



designer<sup>TM</sup>  
INSPIRED LIVING

advantage<sup>TM</sup>  
YOUR NEXT MOVE

new  
beginnings<sup>TM</sup>  
A GREAT PLACE TO START

lifestyle<sup>TM</sup>  
VILLAS & TOWNHOMES



Sales Information: 402-505-9000  
**CelebrityHomesOmaha.com**

*you're*  
**home**



2022



INNOVATIVE DESIGN. EXCEPTIONAL PRODUCTS.





Proud Long-Time  
Partner of  
Celebrity Homes



CKF CABINETRY • INSPIRED CLOSETS

CKFCO.COM

# Table of Contents



3 • Welcome

Searching for your house doesn't have to be stressful.

4 • Our Features

Yes, it's all included!

5-6 • Our Agents

Meet the Celebrity Homes Omaha team.

7 • About Us

Over 40 years of local building experience in the most desirable communities.

8 • e2 Smart

Energy efficient features you'll find in every Celebrity Home.

10 • Customizing Your Selections

Appliances, floor coverings, fireplace and more.

12 • New or Used?

13 • Our Story: Ryan & Stephanie

"We love the kitchen and huge pantry!"

15 • Designer Inspired Living Series

Whether this is your first new home or your tenth, you will be inspired by Celebrity Homes.

19 • Our Story: Michelle A.

"Y'all made it easy."

21 • Advantage Series

When it's time to move, discover why so many have chosen Celebrity Homes.

25 • New Beginnings Series

Incredible Value for Homeowners

29 • Lifestyle Villas & Townhomes Series

We are the area's leading new villa and townhome builder.

33 - 37 • Map and Communities

Our communities.

40 • Financial Worksheets

41 • Steps to owning your new Celebrity Home

42 • Create your own Smart Home

Technology is here now!

44 • 2-10 Home Buyers Warranty

45 • Seller's Assistance Program

Let us assist listing and selling your current home.

# Welcome

## Searching for your next home doesn't have to be stressful

We all know how stressful looking for that next home can be. Where are the best communities? How much will it cost to "update" that used house to fit your style? What security do I have that the home is, and will remain, in good shape... that the air conditioner and the furnace won't "klunk out" on me? These are some GREAT questions. And Celebrity Homes has the answers. Over the years, Celebrity Homes has made it a priority not only to make the search for "the next home" easy, but to assure you that your investment is covered with an award winning Warranty Department. As the area's leading new Home builder, Celebrity Homes offers potential homeowners numerous options to choose from, beginning with stage-of-construction availability. If you are considering a move in six to nine months, you can choose from hundreds of quality homesites in some of the area's most sought after communities. Need to move into your

next home sooner? Celebrity Homes often has hundreds of new homes available at different stages of construction. Allowing you the best of all worlds... Move in quickly, select YOUR custom selections, and move into a NEW HOME! Often, we have New Homes available in as little as 30 days! As the area's only "Yes! It's All Included!" home builder, we have also made it easy in your selections of amenities, THEY'RE ALL INCLUDED! Quality homesites, quality GE appliances (including a new refrigerator), decorative light fixtures, 2" blinds, fireplace, finished basements (multi-level homes), simplified financing packages, even a new washer and dryer! And after you close on your new home, Celebrity Homes has your back. Each new home has an extended HBW 2-10 warranty. Your Home Care Team is there to maintain your warranty and assist you with information regarding your new home.

## Features included with each Celebrity Home:

### Our Features:

- Celebrity's Gourmet / Designer Kitchen Packages
- Buyer's Choice Appliance Package:
  - Stainless Steel
  - Self-cleaning range with ceramic cooktop
  - PowerScrub dishwasher
  - Microwave
  - Refrigerator with ice maker
  - Extra-large capacity washer and dryer
- 2" decorator blinds
- Fireplace with decorative finish packages
- Ceramic tile backsplash in kitchen per plan
- Quality Cabinets
- Raised panel interior doors with brushed nickel lever hardware
- Decorative interior trim selections
- Raised ceiling in master bedroom as shown per plans
- Quality Light Packages
- Programmable Thermostat
- Deck or patio per plan
- Full sod
- Garage door opener
- 2-10 Home Buyers Warranty
- e2 Smart Program
- Quality Communities
- Even a tree in your front yard!



### On the cover

Ericka Heidvogel, Celebrity Home representative, reviewing New Home features at Harrison 210 (210th & Harrison St) with Hailey & Rick.

*Your new home  
specialists*

Owning a new  
Celebrity Home  
begins with  
meeting our  
New Home  
Sales Specialists.

designer<sup>™</sup>  
INSPIRED LIVING

advantage<sup>™</sup>  
YOUR NEXT MOVE

new  
beginnings<sup>™</sup>  
A GREAT PLACE TO START

lifestyle<sup>™</sup>  
VILLAS & TOWNHOMES



**Sherri Daly**  
SDaly@celebrityhomesomaha.com  
402-708-2421



**Ericka Heidvogel**  
EHeidvogel@celebrityhomesomaha.com  
402-917-4888



**Shelley Hourigan**  
SHourigan@celebrityhomesomaha.com  
402-669-4171



**Scott Rosenthal**  
SRosenthal@celebrityhomesomaha.com  
402-215-3480



**Tammy Smart**  
TSmart@celebrityhomesomaha.com  
402-955-9507



**Karen Stansberry**  
KStansberry@celebrityhomesomaha.com  
402-650-8684



**Tiffany Stanton**  
TStanton@celebrityhomesomaha.com  
402-689-7434



**Brooke Johnson**  
BJohnson@celebrityhomesomaha.com  
402-650-4121



**Monica Lang**  
MLang@celebrityhomesomaha.com  
402-689-3315



**Dave Lee**  
DLee@celebrityhomesomaha.com  
402-943-8773



**Carol Teggart**  
CTeggart@celebrityhomesomaha.com  
402-960-8837



**Julie Woodward**  
jwoodward@celebrityhomesomaha.com  
402-981-2158



**Shawn McGuire**  
**Sales Manager**  
SMcguire@celebrityhomesomaha.com  
402-896-3100



**Luke Lofgren**  
LLofgren@celebrityhomesomaha.com  
402-380-8147



**Kurt Pfeffer**  
KPfeffer@celebrityhomesomaha.com  
402-681-6760



**Gary Price**  
GPrice@celebrityhomesomaha.com  
402-630-8500

**It's time  
to BUILD!**



**Sales Info 402-505-9000**

**www.celebrityhomesomaha.com**

# About your next builder



- **Over 40 years of LOCAL building excellence**  
An Omaha company since 1977, Celebrity Homes combines innovation and practicality with quality materials and craftsmanship, building homes of lasting comfort and value in some of the area's most sought-after communities.
- **Yes! It's All Included!**  
The area's only "Yes! It's All Included!" home builder. The features you see in our model homes aren't extras you select and add on to the price, they're included! Gourmet/designer kitchens with new appliances, 2" blinds, quality finishes, fireplaces, garage door openers, quality light packages, full sod, even a tree in your front yard. The list isn't endless... just REALLY long!

- **Uncomparable Neighborhoods**  
Built in the most desirable communities within neighborhoods and environments that share an artful continuity of land planning and architectural style. The harmonious sense of community that results is no accident, it's by design.
- **BEST VALUE!**  
Unrivaled attention to quality, homes that have all the amenities and features desired by today's consumer, located in the most exceptional communities, translate to unsurpassed value.
- **Energy & Environmental Consciousness**  
Commitment to energy efficiency using building materials that minimize environmental impact.



**E2 SMART**, offered exclusively by Celebrity Homes, offers numerous energy efficient features in each new Celebrity Home. These features range from "Celebrity's Smart Designs" and building techniques to products.

**E2 SMART** offers an additional benefit to our customers... SAVINGS! With better efficiency comes savings. Simply put, you will spend less on your utility bills with a new Celebrity Home. In addition to the savings, you will enjoy the overall comfort that comes with every new Celebrity Home.

**Every Celebrity Home features:**

- "Comfort Sealed Application"
- 93% Efficiency Furnace / 13 SEER Air Conditioner
- Low-E insulated windows
- Durable hardboard siding
- High "R" value insulation in attic and walls
- An improvement in energy efficiency of up to 42% of newer homes<sup>1</sup>
- An improvement in energy efficiency of up to 60-80% of used homes<sup>2</sup>

Note: Celebrity Homes, along with other home builders, have agreed with the EPA guidelines to construct homes qualified to meet energy code standards. Celebrity Homes not only meets EPA requirements, as noted above, WE EXCEED THEM!

1. When compared to 2017 International Energy Conservation Code  
2. When compared to the energy efficiency of a typical 10 year old home, as defined by the U.S. Department of Energy's Building America Program.





Veterans United®  
Home Loans

## Make your homeownership dreams a reality with **OMAHA'S #1 VA LENDER.\***

A full-service lender located in Bellevue, Veterans United offers one-on-one education with home loan experts and complimentary credit consulting to help homebuyers find a brighter financial future.



*"I cannot say enough positive things about Nick and his team. As a disabled veteran and small business owner I thought homeownership was out of my reach. He walked me through the whole process and gave me realistic expectations. I now own my dream house and I can't thank him enough!"*

*– Russell D.*

**Call (402) 880-3063 today to get started.**

**Nick Schuster** Branch Manager, NMLS 9616

Nick.Schuster@vu.com | VUNickSchuster.com

11507 S 42nd St, Ste. 107, Bellevue, NE 68123. OffuttPCS.com. Equal Opportunity Lender. Veterans United Home Loans is a VA approved lender. Not endorsed or sponsored by the Dept. of Veterans Affairs or any government agency. NMLS #1907 (nmlsconsumeraccess.org). \*Source: CBMI Market Share reports for VA guaranteed mortgages for the period of Sep. 2018 through Sep. 2019.

*Customize your selections*



### **It's your home, shouldn't the choices be yours?**

While Celebrity Homes provides the design and space, it's up to you to make it yours. Our new homeowners often tell us that one of the primary reasons they selected a new home was that they could choose their finishes upfront, unlike a used house where they may need to change wall colors, floor coverings and even cabinets and countertops after they move in.

### **Appliances**

The process begins almost immediately at Celebrity Homes with the selection your appliances. And speaking of the kitchen, nothing customizes a space like countertops and cabinets in a kitchen. And the selections, oh the selections!

### **Fireplace**

While each new Celebrity Home offers a fireplace, it is up to you to choose how you want it finished. Ceramic or stone... the choice is yours.

### **Floor Coverings**

One of the most exciting selection processes is floor coverings. The quality of carpet materials certainly has improved over the years, right down to the pad. Not only do they look good, they wear well! If you prefer hard floor surfaces, there are numerous choices for you to select from.

### ***We are often asked, “Why should I own a New Celebrity Home and not buy a used house?”***

GREAT Question! Many of our Homeowners, at one time or another, considered a used house before deciding on a New Celebrity Home.

Here are some things to consider:

- Part of the excitement of a New Celebrity Home is that YOU get to customize the home finishes to YOUR liking... not the previous owner.
- Less out-of-pocket expenses with a Celebrity Home Preferred Lender.
- Extended Home Builders Warranty gives you peace-of-mind knowing that you have the industry's BEST warranty backing you and your New Home.
- New Celebrity Homes exclusively offers our “e2 SMART” Program. Basically, your New Celebrity Home is much more efficient than your typical used house.
- Higher quality construction methods and procedures.
- IT'S NEW.....AND IT'S YOURS!

There are truly many more benefits to owning a New Celebrity Home than listed above. Visit with a Celebrity Home Representative for additional details. And don't forget, we offer over 30 Furnished Model Homes to tour! Stop by and see why so many people are choosing a New Celebrity Home for their next home!



# Tell Us Your Story!



## Our Story: Ryan & Stephanie

*“We love the kitchen and huge pantry!”*

### *Ryan & Stephanie Brazell*

#### *Why did you decide it was time for a move?*

We had been discussing moving into a larger house and, when the housing market was doing so well for sellers, decided the time was right to sell our home and make the move.

#### *Did you consider a used house before choosing Celebrity Homes? What were your thoughts?*

We did consider a used house before choosing to build, but quickly found that we could get more for our money if we built brand-new. We looked at used houses online and even went to look at one in person, but didn't feel that we were getting all that we wanted for the price. It was a huge seller's market.

#### *Did you visit with other home builders? What were your thoughts?*

Our realtor compiled a list of builders and lot prices that were in our budget. After looking through our options, we went to Celebrity Homes to meet with Don Igo. We spent a whole day walking through all the models and decided fairly quickly that The Bradley met most of our criteria for what we wanted in our new home.

#### *Was your Celebrity Home Representative helpful during your search? What were your thoughts?*

Don Igo came highly recommended from our

realtor and we liked him right away. He was very helpful and accommodating during the whole process, from start to finish.

#### *What is your favorite feature(s) about your new home?*

We love the kitchen and huge pantry! One feature that we like is that there is more than enough storage throughout the whole house. Celebrity Homes does a great job using all of the space possible within the home.

#### *Why did you choose Celebrity Homes?*

Our realtor recommended Celebrity Homes for the type of home we were looking for, but we ended up going with Celebrity Homes because we felt that we got the most square footage for the price (compared to other home builders).

#### *Would you recommend Celebrity Homes to others?*

YES! In fact, we have referred three other families to build with Celebrity Homes and work with Don Igo. As it turned out, my parents bought the house that shares a backyard with ours. Having walked thru the models with us during our building process, they really liked The Shelby model. It turned out that there was a Shelby being built right behind our house and it seemed like fate. We moved into our house, and my parents moved into theirs two months later. The domino effect continued and my brother and his wife bought and customized a Kendall in the neighborhood that is adjacent to ours.



The Danbury  
Tour at Sagewood Valley or Southern Pointe

**Whether this is your first new home** or your tenth, you will be inspired by Celebrity Homes. Spacious designs, grand exterior finishes, deluxe master baths, gourmet kitchen packages with upgraded appliances, quality neighborhoods and home sites – and those are just some of the included features. You can release the designer in YOU when you begin customizing your new home with even MORE available features.



The Bentley Master Bedroom  
w/ Seating Area



The Danbury Great Room



The Manchester Kitchen



#### Standard Features...

- Upgraded Appliance Package: Side-by-Side Refrigerator
- Stainless Steel Pull-Out Kitchen Faucet\*
- Choice of Quality Cabinets
- Ceramic Tile Backsplash in Kitchen\*
- Pre-formed Laminate Kitchen Countertops and Vanities
- Vertical Ballisters on Deck
- Wood Framed Mirrors
- Rough-in Bath in Basement
- Decorative Fireplace Finish
- Full-Size and Three Car Garage\*
- Bath Enclosures with Frameless Clear Glass Doors
- Tall Casing in Public Areas and Master Bedroom/Bath\*

*\* where applicable*

“Y’all made it  
easy”

“We had so  
much fun  
going through  
the model  
homes...”

**Michelle A.**  
**Hyda Hills, The Shelby**

I had lived in my home for 12 years; this was the home my kids grew up in! I had the most amazing neighbors who became lifelong friends and our kids grew up together. So the thought of moving was not a fun idea to entertain.

One day I went to the model home just to ask questions. Kurt was there and he was so very helpful and friendly. He had me sold on Celebrity Homes from the moment I met him. He gave me no reason to look at other builders. I was a single mom about to embark on one of the scariest adventures of my life and Kurt was right by my side letting me know it was all going to be OK and that building a house from the ground up was not that scary.

After many visits and one million questions for Kurt I packed up my kids and went to look at some model homes. We had so much fun going to the model homes as a family we could just walk down the street in and out of houses. We had so much fun and it got me excited about the potential of building our own home. The kids and I all wrote down on a separate piece of paper which Home we wanted. We all showed our piece of paper and sure enough we all agreed on the Shelby! I was in shock the four of us all picked the same house. That is when I knew it was meant to be. Kurt was very good about letting us know what was happening with the building process. He let us get some sneak peaks inside to take pictures for our scrapbook.

My favorite features of the Shelby are the laundry off the master bath, the covered deck and just the openness of the floorplan. Our neighborhood is fantastic and all my neighbors are the most amazing people ever. I would highly recommend Celebrity Homes to others. It was a great experience and I knew my financial well-being and lifestyle were in safe hands. Even after we moved in, getting warrantee items done has been fast and efficient.

Thank you Celebrity for helping me achieve one of my biggest accomplishments and helping me step out of my comfort zone.  
Y’all made it easy.



The Kendall  
Tour at Palisades West or Sagewood Valley

**Time to move?**

Need more space, a different design, extra bedrooms and baths, or just that bigger kitchen? When it's time for that next move, discover why so many have chosen Celebrity Homes' smarter designs, quality neighborhoods, our exclusive e2 SMART Energy Efficiency Program, and NEW appliances.

Teaming with a Preferred Celebrity Home lender and our EXCLUSIVE Seller Assistance Program will make your next move simple and enjoyable.

***And, YES! It's All Included!***





The Sheridan Kitchen



The Sheridan Great Room



The Weston Kitchen

#### Even MORE Standard Features...

- Appliance Package:  
Top Mount Freezer Refrigerator
- Stainless Steel Kitchen Faucet\*
- Choice of Quality Cabinets
- 4" Integral Laminate Backsplash at Kitchen
- Pre-formed Laminate Kitchen Countertops and Vanities
- Plate Glass Mirrors
- Rough-In Bath at Basement
- Decorative Fireplace Finish
- Full Size Two Car Garage
- Smooth Wall Bath Enclosures
- Chrome Bath Fixtures

*\*where applicable*

new  
beginnings<sup>TM</sup>  
A GREAT PLACE TO START

The Vista  
Tour at Somerset

**We all begin sometime,**  
and sometimes we even begin again.  
Regardless, New Beginnings is a great  
place to start! Celebrity Homes has  
designed New Beginnings to offer an  
incredible value for our homeowners!  
What is VALUE? New home styles,  
quality communities, simple finance  
options with GREAT payments, and of  
course, MORE included features! And,  
**YES! It's All Included!**



The Santee, Living Room



The Vista Kitchen



#### Even MORE Standard Features...

- Appliance Package: Top Mount Freezer Refrigerator
- Stainless Steel Kitchen Faucet
- Quality Cabinet Selections
- 4" Intergral Laminate Backsplash in Kitchen
- Pre-formed Laminate Kitchen Countertops and Vanities
- Plate Glass Mirrors
- Finished Family Rooms\*
- Rough-In Bath at Basement\*
- Decorative Fireplace Finish
- Full Size Two Car Garage
- Smooth Wall Bath Enclosures

*\* where applicable*

The Linden DLX, Master Bedroom



Brantley Patio  
Tour at Highland Village



**If your lifestyle** does not include yard maintenance, mowing your lawn, or shoveling snow... you have found the right home! As the area's leading New Villa & Townhome builder, Celebrity Homes is proud to offer a home which truly fits YOUR lifestyle now. And **YES! It's All Included!**





The Brantley  
Dining Area



The Dayton Patio  
Master Bedroom



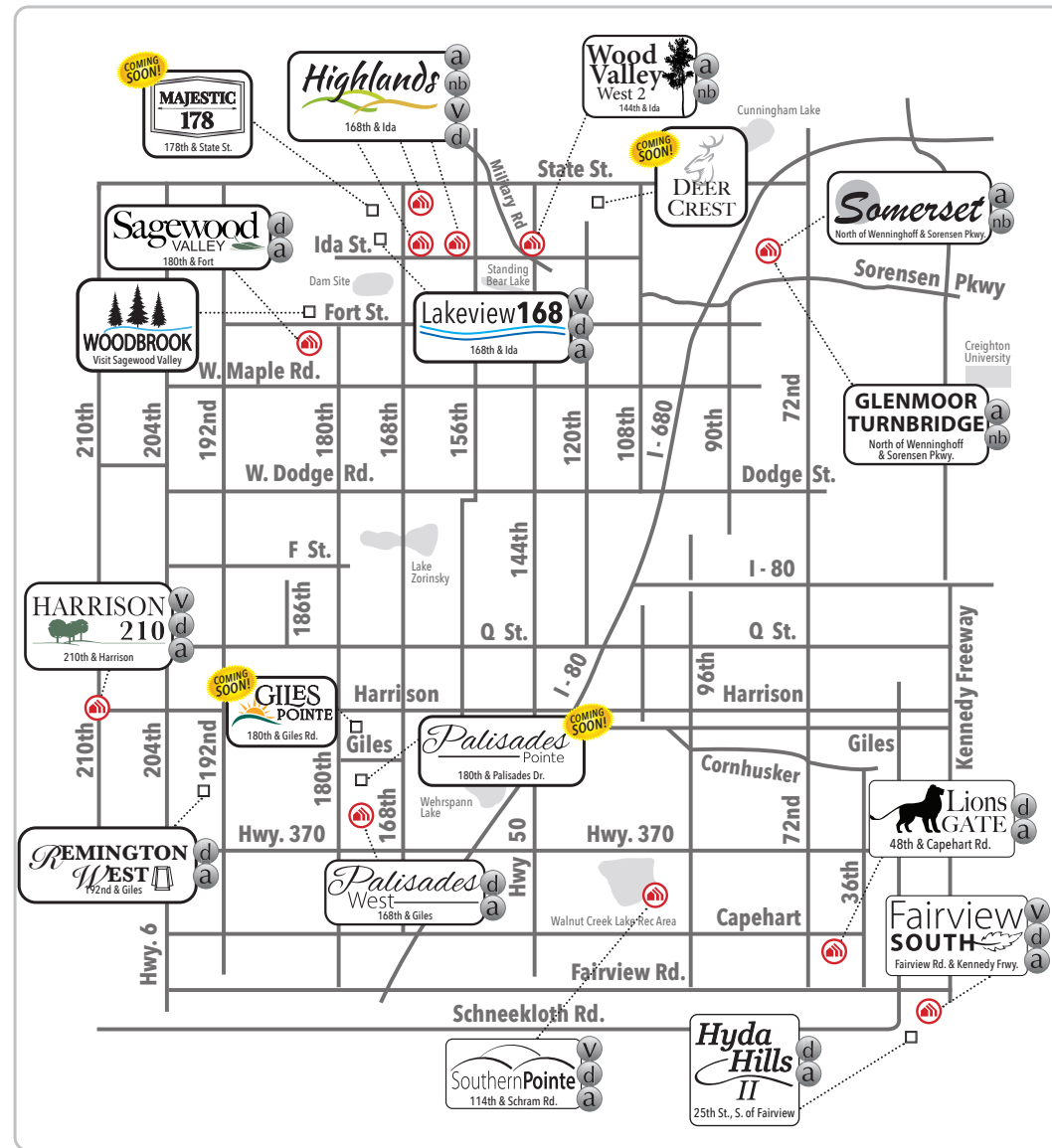
The Dayton DLX Open Design Concept

#### Even MORE Standard Features...

- Appliance Package: Top Mount Freezer Refrigerator
- Quality Cabinet Selections
- 4" Integral Laminate Backsplash in Kitchen
- Pre-formed Laminate Kitchen Countertops and Vanities
- Vertical Balusters at Deck
- Plate Glass Mirrors
- Rough-In Bath at Basement\*
- Decorative Fireplace Finish
- Full Size Two Car Garage
- Smooth Wall Bath Enclosures
- Association Benefits:  
Lawn Care/Professional  
Mowing & Fertilization  
Trash & Snow Removal\*

*\*where applicable*

# Our Communities



MODEL HOME LOCATION
 NEW BEGINNINGS

DESIGNER
 LIFESTYLE VILLA

ADVANTAGE



**CELEBRITY HOMES**  
Homes • Villas • Townhomes  
CelebrityHomesOmaha.com

COMING SOON

*Palisades*  
Pointe

**GILES**  
POINTE

**MAJESTIC**  
**178**

# Palisades West

**168th & Giles, Gretna**

• Schools •

**Elementary:** Palisades Elementary

**Middle School:** Gretna Middle School

**High School:** Gretna High School

**Tour Models:** Preston, Kendall

**advantage**<sup>TM</sup>  
YOUR NEXT MOVE

**designer**<sup>TM</sup>  
INSPIRED LIVING

# HARRISON 210

**210th & Harrison, Gretna**

• Schools •

**Elementary:** Falling Waters Elementary

**Middle School:** Gretna Middle School

**High School:** Gretna High School

**Tour Models:** Danville, Sheridan

**advantage**<sup>TM</sup>  
YOUR NEXT MOVE

**designer**<sup>TM</sup>  
INSPIRED LIVING

**lifestyle**<sup>TM</sup>  
VILLAS & TOWNHOMES

# Highlands HIGHLAND RIDGE

# Highlands HIGHLAND VILLAGE

**168th & Ida**

**Elementary:** Pine Creek, Bennington, Heritage

**Middle School:** Bennington Jr. High

**High School:** Bennington Sr. High

**Tour Models:** Seville, Sterling, Austin, Concord, Weston

**Villas:** Dayton Patio, Brantley Patio

**new  
beginnings**<sup>TM</sup>  
A GREAT PLACE TO START

**advantage**<sup>TM</sup>  
YOUR NEXT MOVE

**lifestyle**<sup>TM</sup>  
VILLAS & TOWNHOMES

# Highlands HIGHLAND HILLS

**166th & Ida, Bennington**

• Schools •

**Elementary:** Pine Creek, Bennington, Heritage

**Middle School:** Bennington Jr. High

**High School:** Bennington Sr. High

**Tour Models:** Cambridge, Shelby, Manchester, Bentley

**designer**<sup>TM</sup>  
INSPIRED LIVING

# WOODBROOK

**180th & Fort St., Elkhorn**

• Schools •

**Elementary:** Woodbrook Elementary

**Middle School:** New Middle School in 2021!

**High School:** Elkhorn North High School

**Tour Models:** Harrison 210

**advantage**<sup>TM</sup>  
YOUR NEXT MOVE

**designer**<sup>TM</sup>  
INSPIRED LIVING

# Somerset

**North of Wenninghoff & Sorensen Pkwy, Omaha**

• Schools •

**Elementary:** Springville Elementary

**Middle School:** Nathan Hale Magnet Middle School

**High School:** Omaha Northwest High School

**Tour Models at:** Vista, Linden, Concord, Carlton @  
Glenmoor-Turnbridge

**new  
beginnings**<sup>TM</sup>  
A GREAT PLACE TO START

**advantage**<sup>TM</sup>  
YOUR NEXT MOVE

# Sagewood VALLEY

**180th & Fort, Elkhorn**

• Schools •

**Elementary:** Sagewood Elementary

**Middle School:** Grandview Middle School

**High School:** Elkhorn High School

**Tour Models:** Danbury, Kendall, Prescott, Mirada

**advantage**<sup>TM</sup>  
YOUR NEXT MOVE

**designer**<sup>TM</sup>  
INSPIRED LIVING

**lifestyle**<sup>TM</sup>  
VILLAS & TOWNHOMES

# Wood Valley WEST 2

**146th & State, Bennington**

• Schools •

**Elementary:** Pine Creek, Bennington, Heritage

**Middle School:** Bennington Jr. High

**High School:** Bennington Sr. High

**Tour Models:** Del Ray, Santee

**new  
beginnings**<sup>TM</sup>  
A GREAT PLACE TO START

**advantage**<sup>TM</sup>  
YOUR NEXT MOVE

# Hyda Hills II

25th Street, south of Fairview, Bellevue

• Schools •

**Elementary:** Fairview Elementary  
**Middle School:** Mission Middle School  
**High School:** Bellevue East  
**Tour Models at** Fairview South

advantage™  
YOUR NEXT MOVE

designer™  
INSPIRED LIVING

# Fairview SOUTH

Fairview Rd. & Kennedy Fwy., Bellevue

• Schools •

**Elementary:** Fairview Elementary  
**Middle School:** Mission Middle School  
**High School:** Bellevue East  
**Tour Models:** Bradley, Sheridan, Weston

new beginnings™  
A GREAT PLACE TO START

advantage™  
YOUR NEXT MOVE

# SouthernPointe

114th & Schram Rd, Papillion

• Schools •

**Elementary:** Walnut Creek Elementary  
**Middle School:** Papillion Jr High  
**High School:** Papillion South  
**Tour Models:** Danbury, Cambridge, Austin

advantage™  
YOUR NEXT MOVE

designer™  
INSPIRED LIVING

lifestyle™  
VILLAS & TOWNHOMES

# Lions GATE

South of 48th & Capehart

• Schools •

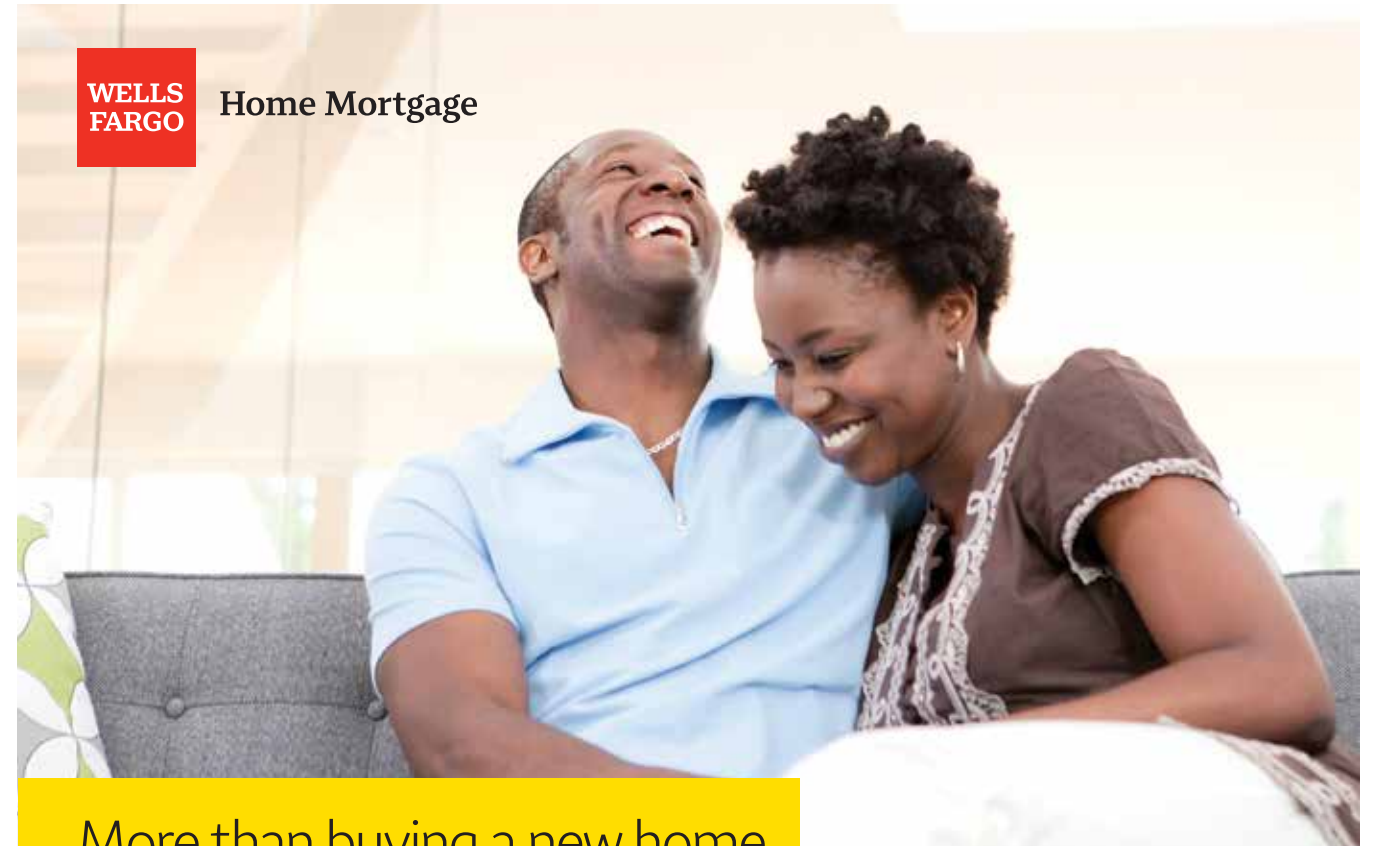
**Elementary:** Two Springs Elementary  
**Middle School:** Lewis & Clark  
**High School:** Bellevue West  
**Tour Models:** Bentley

advantage™  
YOUR NEXT MOVE

designer™  
INSPIRED LIVING

WELLS FARGO

Home Mortgage



More than buying a new home.  
It's bringing your plans to life.

Buying the newly built home you've always imagined is all in the planning. So why not finance your new home with a lender who can help bring your plans to life?

Whether you're in the process of building your perfect place — or you've already found "the one" — we've got the financing options to meet your unique needs.

I'm here to provide you with the support you need at every stage of the home building and homebuying process. Call me anytime.

**David Clauson**  
Home Mortgage Consultant  
**402-682-6430**  
david.j.clauson@wellsfargo.com  
www.davidclauson.com  
NMLSR ID 401976

**Joel Spaan**  
Home Mortgage Consultant  
**402-289-6782**  
joel.m.spaan@wellsfargo.com  
www.wfhm.com/joel-spaan  
NMLSR ID 400142



Information is accurate as of date of printing and is subject to change without notice. Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A.  
© 2020 Wells Fargo Bank, N.A. All rights reserved. NMLSR ID 399801. IHA-6894303  
AS5250879 Expires 05/2021



# Mortgages with your best *interest* in mind.

— OPTIONS WITH —

**NO  
DOWN  
PAYMENT\***

**GREAT  
RATES**

**CONTACT US**



**Gabe Wilcox**  
402.819.3519  
GabeLW@veridiancu.org  
NMLS 9954



**Lauren Nissen**  
402.609.5928  
LaurenEN@veridiancu.org  
NMLS 1941335

Federally insured by NCUA. NMLS ID 531586

\*Loans subject to membership and approval. Rates, terms and conditions subject to change and may vary based on qualifications, including creditworthiness, loan-to-value ratio and collateral conditions. Not available in all states.

## Financial worksheets



### Need help figuring out your finances?

Celebrity Homes Financial Home Worksheets are available to help you get started. We work with some of the area's most recognizable lenders to help you get into your new home.

Ask your New Home Sales Representative for details.

**Yes! It's All Included!**

## STEPS TO OWNING YOUR NEW CELEBRITY HOME

As the area's leading new home builder, Celebrity Homes has assisted MANY local homeowners into their new home.

Over the years we have developed a system which, believe it or not, makes owning a NEW HOME easier than buying a used house. If it looks easy, that's because it is! And that is done by design!

Celebrity Homes has gone to great lengths to make the building process of your New Home simple from the second you walk into a model home.



Meet with a Celebrity Homes New Home Representative.

Find the right design to fit your needs

Discover which community best suits you

Discuss your time frame

Review finance options

Tour Model Homes & Communities

Finalize your Purchase Agreement & Secure the home site/inventory home

Meet with Lender (if applicable)

Make your Interior Home Selections

Enjoy visiting the jobsite with your New Home Representative

Meet at your New Home for your *Welcome Home Orientation!*

# ENJOY YOUR NEW HOME!

# YOUR Smart Home Program



## YOUR Smart Home Program:

Immediate Wifi Ready Home, Day ONE!

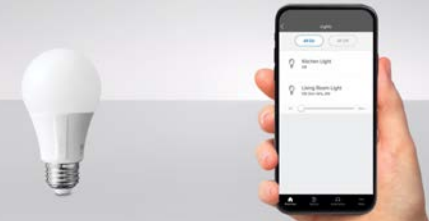
Make your new home as 'Smart' as YOU want. Some options to customize are:

- Wifi Thermostat
- Cameras
- Security
- Control Panel
- Lights
- Door Locks

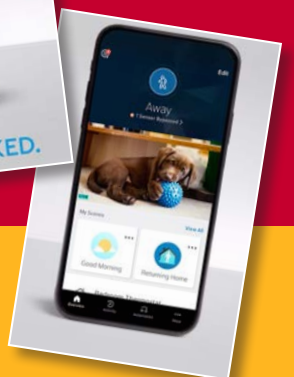
**Nebraska's Home Builder since 1977**

**Ask a Celebrity Homes Representative  
for ALL the details!**

CONTROL YOUR HOMELIFE DEVICES  
INSTANTLY USING THE HOMELIFE APP



SO YOU CAN MANAGE IT ALL  
FROM A PHONE OR TABLET  
WHETHER YOU'RE AT HOME  
OR AWAY



**CelebrityHomesOmaha.com • 402.505.9000**

Celebrity Homes is a LOCAL and Equal Housing Home Builder. Please note that pricing and availability may vary. Pictures & colors are for illustration purposes only and may vary.



NEBRASKA TITLE COMPANY  
SERVICE BEYOND EXPECTATION

# open the door to PEACE OF MIND

WE HAVE THE TOOLS, RESOURCES, AND EXPERTISE TO ASSURE  
EVERY TITLE IS SOUND AND THE CLOSING RUNS SMOOTHLY.

nebtitlco.com

402.896.5107

2 METRO LOCATIONS

754 Gold Coast Dr., Ste 115, Papillion  
14680 W Dodge Rd., Ste 1, Omaha



Kim Moneto - Escrow Closer  
Laura Singleton - Escrow Closer



## BUYING DECISION SIMPLIFIED

Buying a new home is easily one of the largest investments you will ever make. That's why it's so important that your new home comes with the best home warranty on the market. Celebrity Homes has partnered with 2-10 Home Buyers Warranty to become a builder member, providing the most comprehensive risk management programs in the industry. As a 2-10 Home Buyers Warranty® (2-10 HBW) builder member, Celebrity Homes provides every home we build with 10 full years of structural home warranty protection from the nation's leading home warranty company.

What does being a 2-10 HBW member mean for your home? First, 2-10 HBW *only accepts the best builders* into their program. To become a member, Celebrity Homes went through an extensive screening process, measuring our building practices according to strict underwriting guidelines to ensure we maintain a high quality product in addition to a careful inspection of our workmanship. With the purchase of your new home, you'll receive a copy of the structural home warranty contract that explains what is covered, as well as a maintenance booklet to give you tips on how to care for your home. In addition, the warranty is fully-transferable, which increases the resale value of your home.

## WHAT'S COVERED?

10 full years of structural defect coverage for load-bearing components.

2 full years of systems surety coverage against defects in wiring, piping, and ductwork in electrical, plumbing, heating, cooling, ventilating, and mechanical systems.

1 full year of surety coverage against defects in workmanship and materials.





## Let us Help You Sell Your Current Home

We've teamed with a leading Realtor to coordinate your current homes' sale & listing.  
And now, exclusively at Celebrity Homes, you have optional programs to choose from!

### Let's Move Program

- Preferred Realtor will professionally list, market, and represent you in the sale of your current home.
- 90 day listing period to sell your home.
- Allows you to purchase your new home at lot or basement stage.

### Guaranteed Move Program

- Preferred Realtor will professionally list, market, and represent you in the sale of your current home.
- 90 day listing period to sell your home.
- Allows you to purchase your new home at ANY stage of construction
- If your current home does not sell, in allowed time frame, a guaranteed purchase sale occurs.

## First National Bank of Omaha's Preferred Celebrity Homes Lenders



**Angie Brookhouser** | Mortgage Loan Officer  
402-602-5189 | [abrookhouser@fnni.com](mailto:abrookhouser@fnni.com)  
NMLS#: 623814



**Michele Stagemeyer** | Mortgage Loan Officer  
402-602-5363 | [mstagemeyer@fnni.com](mailto:mstagemeyer@fnni.com)  
NMLS#: 597832

## We'll guide you home.\*

Buying a home is one of the largest financial decisions most people make, but it doesn't have to be intimidating. By working with an FNBO mortgage expert, you'll find answers to every question and find confidence during every step of the process.

Talk to one of FNBO's Preferred Celebrity Homes Lenders to find out more about these mortgage programs.

Conventional Loans with Flexible Terms | FHA Loans | VA Loans | Fast and Easy Closing Process

