Fulton Homes Unique Selling Propositions

- Community
- Choices
- Building the Home
- Technology
- Energy Efficiency and Healthy Homes
FULTON HOMES

ENERGY STAR

V3 Saves on Utility Bills
Energy Star Partner of the Year 4 Years in a Row
Indoor airPLUS Leader
Award 4 years in a row
2015 through 2018
Products for Your Home

Whole Home Comfort in Every Room
Honeywell offers a complete line of products designed to bring you greater control, dependable comfort, healthier air, and energy efficiency. It's easy to understand that your home's indoor climate is maintained by Honeywell at cleaning and finishing solutions. All controlled by the Honeywell Thermostat that have lead the industry for generations.

Wi-Fi 9000 Color Touchscreen Thermostat
Remote comfort control never looked so good. Conventional options were humdrum, but the Wi-Fi 9000 from Honeywell offers the convenience of remote control in a sleek, easy-to-use package. Access your home's comfort from anywhere.

Wi-Fi FocusPRO 6000 Thermostat
Simplicity, comfort and savings. The Honeywell FocusPRO 6000 has the personized heating and cooling system that's right for your home. The thermostat's intuitive menu system makes it easy to program and check status. And the system's energy-saving features help control your comfort at a cost-effective price.

F300 Whole-House Electronic Air Cleaner
The High Powered, Low-Maintenance Solution to Cleaner Air
When installed into your home's heating and cooling system, an Electronic Air Cleaner helps to reduce the 90% of airborne particle sizes that pass through the system to make your air cleaner and more comfortable. In your home, the F300 Whole-House Electronic Air Cleaner is designed to work with your heating and cooling system to provide a higher level of indoor air quality than standard air cleaners of the same type. Plus, the Honeywell's extended life filter helps reduce the need for filter replacement.

24V Ultraviolet Air Purifier with ABRIGHT™ Odor Absorption
Cleaner, Fresher Indoor Air
The Ultraviolet Air Purifier with the ABRIGHT™ feature kills carbon dioxide and odors. It can help improve indoor air quality, comfort and HVAC efficiency in your home. It works by using ultraviolet light to inhibit the surface growth of mold spores and other organic contaminants. The 24V Ultraviolet Air Purifier can be used in all types of homes, including homes with central air conditioning or heating systems.

Comfort Control Anytime, Anywhere
With Honeywell's Total Connect Comfort services, you can:
- View and change your HVAC system settings
- Get temperature alerts via email or free app
- Access multiple locations if more than one system is connected
<table>
<thead>
<tr>
<th>Location</th>
<th>Model</th>
<th>Description</th>
<th>AB</th>
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<tbody>
<tr>
<td>Timber Cove</td>
<td>Model 1</td>
<td>2517 Single story, 3 bedrooms, 2 1/2 baths, four car garage, living room, sq. ft. family room, Expandable to 5 bedrooms and 3 baths. HERS 58</td>
<td>$345,400</td>
<td>$347,400</td>
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<tr>
<td></td>
<td></td>
<td>3776 With loft, can accommodate up to three additional bedrooms, and 2 sq. ft. additional bathrooms or guest suite. With loft, garage is 3 car. HERS 55</td>
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<td>Shell Beach</td>
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<td>2749 Single story, 3 bedrooms, 2 1/2 baths, four car garage, living room, sq. ft. family room, Open Study, Expandable to 5 bedrooms and 3 ba. HERS 59</td>
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<td>Duncan's Point</td>
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<td>3067 Single story, 4 bedrooms, 3 1/2 baths, four car garage, living room, sq. ft. dining room, family room, Open Study, Expandable to 7 bedrooms and 4 baths. HERS 57</td>
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<td>4209 With loft, can accommodate up to three additional bedrooms, and 2 sq. ft. additional bathrooms or guest suite. With loft, garage is 4 car. HERS 55</td>
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<td>Schoolhouse</td>
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<td>3130 Single story, 4 bedrooms, 3 1/2 baths, four car garage, living room, sq. ft. dining room, family room, Open pocket office, Expandable to 7 bedrooms and 5 baths. HERS 57</td>
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<td>Beach</td>
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<td>4405 With loft, can accommodate up to three additional bedrooms, and 2 sq. ft. additional bathrooms or guest suite. With loft, garage is 3 car. HERS 54</td>
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<td>Salmon Creek</td>
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<td>3528 Two story, 4 Bedrooms, Master down, 3 baths, Living room, family sq. ft. room, loft, 4 car garage, Expandable to 6 bedrooms and 5 ba. HERS 55</td>
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<td>Horseshoe Cove</td>
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<td>Drakes Bay</td>
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<td>4732 Two story, 6 Bedrooms, 4 1/2 baths, Living room, family room, loft, sq. ft. dining room, Expandable to 8 bedrooms and 5 ba. HERS 54</td>
<td>$440,400</td>
<td>$442,400</td>
</tr>
</tbody>
</table>
There might be a brown cloud out there- but Fulton Homes buyers breathe easier with Indoor airPLUS. Be healthy and happy.

To learn more here:

Indoor airPlus
Indoor airPLUS is a companion label to ENERGY STAR for Homes certification. Together, these programs provide comprehensive health protections. Fulton Homes uses a variety of construction practices and technologies to achieve the Indoor.

FULTONHOMES.COM

Fulton Homes has won the 2018 Indoor airPLUS Leader Award for the fourth year in a row! This makes Fulton the only homebuilder in the U.S. to win both the Indoor airPLUS Leader award and Energy Star's Partner of the Year award four years in a row.

"Comfort, health, and safety are becoming increasingly important to our buyers," said CEO Doug Fulton. "We are proud to provide this important service to our homebuyers that offers the peace of mind that comes with improved indoor air quality."
Fulton Homes wins Indoor airPLUS & Energy Star Awards again...

Fulton Homes is the only builder in the country to win both awards 4 years in a row.

LIVE BETTER IN A FULTON HOME
- Save Money
- Breathe Easier
- More Comfort
- Use Less Energy

Fulton Homes use 30% less energy on average.

Designed for efficiency.
- Stick frame and stucco with Max R-19.2 insulated exterior walls.
- Vented Attic with R-38 cellulose insulation.
- Sealing of all penetrations, attic to wall interfaces.

Consistent temperatures across every room.
- Gas furnace and 16 SEER AC with MERV 8 filter.
- Balanced whole house mechanical ventilation with filter.
- WiFi Thermostat.

Feel better - sneeze less.
- Green Label Plus pads and carpets.
- Low/No VOC paints and sealants. wood flooring.

Fulton Homes
Exclusive Fulton Features

At Fulton Homes, we don't think you should have to pay extra for a home that looks great and that you're proud to own. While many other builders simply give you the basics and leave you on the hook for pricey upgrades, Fulton Homes is proud to build homes which include these exciting standard features:

- Honeywell Wi-Fi Thermostats
- 36" Maple Cabinets made in USA
- 18" Ceramic Tile at kitchen, bathrooms, laundry room and entry
- Front Yard Landscaping
- Paver Driveways and Walkways
- Window Coverings on all major windows
- Ceiling Fans in all bedrooms, dens, lofts, and family room
- 3 CM Granite Countertops in your choice of two edge details
- Two Tone Interior Paint
- 1/3 HP Garage Door Opener
- Pre-plumbed for soft water and reverse osmosis
- Dual Energy with gas and electric at stove and dryer
- Appliance Packages including microwave and smooth-top range
- Pull-out Kitchen Faucet
- Lever-style Interior Door Hardware
Energy Efficiency and Comfort Comes Standard

In the last several years, many new building practices and features have greatly enhanced the energy efficiency of newly constructed homes. Fulton Homes is proud to have 100% of our homes Energy Star® and Indoor AirPLUS® certified! This means that a new home from Fulton Homes is not only comfortable, healthy and safe, but saves you money on energy costs.

- 16 SEER High Efficiency AC unit by Carrier
- Energy Star® Certified Homes
- Indoor AirPLUS® Certified Homes
- Energy Efficient LED Light Bulbs in all lights
- High efficiency Low-E vinyl windows
- LP TechShield® Radiant Barrier system to deflect heat from attic
- Energy efficient wet-spray cellulose wall insulation
- Sealed ductwork
- Low VOC (Volatile Organic Compound) interior paints and carpeting
- Homes inspected by 3rd-party energy inspection company
Fulton Homes Be An Energy Star!

Enter for your chance to win up to $500 towards your energy bill!

Plus, a chance to win a brand new AC unit from Chas Roberts A/C & PLUMBING

Became a Fulton Homes Energy Star!

Fill out the form below to enter for your chance to win! One lucky winner each month will get their energy bill paid, up to $500, compliments of Fulton Homes! Plus, all entries will also be entered into a drawing to win a brand new air conditioning unit from Chas Roberts!

Let’s Beat Your Energy Bill This Summer!

Listen live every Thursday during the 4pm hour to hear Dennis Webb of Fulton Homes share valuable tips and other energy saving information.
ENERGY STAR® CERTIFIED NEW HOME

Projected Rating: Based on Plans - Field Confirmation Required.

Builder Name: Fulton Homes
Builder Address: Northshore at Ironwood 2229
Queen Creek, AZ

Permit Date/Number: Home Address: Rating Company: Energy Inspectors

Rating Date: 12/21/2016
Version: 3.0

Standard Features of an ENERGY STAR Certified New Home

Your ENERGY STAR certified new home has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System
A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performance windows to deliver improved comfort and lower utility bills.
Air infiltration test: Htg: 0.0 Cig: 5.0 ACH50
Primary Insulation Levels:
Wall: R-17.2 Floor: R-30.0 Stab: R-0.0, R-4.0
Primary Window Efficiency:
U-Value: 0.340, SHGC: 0.220

Water Management System
A comprehensive water management system to protect roofs, walls, and foundations.
Plumbing, drainage, and the grading to move water from the roof to the ground and then away from the home.
Water-resistant materials on below-grade walls and foundation slabs to reduce the potential for water entering into the home.

Heating, Cooling, and Ventilation System
A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.
Total Fuel Use: 123.34 CFM2S.
Duct Leakage to Outdoors: 123.34 CFM2S.
Primary Heating System Type: Fuel Type: Efficiency:
Fuel-fired air distribution, Natural gas, 86.0 AFUE.
Primary Cooling System Type: Fuel Type: Efficiency:
Air conditioner, Electric: 16.0 SEER.

Energy Efficient Lighting and Appliances
Energy efficient appliances to help reduce utility bills, while providing high-quality performance.

ENERGY STAR Qualified Lighting: 100%
ENERGY STAR Qualified Appliances and Fans
Refrigerators: 0 Ceiling Fans: 6
Dishwashers: 1 Exhaust Fans: 0
Primary Water Heater (System Type: Fuel Type: Efficiency): Conventional, Natural gas, 0.62 EF, 50.0 Gal.

HERS Index

The certificate provides summary of the major energy efficiency and other construction features that contribute to the home earning the ENERGY STAR, including its Energy Rating System (HERS) score, as determined by an independent home energy rater. The HERS score is an indication of a home's energy efficiency. The lower the score, the more energy efficient the home.

Note that a home's construction performance levels for a specific feature (e.g., energy efficiency or air tightness) may be lower than the HERS score, as there are multiple sources of uncertainty and variation in each home. Some features such as braking energy and electrical efficiency may not be measured and are not included in the score.

This certificate is printed using FSC-certified paper. © 2015 ENERGY STAR. Study energy at energystar.gov. More information at energystar.gov/homeowners/energyuse/energyfact.htm.
**HERS PERFORMANCE**

**ENERGY RATING CERTIFICATE**

Projected Rating: Based on Plans - Field Confirmation Required.

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### Estimated Annual Energy Cost

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<tr>
<th>Cost Type</th>
<th>Yr 500</th>
<th>Yr 1000</th>
<th>Yr 1500</th>
<th>Yr 2000</th>
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<tr>
<td>Heating</td>
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<td>504</td>
<td>143</td>
<td>727</td>
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<tr>
<td>Cooling</td>
<td>365</td>
<td>2,003</td>
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<tr>
<td>Water Heating</td>
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<tr>
<td>Lights &amp; Appl.</td>
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<tr>
<td>Photovoltaics</td>
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<tr>
<td>Service Charge</td>
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<tr>
<td><strong>Total</strong></td>
<td>209</td>
<td>504</td>
<td>143</td>
<td>727</td>
</tr>
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</table>

### Estimated Annual Energy Consumption

<table>
<thead>
<tr>
<th>Consumption Type</th>
<th>MBtu/yr</th>
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<tbody>
<tr>
<td>Heating</td>
<td>17.0</td>
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<tr>
<td>Cooling</td>
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<td>Water Heating</td>
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<td>Lights &amp; Appl.</td>
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<tr>
<td>Photovoltaics</td>
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<tr>
<td><strong>Total</strong></td>
<td>72.0</td>
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**Address**: Northshore at Ironwood 2229
**Queen Creek, AZ**

**House Type**: Single-family detached
**Cond. Area**: 3076 sq. ft.
**Rating No.**: 2229 - 3076 sf
**Issue Date**: October 05, 2017
**Certification**: Inspected and Tested

**Annual Estimates**

- **Electric(kwh)**: 12,767
- **Natural gas(Thermis)**: 289
- **CO2 emissions(Tons)**: 9

**Annual Savings**: $2,086

* Based on standard operating conditions
** Based on a HERS 130 Index Home

**Energy Inspectors**
**2570 South Miller Lane.**
**Las Vegas, NV 89117**
**Certified Rater**: Thomas Cochran
**Rater ID**: 1889694
**Registry ID**: 1889694
**Rating Date**: 12/21/2016

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REM/Rate - Residential Energy Analysis and Rating Software v15.3

This information does not constitute any warranty of energy cost or savings. © 1985-2016 Naresco, Boulder, Colorado.
The Home Energy Rating Standard Disclosure for this home is available from the rating provider.
Indoor AirPlus

Fulton Homes is Indoor airPlus Certified. Fulton Homes uses a variety of construction practices and technologies to achieve the Indoor airPLUS label and reduce indoor air pollutants and improve the indoor air quality in your new home. Indoor airPLUS Specifications reduce the sources of pollutants inside the home by protecting materials stored on-site from weather damage, using materials with less chemicals, and ventilating the home prior to move-in.

Honeywell Air Cleaner

Upgrade Price: $2,450.00 ($13.15/Month*)

High Efficiency Whole House Electronic Air Cleaner

Details

Honeywell FF300E Whole House Electronic Air Cleaner with renewable high-performance filter cell. Electrical per Plan Requirements.

The Honeywell Ultra Efficient Electronic Air Cleaner (EAC) is an advanced and easy-to-use whole-house solution capturing up to 99.9% of airborne particles passing through your heating/cooling system. Never replace a filter again with the easy-to-wash cells eliminating annoying filter costs. The EAC is your high-performance, whole house air cleaning answer. The Honeywell Electronic Air Cleaner, a trusted solution from the trusted name in indoor air quality.
Sales per Month per community - Source Belfiori Consulting

[Chart showing sales per month per community for All Builders and Fulton Homes, with specific values for each month from Aug 16 to Aug 18.]