

Cash Flow Specialists, Inc.

Construction Cost Breakdown

Borrower(s): _____
Property Address: _____
Type of Property: _____ Square Feet _____

Soft Costs

1. Plans & Specifications	\$ _____	33. Millwork-Doors	\$ _____
2. Building Permits/Plan Check	\$ _____	34. Millwork-Windows	\$ _____
3. School Fees	\$ _____	35. Electrical	\$ _____
4. Sewer Fees	\$ _____	36. Electrical-Fixtures	\$ _____
5. Other Fees	\$ _____	37. Heating & Air Conditioning	\$ _____
6. Survey & Engineering	\$ _____	38. Sheet Metal	\$ _____
7. Water Connection	\$ _____	39. Insulation/Weather-stripping	\$ _____
8. Insurance	\$ _____	40. Waterproofing	\$ _____

Hard Costs

9. Off-Sites	\$ _____	41. Roof	\$ _____
10. Temporary Facilities	\$ _____	42. Drywall	\$ _____
11. Building Pkg./House Purch.	\$ _____	43. Cabinets	\$ _____
12. House Move	\$ _____	44. Garage Doors	\$ _____
13. Water Meter	\$ _____	45. Siding/Stucco	\$ _____
14. Sewer	\$ _____	46. Tile	\$ _____
15. Septic	\$ _____	47. Counter Tops	\$ _____
16. Demolition/Tree Removal	\$ _____	48. Painting-Interior	\$ _____
17. Excavating/Grading	\$ _____	49. Painting-Exterior	\$ _____
18. Retaining Walls	\$ _____	50. Flooring-Hardwood	\$ _____
19. Foundation	\$ _____	51. Flooring-Carpets/Vinyl	\$ _____
20. General Labor	\$ _____	52. Shower Doors/Mirrors	\$ _____
21. Lumber-Rough	\$ _____	53. Fence	\$ _____
22. Carpentry-Rough	\$ _____	54. Decks	\$ _____
23. Trusses	\$ _____	55. Railings-Int./Ext.	\$ _____
24. Lumber-Finish	\$ _____	56. Appliances	\$ _____
25. Carpentry-Finish	\$ _____	57. Debris Removal	\$ _____
26. Fireplaces	\$ _____	58. Flats/Walks etc.	\$ _____
27. Plumbing	\$ _____	59. Driveway	\$ _____
28. Plumbing-Finish	\$ _____	60. Landscaping	\$ _____
29. Plumbing Fixtures	\$ _____	61. Equipment	\$ _____
30. Hardware-Rough	\$ _____	62. Contingency	\$ _____
31. Hardware-Finish	\$ _____	63. _____	\$ _____
32. Masonry	\$ _____	64. _____	\$ _____
		65. _____	\$ _____

Sub Total \$ _____

Sub Total \$ _____

Net Construction Costs \$ _____

Other Costs

66. Land Advance	\$ _____
67. Loan Payoff	\$ _____
68. Escrow Costs	\$ _____
69. Lender Costs	\$ _____
IR. Interest Reserve	\$ _____
SD. Builder's Control	\$ _____

Total Net Costs \$ _____

Plus Loan Fee \$ _____

Total Loan Amount \$ _____



I have investigated and checked the above figures and guarantee I can complete the construction for the costs as stipulated above.

 Borrower Date

 Borrower Date

 Contractor Date

 Contractor's License Number