

ESTIMATED CONSTRUCTION COST BREAKDOWN- BUILDER SPEC

Borrower: _____

Location: _____

1. Land - Acquisition Cost \$ _____

2. Development Costs
 Site Improvements \$ _____
 Cleaning-Site Preparation \$ _____
 Unusual Site Conditions \$ _____

Total Development Costs \$ _____

3. Building Costs \$ _____
 (see total of right column)

4. Soft Costs
 Interest (during construction) \$ _____
 Legal Fees - Borrower's \$ _____
 Architect/Engineering \$ _____
 Bond \$ _____
 Permits \$ _____
 Estimated Closing Costs \$ _____
 Brokerage Fees \$ _____

Total Soft Costs \$ _____

TOTAL ESTIMATED COST \$ _____
 Less Deposit Paid to Builder \$ _____
 Less Deposit on Land \$ _____
 Less Cash Payments Made to Date: \$ _____
 _____ \$ _____
 _____ \$ _____

 Net Amount Required to Build \$ _____
 Loan Amount Requested \$ _____

 Cash Balance Required to Complete \$ _____

Source of cash balance required: _____

 Borrower Signature Date

 Borrower Signature Date

Building Costs
 Demolition \$ _____
 Rough grade - excavation \$ _____
 Foundation - basement/garage \$ _____
 Poured concrete \$ _____
 Trench/backfill \$ _____
 Waterproofing \$ _____
 Structural steel \$ _____
 Lumber \$ _____
 Rough framing - labor \$ _____
 Trusses with labor \$ _____
 Roofing including labor \$ _____
 Sheathing \$ _____
 Exterior/painting/trim with labor \$ _____
 Gutters \$ _____
 Windows \$ _____
 Doors- interior/exterior \$ _____
 Rough heating \$ _____
 Rough plumbing \$ _____
 Rough electric \$ _____
 Fireplace(s) \$ _____
 Insulation \$ _____
 Furnace \$ _____
 Drywall \$ _____
 Finish carpentry/trim \$ _____
 Acoustical \$ _____
 Wood flooring \$ _____
 Tile flooring \$ _____
 Linoleum/carpet flooring \$ _____
 Interior Painting \$ _____
 Cabinets - kitchen/bathrooms \$ _____
 Finish tile work \$ _____
 Marble Tile \$ _____
 Countertops \$ _____
 Appliances \$ _____
 Plumbing Fixtures \$ _____
 Showers/tubs \$ _____
 Electrical fixtures \$ _____
 Elevator \$ _____
 Propane/oil tank \$ _____
 Fire/security system \$ _____
 Exterior porches/patios/decks \$ _____
 Electric/water/sewer lines \$ _____
 Septic system \$ _____
 Well \$ _____
 Blacktop/sidewalks \$ _____
 Final grading/seeding/landscaping \$ _____
 Other: _____ \$ _____
 _____ \$ _____
 Contingencies \$ _____

Total Building Costs \$ _____