John Smith HUD Consultant HUD ID #: A1234 Optional Document:

- Used at the discretion of the borrower
- May be used to determine the scope of repairs/construction which determines program: Standard or Limited 203(k)
 NOTE: Mandatory on Limited when borrower doing "self-help"

Feasibility Site Report (AKA Feasibility Study)

SUBJECT PROPERTY

Parcel #: 012-987-01 1234 Oak Street, Anytown, CA 90000

BORROWER

Mr. & Mrs. Customer

LENDER

SUMMARY OF REVIEW

The planned construction on the subject property is in line with the contractor's proposal. The scope of work and the proposed price are adequate for the geographical and economic conditions of the area. The borrower and contractor will most likely work with the reviewing authority in the planning of the proposed construction and repairs.

OBJECTIVE OF THIS FEASIBILITY STUDY

The objective of this feasibility study is primarily to assist in reducing the risk for the financial institution. Also to further assist them to facilitate their investment and provide an overview about the planned construction/renovation as well as the construction industry means and methods for which this document is produced as it relates to the subject property.

The feasibility may form the basis of an important investment decision and in order to serve this objective, the document covers various aspects of construction/renovation scope of work and the preliminary budget. This further assists the financial institution to better facilitate the physical, financial and administrative management of the project.

The document also provides the borrower/homeowner with specific information about the property and the cost of repairs and/or construction.

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Property Information

Subject Property Address

Parcel #: 012-987-01 1234 Oak Street Anytown, CA 90000

Lender

Lender Contact

Pre	pared	bv
	ba i b a	~ ,

John Smith HUD Consultant HUD ID #: A1234

Prepared for Borrower(s):				
Mr. & Mrs. Customer				
Best Phone Contact				

FHA Case No.

Property Details	
Number of stories	1
Number of units	1
Mixed use property	No
Type of Construction	Frame
Electric service & Amps	200
Fuel source - Gas - Oil - LP	Gas
City Sewer - Septic	Citv
Citv water - Well	Citv
Hot water source	HWT
Approximate Age	
Occupied at time of inspection	No
Utilities on or off	
Electric	On
Gas - Oil - LP	On
Water	On

Email Address

Borrower(s) Current Address

Date of Inspection: Thursday, January 02, 2014

Additional Testing Services, Certifications or Cost Items that may be necessary Recommendations ITEMS CHECK ARE RECOMMENDED							
Underground oil tank Certification	N/A	Radon Test	N/A				
LBP Certification	N/A	Termite Inspection	Х				
Well Water Certification	N/A	Structural Engineers report	N/A				
Septic Certification	N/A	Soils report	N/A				
Site survey	N/A	Chimney Certification	Х				
Architectural Plans	N/A	Asbestos certification	N/A				

Note: The Home Inspection is performed to identify those items that require repairs for a property to comply with HUD's Minimum Property Standards as defined in HUD Handbook 4905.1. The Borrower may wish to consider the above recommended inspections to further protect their interests beyond scope of the inspection.

Reviews property for compliance with HUD MPS (Minimum Property Standards)

All repairs must be performed in conformance with local zoning ordinances and codes. All work within this Report to be Performed by a Licensed Contractor

The Subject Property will not be Habitable During Construction

If uninhabitable and structured as a Standard 203(K), HomeBridge Renovation Concierege Department may approve financing of up to 6 months PITI

	John Smith HUD Consultant HUD ID #: A1234			Feasibili	ty Sit	e Report		
	Property Address	_			B	uyer(s) Name		
	1234 Oak Street, Anytown, CA 90000				Mr. &	Mrs. Custom	er	
	Lender				Thursda	Date ly, January 02, 2	014	
	Contact				FH/	A Case Number		
	oonaat]				Cost of Construct \$95,048.00	ion	
1	Masonry				Division		\$	1,900.00
•	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Ť	Total Material
	Repair masonry brick foundation at rear of breezeway	1	\$ 1,000.00	\$ 1,000.00 \$ -	1	\$ 900.00	\$	900.00
		Soomo of Wor	Total Labor			Total Materials	\$; \$	- 900.00
2	Siding		k/Specificatio		Division		\$	750.00
	ltem	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost		Total Material
	Fascia at breezeway needs to be re-capped with coil	1	\$ 500.00	\$ 500.00	1	\$ 250.00	\$	250.00
			Total Labor	\$ - \$ 500.00		Total Materials	\$ \$	- 250.00
		Scope of Wor	k/Specificatio		Distator	Tatal	*	400.00
3	Gutters & Downspouts	labor Unit QTY	Labor Cost	Total labor	Division Unit QTY	Total Material Cost	\$	100.0 Total Material
		Q I I		i otar iabor	Set 1	0000		Material
	Clean out all gutters at garage	1	\$ 50.00	\$ 50.00	1	\$ 50.00	\$	50.00
		1		\$ -		•	\$	<u> </u>
	Clean out all gutters at garage		\$ 50.00 Total Labor k/Specificatio	\$		\$ 50.00 Total Materials	\$	-
4	Clean out all gutters at garage	Scope of Wor	Total Labor k/Specificatio	<u>\$</u> - \$50.00 ns	Division	Total Materials	\$	- 50.00
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ł	Clean out all gutters at garage	Scope of Wor	Total Labor k/Specificatio	\$ - \$ 50.00 ns Total labor \$ -	Division Unit QTY	Total Materials Total Material Cost	\$) \$	- 50.0
•	Clean out all gutters at garage Roof Item	Scope of Wor	Total Labor k/Specificatio	\$ - \$ 50.00 ns Total labor \$ -	Division Unit QTY Division	Total Materials Total Material Cost Total	\$ \$	- 50.0 - Total Material - -
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13 W	/indows						Division	Tot	al	\$	1,100.0
		labor Unit		Labor			Unit		Material	Ť	Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
R	eplace all basement windows.	1	\$	300.00	\$	300.00	1	\$	800.00	\$	800.0
	·				\$	-				\$	-
					\$	-				\$	-
			T	otal Labor	\$	300.00		Tota	I Materials	\$	800.0
	Sc	ope of Wo	rk/S	pecificatio	ns						
14 W	/eatherstrip						Division	Tot	al	\$	-
	•	labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
	NO WORK				\$	-				\$	-
15 D	oors (Ext)	•					Division	Tot	al	\$	-
	. ,	labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
	NO WORK				\$	-				\$	-
16 D	oors (Int)				Ψ		Division	Tot	al	\$	-
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
	NO WORK				\$	-				\$	
17 P	artition Walls				Ψ		Division	Tot	al	\$	29,640.0
· [labor Unit		Labor			Unit		Material	+	Total
	Item	QTY		Cost	•	Total labor	QTY		Cost		Material
M	lodify 1st floor floor walls for new design	1	\$	5,100.00	\$	5,100.00	1	\$	4,500.00	\$	4,500.0
	lodify 2nd floor floor walls for new design	1	э \$	5,240.00	э \$	5,240.00	1	۰ \$	4,000.00	ֆ Տ	4,000.0
	pdate 2nd floor bathroom complete gut	1	\$ \$	5.000.00	э \$	5,240.00	1	э \$	4,000.00	ֆ Տ	<u>4,000.0</u> 5,800.0
	pade 2nd liver bathroom complete gut		Ψ	3,000.00	φ	5,000.00		Ψ	3,000.00	Ψ	3,000.0
			т	otal Labor	¢	15,340.00		Tota	I Materials	¢	14,300.0
	Sec	ope of Wo				13,340.00		τοια	i wateriais	φ	14,500.0
18 P	laster/Drywall		N S	pecificatio	115		Division	Tot	al	\$	6,655.0
	laster/Drywall	labor Unit	1	Labor	T		Unit		Material	φ	Total
	Itom	QTY		Cost		Total labor	QTY		Cost		Material
	Item		<i>•</i>		-			¢		¢	
In	nstall new GWB in renovated areas 1st and 2nd floor	1	\$	3,800.00	\$	3,800.00	1	\$	2,855.00	\$	2,855.0
			-		\$	-		T - 4 -		\$	-
_				otal Labor		3,800.00	_	lota	I Materials	\$	2,855.0
		ope of Wo	rk/S	pecificatio	ns				-	<u> </u>	
19 D	ecorating				r		Division			\$	1,800.0
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
Р	aint entire interior	1		1,000.00	\$	1,000.00	1	\$	800.00	\$	800.0
_				otal Labor		1,000.00		Tota	I Materials	\$	800.0
		ope of Wo	rk/S	pecificatio	ns						
20 W	lood Trim						Division			\$	-
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
	NO WORK				\$	-				\$	-
21 S	tairs						Division			\$	3,400.0
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
In	stall railings 1st floor and basement to code	1	\$	1,200.00	\$	1,200.00	1	\$	2,200.00	\$	2,200.0
Γ					\$	-				\$	-
Γ			T	otal Labor	\$	1,200.00		Tota	I Materials	\$	2,200.0
	Sc	ope of Wo	rk/S	pecificatio	ns		•				•
22 C	losets	•					Division	Tot	al	\$	-
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
F	NO WORK	1	1		\$	-				\$	-
23 W	Vood Floors	•			.Ψ		Division	Tot	al	\$	-
- ''		labor Unit		Labor			Unit		Material	*	Total
	Item	QTY		Cost	·	Total labor	QTY		Cost		Material
	NO WORK				\$	-				\$	-
24 F	inished Floors	1			ψ		Division	Tot	al	э \$	
		labor Unit		Labor	1		Unit		Material	Ψ	Total
	Item	QTY		Cost	•	Total labor	QTY		Cost		Material
⊢	NO WORK				\$	-	~'''		2000	\$	-
5 0	eramic Tile	1	I		Þ		Division	Tot	al	\$ \$	-
50		labor Unit	1	Labor			Unit		ai Material	φ	- Total
	lt a sa	QTY		Cost	.	Total labor	QTY				Material
	ltem	QIT		0051			U II		Cost	¢	material
	NO WORK				\$	-	Dist. 1	L	-1	\$ \$	-
											-
26 B	ath Accessories	lak 1 1	1	Leh			Division			φ	
26 B	ath Accessories	labor Unit		Labor			Unit		Material	φ	Total
26 B		labor Unit QTY		Labor Cost	\$	Total labor				₽	

27	Plumbing						Division	Tot	al	\$	5,138.00
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
	Install new 80 Gallon HWT	1	\$	250	\$	250.00	1	\$	800.00	\$	800.00
	New plumbing 2nd floor bath and kitchen	1	\$	2,588	\$	2,588.00	1	\$	1,500.00	\$	1,500.00
					\$					\$	-
				otal Labor				Tota	I Materials	\$	2,300.00
		cope of Wo	rk/S	Specificatio	ns						
28	Electrical						Division	Tot		\$	3,965.00
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
	Repair all non comp-non-compliant wiring in basement	1	\$	50	\$		1	\$	125.00	\$	125.00
	Ceiling fan in master B/R needs to be removed and wire	1	\$	125.00			1	\$	75.00	\$	75.00
	New lighting fixtures and recessed lighting	1	\$	500.00			1	\$	1,000.00	\$	1,000.00
	GFI's needed in kitchen and bathroom with renovation	1	\$	1,565.00 otal Labor			1	\$ Tata	525.00	\$	525.00
		cope of Wo			<u> </u>	,		Tota	I Materials	Þ	1,725.00
29	Heating	cope or wo	rk/s	specificatio	ns		Division	Tet		\$	12,600.00
29	Heating	labor Unit		Labor	1		Unit		Material	φ	Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
		1	\$	4,800	\$		1	\$	7,800.00	\$	7,800.00
	HVAC Replacement		Ð	4,000	\$ \$			φ	1,000.00	<u>ֆ</u> \$,000.00
			T	otal Labor				Tota	I Materials	T	7,800.00
	S	cope of Wo			<u> </u>	1			materiale	Ψ	1,000100
30	Insulation			peemeane			Division	Tot	al	\$	1,100.00
		labor Unit	1	Labor			Unit		Material	T	Total
	ltem	QTY		Cost		Total labor	QTY		Cost		Material
	Reinstall insulation in crawl space	1	\$	800.00	\$	800.00	1	\$	300.00	\$	300.00
			Ť	000100	\$			Ŷ	000100	\$	-
			Т	otal Labor	\$	800.00		Tota	I Materials	\$	300.00
	S	cope of Wo	rk/S	Specificatio	ns	5					
31	Cabinetry						Division	Tot	al	\$	18,800.00
		labor Unit		Labor			Unit		Material		Total
	ltem	QTY		Cost		Total labor	QTY		Cost		Material
	Supply and install new cabinets and counter top	1	\$	3,500	\$		1	\$	12,000.00	\$	12,000.00
	Supply and install new Granite type counter top	1	\$	800			1	\$	2,500.00	\$	2,500.00
				otal Labor	<u> </u>	,		Tota	I Materials	\$	14,500.00
		cope of Wo	rk/S	Specificatio	ns	6					
32	Appliances		-	Labar	1		Division			\$	-
	lt	labor Unit		Labor		Tatal Jahar	Unit		Material		Total
	Item	QTY		Cost	•	Total labor	QTY		Cost	-	Material
.	NO WORK				\$	-	Divisies	T -1		\$	-
33	Basements	labor Unit		Labor	I -		Division Unit	Tot	ai Material	\$	2,300.00 Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
		1	\$	1.000.00	\$		1	\$	1.300.00	¢	
	Install sump pump system in basement		- T	otal Labor					I Materials	\$ ¢	<u>1,300.00</u> 1,300.00
	Q	cope of Wo						iota	in Materials	Ψ	1,500.00
34	Cleanup			peomoailo		•	Division	Tot	al	\$	5,800.00
	o loanap	labor Unit		Labor			Unit		Material	Ψ	Total
	Item	QTY		Cost	1	Total labor	QTY		Cost		Material
	Selective demolition	1	\$	2,500.00	\$		1	\$	2.000.00	\$	2.000.00
	Project cleanup during construction	1	\$	500.00			1	\$	800.00		800.00
				otal Labor					I Materials		2,800.00
	S	cope of Wo			_						,
35	Miscellaneous				-		Division	Tot	al	\$	-
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost	1	Total labor	QTY		Cost		Material
	NO WORK				\$	-				\$	-
					×.						
					_						

Total Direct Cost of Construction

\$ 95,048.00

FHA Case No.

RECAP TOTALS

Borrower's Name & Property Address	Lender's Name & Address
Mr & Mrs. Customer	
1234 Oak Street,	
Anytown, CA 90000	
FHA Case Number	

HUD 203(k) Consultant / Plan Reviewer's Signature

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Date January 2, 2014

Construction Item

Total Escrow

1	Masonry	\$ 1.900.00
2	Sidina	\$ 750.00
3	Gutters/Downspouts	\$ 100.00
4	Roof	\$ -
5	Shutters	\$ -
6	Exteriors	\$ -
7	Walks	\$ -
8	Driveways	\$ -
9	Painting (Ext.)	\$ -
10	Caulking	\$ -
11	Fencina	\$ -
12	Grading	\$ -
13	Windows	\$ 1,100.00
14	Weather-strip	\$ -
15	Doors (Ext.)	\$ -
16	Doors (Int.)	\$ -
17	Partition Wall	\$ 29,640.00
18	Plaster/Drywall	\$ 6.655.00
19	Decorating	\$ 1.800.00
20	Wood Trim	\$ -
21	Stairs	\$ 3.400.00
22	Closets	\$ _
23	Wood Floors	\$ -
24	Finished Floors	\$ -
25	Ceramic Tile	\$ -
26	Bath Accessories	\$ -
27	Plumbing	\$ 5,138.00
28	Electrical	\$ 3,965.00
29	Heating	\$ 12,600.00
30	Insulation	\$ 1,100.00
31	Cabinetry	\$ 18,800.00
32	Appliances	\$ -
33	Basements	\$ 2,300.00
34	Cleanup	\$ 5,800.00
35	Miscellaneous	\$
\leq	Direct Cost of Repairs	\$ 95,048.00

Construction Cost Sub Total		\$	95,048.00
Contingency Reserve	15%	\$	14.257.20
Su	btotal	\$	109,305.20
Permits - estimated cost		\$	1,400.00
Total cost of Construction		\$	110.705.20
5 Draw Inspections @	\$225	\$	1,125.00
		•	4 4 95 99
Total allowable Fees		\$	1,125.00
Total cost of Construction		\$	111,830.20

Derreuver	Data
Borrower	Date
Co-Borrower	Date
Contractor	Date
HUD Consultant	Date
	Dale

Based on the scope of the required repairs/construction, the appropriate program type is selected: Standard 203(k) or Limited 203(k)

INVOICE

TO: Borrower

			DATE:	01/02/14
			Subject	Address:
	DESCRIPT	ION		AMOUNT
Full 203(k)				
Streamline K				
Feasibility Report with Si	te Visit			\$ 425.00
Feasibility Report - Desk	Review			
Non-203(k) Consultation	Per Hour			1
Hourly Consultation:	Total Time:	0.00	Rate: \$ -	
-				
			/	
Other/Notes:				
	D 11			
	Paid			
	/			
			Balance due	\$ 425.00
Cost is often cr	edited towards the	e HUD		

Consultant Fee in the event that the transaction progresses to a Standard 203(k)