

## One-Time Close Construction Cost Breakdown

Builder/Retailer	Borrower(s) Name
Site Address	

Each item MUST be noted with either a budgeted cost or a designation from the KEY

Construction Costs	Cost or Key	
Soil Test / Engineering	\$	<b>KEY</b>
Builder's Risk Insurance	\$	<b>INC</b> - Included
Site Permits (verification of amount will be required prior to disbursal)	\$	<b>EX</b> - Existing
Plans / Specs / Architect Fees	\$	<b>LS</b> - Land/Seller Responsible
Initial & Framing Compliance Inspection OR HUD Approved 10-year Warranty	\$	
Termite Treatment / Preventative (Required on FHA/VA/USDA loans in most states)	\$	<b>N/A</b> - Not Applicable
Construction Surveys: Foundation and/or Final	\$	
Site Clearing / Pad	\$	<b>Note #1</b>
Foundation: Plumbing	\$	All major improvement items that are included must show a dollar amount indicating the budgeted cost for that item, not just INC. Also, using a "0" in the line is not acceptable as it does not indicate anything.
Foundation: Electrical	\$	
Foundation / Forms / Piers	\$	
Framing: Materials	\$	
Framing: Labor	\$	
Roof: Materials	\$	
Roof: Labor	\$	
Plumbing: Rough-In	\$	
Electrical: Rough-In	\$	
HVAC: Rough-In	\$	
Exterior Doors & Windows	\$	
Exterior Brick / Veneer	\$	
Exterior Primed / Painted	\$	
Insulation: Walls & Ceilings	\$	If you will want a draw on an item listed prior to the disbursal of the Final Draw, you must input a dollar amount for the item, otherwise no interim draw will be disbursed for that item until the Final Draw.
Drywall: Tape, Bed, Texture	\$	
Fireplace	\$	
Interior: Trim & Millwork	\$	
Interior: Doors	\$	
Cabinets	\$	
Countertops	\$	
Interior: Paint & Wallpaper	\$	
HVAC: Finish	\$	
Plumbing: Finish / Fixtures	\$	
Electrical: Finish / Fixtures	\$	
Finished Flooring	\$	
Appliances	\$	
Hardware & Mirrors	\$	

Construction Costs (continued)	Cost or Key	
Tile	\$	
Gutters, Screens, Garage Doors	\$	
Finished Grading & Landscaping	\$	
Final Clean	\$	
Driveway (must be all-weather access) Type of Driveway:	\$	
Sewer / Septic System & Connection to Home: Type of System:	\$	
Local Authority's Approval of Septic System	\$	
Water System & Connection to Home: Type of Water System:	\$	
Local Authority's Approval of Well and/or Well Water Test for 5 Contaminants	\$	
Gas/Propane Connection to Home	\$	
Builder Overhead Costs	\$	
Other:	\$	
Other:	\$	
<b>Base Home Sales Price (Manufactured and Modular)</b>	\$	
<b>Total Improvements Costs (all property types)</b>	\$	
<b>Five Percent (5%) Contingency Funds</b>	\$	
<b>Total Building Costs</b> → → →	\$	
<b>BUILDER PAID: Contribution towards Borrower's Closing Costs/Prepays</b>		\$
<b>BUILDER PAID: Seller's Closing Costs</b>		\$
<b>BUILDER PAID: Construction / Interim Financing Costs</b>		
Construction fee to American Financial Resources, Inc ("AFR")		\$
Construction Closing fee to AFR	\$ Included	
Construction Underwriting Fee to AFR	\$ Included	
Inspection Fee to AFR	\$ Included	
Other	\$	
<b>TOTAL CONSTRUCTION / INTERIM FINANCING COSTS</b> Total Items Above →	\$	
<b>ESTIMATED CONSTRUCTION / INTERIM INTEREST</b>		\$ Included
<b>TOTAL CONSTRUCTION CONTRACT</b>		\$

The Builder / Retailer hereby states that all figures listed on the above Construction Cost Breakdown are true, accurate, and represent the total cost necessary to complete the construction of the house described herein.

All labor and materials, including subcontractors, have been accounted for and are included in the total price.

The cost of items completed by anyone not in the Retailer's employ have been substantiated through written proposals.

**Retailer understands that the Borrower(s) cannot be held responsible for any of the work.**

**Retailer understands that the above Construction Cost Breakdown will be used as a line item disbursement schedule.**

**Retailer will be paid for work in place in an amount not to exceed the stated line amount.**

Any revisions to this cost must be submitted to AFR for approval.

All work completed will be verified through an approved inspection agent.

Retailer understands that the Lender and/or its assigns is under no obligation to fund the loan until all required conditions have been met.

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Builder /Retailer's Company Name

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Authorized Signature of Builder / Retailer Title Date

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