

Do I need to be pre-qualified with William Lyon Homes' preferred lender?

Yes, all Prospective Buyers must be pre-qualified with William Lyon Mortgage, the preferred lender.

What are Bayshores' most notable nearby amenities?

Bayshores is conveniently located near major employment centers, the Dumbarton Bridge, Hwy 84, I-880, I-680 and the Fremont/Warm Springs BART Station. Don Edwards San Francisco National Wildlife Refuge offers new homeowners open space with trails and nature to explore. Our centralized community park will include a 2300 square foot private clubhouse with outdoor BBQ spaces and gathering spaces for socializing.

Is there shopping and dining nearby?

Grocery markets close to Bayshores include, Ranch 99 Market, Save Mart, Safeway, La Hacienda Food Center and Food Maxx, all within Newark. The NewPark Mall offers exciting retail, dining and entertainment possibilities.



In our continuing policy of research and improvement, William Lyon Homes reserves the right to change product, design specifications, materials, prices and terms without prior notice. Product type is subject to availability. Optional features may be included at additional cost subject to construction cut-off dates. All square footage is approximate. All maps, plans, landscaping and elevation renderings are artist conceptions and are not to scale. Architectural elements such as window placement and porches may vary according to exterior elevation of the home. Some of these variances may also cause minor variations in square footage. See your sales representative for details. Adam Turner #01341669, Trinh Tran #01346891, Stephen McAdaragh #1424842, Carol Pappas #00880290, December 2016

