



Property Address: _____

203K Consultant Services

203K	
The following includes services required for the Standard HUD 203K or Fannie Mae Homestyle renovation loan. Services include compliance inspection, review of construction bid, preparation of work write-up and release of funds through draw inspections and change orders.	
203K Compliance Inspection	
Complete inspection of property to evaluate all the major functions of the property including exterior, structure, interior, roof, electrical, plumbing, HVAC and fixed appliances. A separate report will be generated to identify any health & safety or deferred conditions that will need to be included in the construction bid.	TBD
Work Write-Up	
Services include evaluation of all inspections, appraisals, contractor's estimates, plans and architectural exhibits. Complete required documentation & forms that details the scope of work and submitted to HUD for approval and processing. Pricing is based on construction bid.	
Construction Bid	
\$7,500 or Less	\$400.00
\$7,501 to \$15,000	\$500.00
\$15,001 to \$30,000	\$600.00
\$30,001 to \$50,000	\$700.00
\$50,001 to \$75,000	\$800.00
\$75,001 to \$100,000	\$900.00
\$100,001 +	\$1,000.00
Work Write-up will be billed to escrow. In the event that escrow does not close, borrower will be responsible for these fees.	
Draw Inspections	
On-site inspections of completed work for partial release of funds. Work will be evaluated for percentage of completion, quality, code & permit compliance. There is a 10% holdback on all draws. Submit documents to lender for payment in timely manner for draw payments to contractor. Anticipate 2 - 5 draw inspections.	\$275.00 per Inspection
Change orders may be required as needed. Fees are \$175.00 per order. These fees can be drawn from Contingency Reserves.	

Work Write-up and Draw Inspections will be billed to escrow. In the event, escrows cancels, customer agrees to pay by credit card.

To execute these services, please sign & date the signature area below:

Signature: _____ **Date:** _____

Name: _____

CC # _____ **Exp Date:** _____ **CVV:** _____ **Zip:** _____

Please email to will@sdinspection.com