

Who is Brookfield Residential?

Brookfield Residential is a trusted homebuilder and community developer with over 65 years of experience creating homes and neighborhoods that support every stage of life. Known for quality, thoughtful design and outstanding customer care, we've built tens of thousands of homes and hundreds of communities across North America, with a long history in Southern California—including local communities in Altadena, Arcadia, Azusa and Playa Vista, near Pacific Palisades.

What Rebuild services does Brookfield Residential offer?

We offer full-service support to construct a new home on your lot impacted by the fires—including site preparation, land development and home construction. You'll be able to choose from a selection of thoughtful home design plans, curated to fit the unique conditions and regulations of your specific property.

What floorplans and home designs are available in Altadena and Pacific Palisades?

Brookfield Residential is offering a range of thoughtful floorplans specifically designed for families in Altadena and Pacific Palisades. Our flexible structural and design options empower homeowners to personalize their spaces through our Design Studio, ensuring that each home reflects their unique needs and preferences.

Where can I view the floorplans and home designs?

You'll find Brookfield Residential's available floorplans and renderings directly on the Builders Alliance Homeowner Portal. Just enter your property address to see the home designs that fit your lot.
<https://www.buildersalliancela.org/>

Are there design options and/or personalization opportunities available?

Yes. You'll be able to personalize interior finishes—such as cabinets, countertops, flooring, tile, paint, plumbing fixtures and door hardware—through a curated Design Studio experience. Some homes may also offer structural options including extended porches, rear covered patios, Nano doors, decks off the primary bedroom, dens/bedrooms, bonus rooms/bedrooms, fireplaces and others.

What is included in the home price?

The price of your home includes the cost of materials, labor and lot preparation required to begin construction, along with the full build of the home itself. It covers architectural design as well as fees associated with securing permits and approvals from local agencies. The price shown includes interior and exterior features. Optional features, upgrades and any other personalization will be added to the price.

What items in the Rebuild process am I responsible for?

You'll be responsible for securing an environmental clearance report and a civil engineering survey for your property, plus providing proof of funds (such as insurance proceeds, a construction loan or cash) and making timely selections for your home's design finishes. We have recommendations for sourcing your environmental and civil work.

Who will finance my construction loan?

Many financial institutions are offering specialized loan products to help homeowners affected by the fires finance the construction of their new home. A trusted lender we recommend is CrossCountry Mortgage.

Lindsay Goodman, Sr. Loan Officer Mortgage Banking, CrossCountry Mortgage

NMLSR ID: 632987

Cell: (858) 775-8900 | Email: Lindsay.Goodman@ccm.com

Loan App: <https://rebuildwithccm.com>

Brookfield Residential does not have a relationship with any financial institutions.

How long is the Rebuild process?

Once construction begins, the rebuilding process will typically take 11-15 months, depending on your selected plan and the development work needed on your lot. The rebuilding process includes three phases:

PRE-DEVELOPMENT

- The pre-development phase is currently approximately 6 months. However once Construction Drawings and City/County pre-approval plans are completed anticipated by May 2026, this will take approximately 3 months and will include:
 - Contract execution
 - Plan selection
 - Elevation selection
 - Color scheme selection
 - Lot-specific work budgeting
 - Plan preparation
 - Plan processing and permitting

CONSTRUCTION

- The construction phase is approximately 8-9 months and includes the complete construction of your new home.
- In order to provide you with the best pricing, we plan to start five or more homes in your area at a time. We will be combining these starts of construction based upon the pace of our contracts.

DELIVERY AND HOME WARRANTY

- The delivery of your home includes our Home Introduction meeting, where we familiarize you with your new home and walk you through its operation.
- Our comprehensive Home Warranty provides a one-year fit and finish warranty, and we introduce you to our Customer Care team, who will assist with your new home. In addition, our structural warranty provides 10 years of protection.

Who will I work with during my Rebuild process? Can I visit my home under construction?

You'll start by working with our Sales Team during the contracting process. Once your contract is signed, a dedicated Customer Liaison will be your main point of contact—providing updates and answering any questions throughout construction.

Yes, you'll be able to visit your home during construction. For your safety, visits must be scheduled in advance with Brookfield Residential.