

mini

Pre-purchase guide
2022

maliste

Hi, welcome to the tiny house world! With the experience and knowledge acquired since 2015, we put up a simple document that will help you understand the different steps to follow in your project. It will also help you identify the different challenges faced by previous clients, which will simplify the task and help you validate if owning a tiny house on wheels is a realistic and achievable project for you. Once you have covered all of the aspects detailed in this guide, we will be pleased to welcome you on board and get you started for your Minimaliste dream project!

Purchasing a tiny house may seem difficult at first;

Finding land
Obtaining financing
Establishing your needs based on your priorities

Those steps may seem daunting if you don't know where to start. What if the process was not so complex? What if there was a list of considerations that could help you better understand? This is exactly the purpose of this pre-purchase guide.

In the following text, you'll be guided through the different stages of purchasing a tiny house on wheels from Minimaliste, with solutions to the challenges you may encounter. Make sure you read this guide and understand the different steps prior to contacting us for a project.

01 | Define your priorities based on your needs

At this point, you need to be honest with yourself.

Even though a minimalist lifestyle can be liberating for many, living in a small space may not suit everyone.

Good news is that we have different floor plans that can fit different types of households. As a future tiny house dweller, it is important to ask yourself what are your real needs.

We suggest you start with a list of "must have" and "nice to have". The tiny house lifestyle is all about compromises, you will have to make difficult choices at some point.

Here are a few questions you should ask yourself during the early stages of your project:

Is the tiny home for a more mobile or semi-permanent use?	What are the available services on the land I'm planning to install the tiny house on?
What is the desired sleeping capacity (including guests)?	Do you want the main bedroom on the first floor or in a loft?
Do you plan to have any pets in the tiny home?	What are the non-essential elements that could improve your tiny living experience?

What are the "must have" elements in my project?

- In the kitchen
- In the kitchen?
- In the living area ?
- In the bedroom(s)?
- Off-grid options?
- Others? (Ex. TV mount, work space, etc)

Based on the elements you listed, you need to do the same with the "nice-to-have" elements of your project. Those are ones you might need to remove in case they conflict with another "must-have" element. It might also not be doable from a technical perspective or the budget might simply not allow for it.

Once those elements have been outlined, we suggest having a look at our different models and see if one of them might fit your needs. Those models are the result of several years doing custom projects, so we are confident that they are definitely a great and suitable option.



Charme

3 bedrooms

2-8 people

Noyer XL
Magnolia
Ébène

2 bedrooms

2-6 people

Noyer
Thuya

1 bedroom

2-4 people

Nomad

1 bedroom

1-3 people

Note that you can always personalize your design when choosing a standardized floor plan (colors, exterior siding, finishes materials, flooring, countertops, etc).

In addition, we include a point bank (Mini+) with each model, allowing you to further personalize your home. Here's how customization works with the Mini+:

***100 points included per project**

The personalization elements and the points attributed to them along with the feasibility of those elements are decided by the production team, case by case, based on the client's needs. It is important to understand that not everything is possible and that the design team has the right to decide whether or not a modification/

personalization element can be done. If one or more elements are accepted by Minimaliste and there are not enough Mini+ included, the modifications will be evaluated in terms of time and materials and will be converted in Mini+. The exceeding costs will then be billed to the client on their last payment.

Example of uses for the Mini+

Personalization element	*Amount of Mini+ used
Adding a light fixture	15
Adding a wood shelve	45
Off standard kitchen faucet	20
Addition of backing for special element	30

*Depends on dimensions and types

Custom:

If you think you really need to start from scratch or make changes to our models, we'll need to go through a full custom design process (CAD \$10,000.00 extra), because those projects are more complex and time consuming.

Also, those projects require flexibility in terms of timeframe and pricing. We suggest you look at the custom project article to learn more about those types of projects.

02 | Make a budget and look for financing

Once you have established your needs and priorities, you will have to make a budget for your project. As a reference, our 2022 prices may vary from;

85,000\$ * CAD <ul style="list-style-type: none">• 8x24 unit• well equipped	More than 190,000\$ * CAD <ul style="list-style-type: none">• 10x38 unit• appliances and furnitures included
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The delivery is charged separately from the tiny house, based on distance. We're talking around \$1,000.00 CAD* for a local delivery (approx. 300km) to over \$18,000.00 CAD* for a cross-continent delivery.

*Indicative pricing

At Minimaliste, we make no compromises regarding the quality of all the materials used in the building envelope.

Because the footprint is smaller, it is even more important to have a proper and effective air exchanging system in your home. It will result in a better air quality and a more performant product. In terms of insulation and waterproofing, our tiny homes are made in order to resist any climate and the vagaries of weather. We work with factory built structural insulated panels technology (SIP), allowing an increased energy efficiency, with no thermal bridges.

Even if you live in a warmer place, our houses will make you save significantly on energy costs related to air conditioning. Our tough and durable houses are built to high standards so you can benefit from them as long as possible.

Financing

All of our houses can qualify for financing, whether you're located in Canada or in the USA. Each project is treated separately, so we invite you to contact us when you are ready to make the move. Here are the main lines of financing for a Minimaliste product.

Canada

In Quebec, it is possible to get a mortgage if you are in the right conditions (installed legally on land you own, with a city taxes account). The type of loan, interest and general conditions depend on your personal situation and on the type of land/zoning. If you don't have land, you can still get RV financing for 20 years with

interest rates that will vary from 4.99% to 6.99%. It is important to know that for this type of loan, the clients may start the payments between 3 to 6 months prior to receiving it. This will act as a down payment, which is not always necessary depending on the total price of the project.

USA

Our client in the USA can apply for financing with our partner Liberty Bank through a link on our website. They can offer loans up to \$100,000.00 USD (including taxes and delivery), with a 20% down payment. The terms and conditions may vary depending on several factors. The pre-approval is

good for 3 months, so it is important to make sure your financial situation is stable when booking a project 6 months to 1 year in advance. Make sure you contact us and get a formal quote prior to applying for a pre-approval with Liberty Bank online.

03 | Finding land (permanent / semi-permanent installation)

Generally, the biggest obstacle in a tiny house project is definitely finding land to park it. Indeed, the land needs to allow for the installation of a travel trailer (8.5ft wide) or park model (10.5ft wide) certified product, depending on the dimensions. The bylaws actually differ with the municipality, state/province or country, but there's been a lot of changes in the past years and things are starting to move.

One thing is sure, it is a great advantage to have access to:

Water
Electricity
Septic installation

This facilitate installation and reduce the global costs of your tiny house. Off-grid options should only be considered when truly necessary; they are really expensive and add to the logistics of your day to day life. The only model for which we can include off-grid features is the Nomad model, designed to be on the road more often.

It is important to secure land prior to moving forward with a project if you want a permanent or semi-permanent installation. Based on our experience, here are some of the areas where our clients we able to install their tiny homes:

Tiny house parking

Owned or rented piece of land (if residential zoned, possibility of derogation)	Farm
Wood lot	Family/friend's property with existing home, as an accessory dwelling unit (ADU)
Tiny house community (Google search)	Campgrounds or RV parks
Recreational zoned land	Mobile home parks

At Minimaliste, we think it's really important to confirm land prior to starting the process for a tiny house project. We've seen too many projects end up not moving forward or being canceled because of land issues. Also, with our empathic approach, we take the land into consideration when designing our tiny homes in order to maximize well-being (sun orientation,

general view, intimacy) and maximize passive heating. However, for our Nomad model (mobile category), land is not taken into consideration for the orientation of the bi-facial solar panels, except if the tiny house is ordered more than 3 months in advance.

*In all cases, you might need to get the municipality authorization

04 | Get a quote

Once land is confirmed, financing is sorted out and priorities/needs have been established, the next step is to fill out a form on our website (custom design or existing model). This will help us provide an estimate or firm pricing for your project.

If you are actively searching for land/financing, it is still a good idea to fill out a form.

The delay for the start of a new project can vary from 6 to 12 months for a park model size home

Mobile	2 to 6 months
Semi-permanent	6 to 12 months

Which will give you plenty of time to confirm land or other details that may not already be confirmed. The Nomad series offer a quicker turnaround time, because of a bigger production and a more narrow choice of options.

Ready?

Here's the link for the online form:

<https://minimalistehouses.com/en/quote/>

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