

# NEW HOMES NEWS

VOLUME 1 ISSUE 1

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## Hillcrest Homes of Texas: The New Builder in Bastrop

**H**ome builder, Robert Hill, a native Texan, is a graduate of Liberty University in Virginia where he received both his bachelor's and master's degrees. Hill became involved in the home building industry in 1980 as a sales consultant with the largest independently owned builder in Texas. In 1983, Hill was named Houston's "Salesman of the Year."

In 1987, Hill joined another home builder in Dallas, Texas, as the vice president of sales and marketing. The same company expanded its building operations in 1988, and Hill moved to Peachtree City, Georgia, an exclusive master-planned community south of Atlanta, where he was promoted to the President of the Georgia Division. While in Peachtree City, Hill pioneered a home design that brought the company the coveted "Grand Award Winning Floor Plan" by *Southern Homes Magazine*.

Due to his dedication to quality, uniqueness, and customer satisfaction, Hill was asked by the Peachtree City Development Corporation to become one of its thirty exclusive builders. Hill then established his own home building company. In the 1990's, Hill's company was named Peachtree City's "Builder of the Month" on several occasions. Hill has built homes in communities that boasted 3-acre estates as well as exclusive golf course communities.

Hill and his family returned to Texas and now reside in LaGrange where he is currently building homes in the Bastrop and surrounding areas as his family company, Hillcrest Homes of Texas.



*Robert Hill, owner of the family company, Hillcrest Homes of Texas.*

## Why Build in Bastrop County?

In each newsletter, Hillcrest Homes will showcase a reason for you and your family to build a new home in Bastrop County. This issue will give you the dates of upcoming community events. The best way to get acquainted with Bastrop this holiday season is to participate in the various annual festivals and events that the city has to offer. For more information, visit [www.bastropchamber.com](http://www.bastropchamber.com).

- **Thanksgiving Arts and Crafts Fair**  
November 29-30, 2002
- **Christmas Parade In Downtown Bastrop**  
Thursday, December 5, 2002
- **Bastrop County Historical Society's Holiday Homes Tour**  
Saturday, December 14, 2002
- **New Year's Gala**  
December 31, 2002
- **Market Days**  
December 14, 2002 or the second Saturday of each month. Enjoy antiques, crafts, eating and fun!

## Financing Your New Home

**W**ith interest rates at a 40-year low, now is the time to build your new home. Whether you are building your dream home, buying your very first home, upgrading to a larger family home, or retiring to your new home, Hillcrest Homes knows the importance of financing your dream.

One of the most important steps in buying a new home is arranging the financing because very few people are in the position to pay cash for their new home. For those homebuyers who plan to arrange for a mortgage, it is important to keep in mind that the lenders usually require no more than 28 percent of a family's gross monthly income be used for mortgage payments. Other factors, such as credit worthiness and stable income, are also considered.

The Fannie Mae Foundation, a non-profit organization, offers four guides in nine languages to purchasing your new home: *Borrowing Basics: What You Don't Know Can Hurt You*, *Home-Buying Guide*, *Choosing A Mortgage That's Right For You*, and *Knowing and Understanding Your Credit*. You may visit Fannie Mae's website at [www.homebuyingguide.org](http://www.homebuyingguide.org) to order or download these free guides.

### Average Mortgage Rates as of 11/06/02

30-Year Fixed	6.035%
15-Year Fixed	5.359%
FHA/VA 30-Year Fixed	5.75%

Rates based on zero points.

Hillcrest Homes of  
Texas Will Build the  
*Home You Want*, the  
*Way You Want It*. . .  
*On Your Lot!*

**L**et a master builder construct the home of your dreams on *your very own lot*. If you are thinking of building now or in the future, we want you to know why you should choose Hillcrest Homes of Texas to build your new home.

**Customer Service and Satisfaction.** Many builders put customer satisfaction last, but Hillcrest Homes of Texas puts it first. Because we are building a HOME, the most important people involved in the homebuilding process are YOU and your FAMILY. Without you, we would just be building a house. At Hillcrest Homes of Texas, we take great pride in being a family owned business, which allows us to give you more personal attention. We encourage you to ask questions, and we will be available for meetings at your convenience.

**The Buyer "OK" Program.**

We will not start a project until you, the buyer, say, "OK." As you encounter the home building process, Hillcrest Homes

of Texas wants to guarantee that we are meeting your expectations. As the future homeowner, we encourage you to visit the home site daily. However, we believe the three phases of the homebuilding process that are the most important for you to participate include: the pre-stake phase, the pre-drywall phase, and the pre-closing phase. At each phase, you will meet with Robert Hill, the owner, to discuss the current and upcoming construction details and arrange for any corrections to be made. Your approval guarantees your satisfaction.

**Dedication To Quality.**

Our attention to detail is unmatched. Since we are a family business, the Hillcrest Homes team will treat you like family. We take the time to walk through the building site daily as well as communicate with our subcontractors on a daily basis to ensure that your home is built with great quality and craftsmanship.

**Unique Design Opportunities.**

Your home will be your home. You will not find another design like yours a few doors down as you may see in larger builders' communities. We allow you to sit down with our architect and choose a home design that works for your family.

**Experience.** The owner of Hillcrest Homes of Texas, Robert Hill, has been involved in the homebuilding industry since 1980. He has built quality custom homes in Texas as well as Georgia.

Among his accolades are Peachtree City, Georgia's, "Builder of the Month" and *Southern Homes Magazine's* "Grand Award-Winning Floor Plan."

**PLUS...**

**Financing Your New Home.**

Hillcrest Homes of Texas knows how important it is to finance your dream. Although we do not offer our own financing program, we work closely with a variety of lenders to provide you the very best rate at the lowest price so that you can make your moving transition smoothly.

**CHOOSE HILLCREST  
HOMES OF TEXAS.  
A Family Building Homes  
for Families**

**We want to build on your lot!** Please contact Robert Hill at his e-mail address [newhomes@hillcresthomesoftexas.com](mailto:newhomes@hillcresthomesoftexas.com) and visit our new website, [www.hillcresthomesoftexas.com](http://www.hillcresthomesoftexas.com).

INSIDE THE NEXT ISSUE

- ☞ *Why Build in Bastrop?: The Bastrop County School Districts*
- ☞ *Hillcrest Homes of Texas Proposes to Build a Model Home in The Colony*
- ☞ *More on Financing Your New Home*

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