

Address:

1312-1314 Juneau St

Groundfloor

BORROWER TO COMPLETE - COLUMNS B&F GROUND FLOOR USE ONLY:

CM Adjustment Comments

| Row | Item of Work | Material Type or Comments | Budget Amount * |
|-----|-----------------------------|---------------------------|-----------------|
| | Soft Costs | | |
| 1 | Architectural fees | | \$0.00 |
| 2 | Survey fees | | \$0.00 |
| 3 | Permit fees | | \$1,500.00 |
| 4 | Impact fees | | \$0.00 |
| 5 | Utility connection fees | | \$250.00 |
| 6 | Insurance | | \$4500 |
| 7 | Mobilization fees | | \$0.00 |
| 8 | GC fees | | \$0.00 |
| 9 | Miscellaneous fees | | \$0.00 |
| 10 | Termite letter | | \$0.00 |
| 11 | | | \$0.00 |
| | Site Costs | | |
| 12 | Clearing / demolition | | \$500.00 |
| 13 | Excavation | | \$0.00 |
| 14 | Grading | | \$0.00 |
| 15 | Erosion control | | \$0.00 |
| 16 | Dumpster | | \$1,000.00 |
| 17 | Temp utilities and pole | | \$0.00 |
| 18 | Water connection* | | \$0.00 |
| 19 | Well* | | \$0.00 |
| 20 | Sewer connection* | | \$0.00 |
| 21 | Septic system* | | \$0.00 |
| 22 | Oil Tank Removal or Upgrade | | \$0.00 |
| 23 | Security | | \$0.00 |
| 24 | | | \$0.00 |
| | Foundation | | |
| 25 | Footings / stem wall* | | \$0.00 |
| 26 | Foundation slab* | | \$0.00 |
| 27 | In-slab utilities* | | \$0.00 |

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| 28 | | | \$0.00 |
| | For new construction projects, items above this row might not be paid prior to completion and approval of the foundation. Consult you GF BDM for confirmation. | | |
| | Structure | | |
| 29 | Exterior walls * | | \$0.00 |
| 30 | Framing* | | \$0.00 |
| 31 | Roof trusses | | \$0.00 |
| 32 | Roofing* | | \$0.00 |
| 33 | Windows | Replace 5 windows | \$3500.00 |
| 34 | Exterior doors | | \$0.00 |
| 35 | crawl space | | \$0.00 |
| 36 | | | \$0.00 |
| | Exterior | | |
| 37 | Siding | | \$1500.00 |
| 38 | Stucco | | \$0.00 |
| 39 | Paint | repair and paint as needed | 0 |
| 40 | Stone or masonry | | \$0.00 |
| 41 | Soffits and fascia | | \$300.00 |
| 42 | Gutters | | \$300.00 |
| 43 | Garage doors | | \$0.00 |
| 44 | | | \$0.00 |
| | Mechanicals | | |
| 45 | Plumbing rough-in* | | \$3,000.00 |
| 46 | Plumbing final | | \$4,500.00 |
| 47 | Electrical rough-in* | new service and panels in first floor | \$4,000.00 |
| 48 | Electrical final | | \$3,500.00 |
| 49 | HVAC rough-in* | Redoing duct work | \$6,000.00 |
| 50 | HVAC final | Replacing 2 new furnaces | \$9,000.00 |
| 51 | Water heater | 4 hot water heaters | \$5,000.00 |
| 52 | Fire sprinklers | | \$0.00 |
| 53 | | | \$0.00 |
| | Interior | | |
| 54 | Insulation | | \$2,000.00 |

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| 89 | Drywall | | \$0.00 |
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| 90 | Paint | | \$0.00 |
| 91 | Flooring | | \$0.00 |
| 92 | Stairs | | \$0.00 |
| 93 | Waterproofing | | \$0.00 |
| 94 | | | \$0.00 |
| Outdoors | | | |
| 95 | Driveway | | \$0.00 |
| 96 | Sidewalks | | \$0.00 |
| 97 | Porch | | \$0.00 |
| 98 | Sod | | \$0.00 |
| 99 | Landscaping | | \$0.00 |
| 100 | Fencing | | \$0.00 |
| 101 | Pool | | \$0.00 |
| 102 | Pool deck or pavers | | \$0.00 |
| 103 | Deck | | \$0.00 |
| 104 | | | \$0.00 |
| Other | | | |
| 105 | Cleanup | | \$0.00 |
| 106 | Interior Cleaning | | \$0.00 |
| 107 | Mold Remediation | | \$0.00 |
| 108 | C.O. | | \$0.00 |
| 109 | Smoke and CO Detectors | | \$0.00 |
| 110 | Duct Cleaning | | \$0.00 |
| 111 | Asbestos Remediation | | \$0.00 |
| 112 | Structural Engineer | | \$0.00 |
| 113 | New garg | | \$0.00 |
| Contingency | | | |
| Required Contingency | | 5% Required - DO NOT CHANGE | \$5400 |
| Additional Contingency | | As needed | \$0.00 |
| Draw fees | | | |
| Draw fees (4 draws) | | Fee payable to LENDER per draw | \$700.00 |
| Wire fees (4 wires) | | Fee payable to LENDER per wire | \$100.00 |

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| | TOTAL CONSTRUCTION BUDGET | | \$108000 |

Borrower's Certification - To be signed on or before closing

Terms and Requirements - I acknowledge that:

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| CM Adjustment - Total | | |
| \$0.00 | | 0 |

(1) Construction funds will only be disbursed for completed work, as verified by onsite inspections. (the costs of materials purchases and contractor deposits must be advanced by the borrower). In addition, reimbursements are for work completed at the time of inspections. Inspectors will not accept borrower supplied pictures for work completed. It is highly recommended that a member of the borrowing entity or a project manager attend each inspection.

(2) Rows marked with an asterisk (*) typically require governmental inspections and will be paid only on receipt of such inspections. UNLESS written evidence is provided by the appropriate jurisdiction's department stating that permitting is not required.

(3) Construction funds will only be disbursed for completed work and in accordance with the line items and values listed above. Any work done outside of the line items indicated above will not be reimbursed and must be self funded.

(4) Borrower must adhere to all applicable building codes and regulations.

(5) Any changes to this budget must be approved, in advance, by lender.

(6) Borrower agrees to provide a 'Monthly Update' every 30 days during the term of the loan. The updates will be made via your borrower account that will be established after you close. The updates should include, but is not limited to, current state of the project, progress/activity since the last update, and expectations for the next 30 days. Failure to provide a Monthly Update can result in immediate Default as outlined in the loan documents.

(7) Standard timeframe for the draw process is 3-7 days from the time the draw is requested.

Borrower Signature



8/1/25