



**OLYMPIA MORTGAGE & INVESTMENT COMPANY, INC.**  
 1740 E. Main St. A102 Grass Valley, CA 95945  
 phone: (530) 272-3030 fax: (530) 272-9800 web: www.omici.com

### Cost Break Down

<b>Date:</b>
<b>Borrower:</b>
<b>Contractor:</b>
<b>Loan #:</b>
<b>Property Address:</b>
<b>Square Footage:</b>
<b>Loan Amount:</b>
<b>Total Cost Sq./Ft. less Soft Costs:</b>

<b>Interest Reserve</b>	<b>\$</b>	<b>Budget # 006</b>
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<b>PHASE I</b>				
Loan Costs/Initial Funding - <b>Budget # 100</b>				
<b>Loan Costs/Initial Funding Item Description</b>	<b>Budget Amount</b>	<b>Paid by Borrower</b>	<b>To be Reimbursed</b>	<b>Cost Sq./Ft</b>
Land Payoff	\$	\$	\$	\$
Lien Payoff	\$	\$	\$	\$
Refi Payoff	\$	\$	\$	\$
Appraisal	\$	\$	\$	\$
Loan Fees	\$	\$	\$	\$
Taxes	\$	\$	\$	\$
Title & Escrow Fees	\$	\$	\$	\$
Hazard Insurance (Soft Cost)	\$	\$	\$	\$
Other:	\$	\$	\$	\$
<b>Total Loan Costs (including IR)</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>INTERNAL USE (In Above Section ONLY)</b>				

<b>Initial Funding Item Description</b>	<b>Budget Amount</b>	<b>Paid by Borrower</b>	<b>To be Reimbursed</b>	<b>Cost Sq./Ft</b>
<b>Interest Reserve- Budget # 006</b>	<b>* \$ see above</b>	\$	\$	\$
Permits and Fees	\$	\$	\$	\$
Engineering	\$	\$	\$	\$
Staking	\$	\$	\$	\$
Sewer/Septic	\$	\$	\$	\$
Plans	\$	\$	\$	\$
Liability Insurance	\$	\$	\$	\$
Cash Advance/Land or Prop. Improv. Reimbursement	\$	\$	\$	\$
Well/Pipe Treated Water	\$	\$	\$	\$
Power/Utilities	\$	\$	\$	\$
Title 24	\$	\$	\$	\$
Offsite Miscellaneous	\$	\$	\$	\$
Offsite Overhead/Supervision	\$	\$	\$	\$
Temporary Services	\$	\$	\$	\$
School Fees	\$	\$	\$	\$
Labor	\$	\$	\$	\$
Other:	\$	\$	\$	\$
<b>Total Initial Costs/Permits &amp; Fees</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Total Phase I (including IR)</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

Completed \_\_\_\_\_ Inspection \_\_\_\_\_

Notes:

## PHASE II

Site Prep/Foundation/Concrete - Budget # 200

Site Prep Item Description	Budget Amount	Paid by Borrower	To be Reimbursed	Cost Sq./Ft
Site Prep & Clearing	\$	\$	\$	\$
Road Work	\$	\$	\$	\$
Trenching	\$	\$	\$	\$
Site Prep Miscellaneous	\$	\$	\$	\$
Excavation	\$	\$	\$	\$
Overhead/Supervision	\$	\$	\$	\$
Retaining Wall	\$	\$	\$	\$
Equipment Rental	\$	\$	\$	\$
Rock and Sand	\$	\$	\$	\$
Foundation Forming	\$	\$	\$	\$
Foundation Concrete	\$	\$	\$	\$
Other:	\$	\$	\$	\$
<b>Total Site Prep</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Foundation/Concrete Item Description	Budget Amount	Paid by Borrower	To be Reimbursed	Cost Sq./Ft
Foundation Rough Plumbing	\$	\$	\$	\$
Foundation Rough Electrical	\$	\$	\$	\$
Foundation Miscellaneous	\$	\$	\$	\$
Overhead/Supervision	\$	\$	\$	\$
Foundation Material	\$	\$	\$	\$
Driveway	\$	\$	\$	\$
Labor	\$	\$	\$	\$
Other:	\$	\$	\$	\$
<b>Total Foundation/Concrete</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Total Phase II</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

Completed \_\_\_\_\_ Inspection \_\_\_\_\_

Notes:

## PHASE III

Rough Frame,Plumb.,Electrical/Roofing,Windows,Siding/Drywall,Paint -

Budget # 300

Rough Frame Item Description	Budget Amount	Paid by Borrower	To be Reimbursed	Cost Sq./Ft
Manufactured Home	\$	\$	\$	\$
Rough Frame Lumber	\$	\$	\$	\$
Rough Frame Labor	\$	\$	\$	\$
Trusses	\$	\$	\$	\$
Roof Sheathing	\$	\$	\$	\$
Rough Frame Misc.	\$	\$	\$	\$
Overhead/Supervision	\$	\$	\$	\$
Decking/Railings	\$	\$	\$	\$
Weather Tight Shell	\$	\$	\$	\$
Garage	\$	\$	\$	\$
Ornamental Iron	\$	\$	\$	\$
Finish Grade	\$	\$	\$	\$
Labor	\$	\$	\$	\$
Other:	\$	\$	\$	\$
<b>Total Rough Frame</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Rough Plumbing/Electrical Item Description	Budget Amount	Paid by Borrower	To be Reimbursed	Cost Sq./Ft
Rough Plumbing	\$	\$	\$	\$
Rough Electrical	\$	\$	\$	\$
Rough HVAC	\$	\$	\$	\$
Rough Beam System	\$	\$	\$	\$
Rough Plumb/Elec Misc.	\$	\$	\$	\$
Overhead/Supervision	\$	\$	\$	\$
Fire Protection/Sprinklers	\$	\$	\$	\$
Theater & Sound	\$	\$	\$	\$
Baths - Decorating	\$	\$	\$	\$
Fencing	\$	\$	\$	\$
Dump Fees	\$	\$	\$	\$
Labor	\$	\$	\$	\$
Other:	\$	\$	\$	\$
<b>Total Rough Plumbing/Electrical</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Total Phase IIIA</b>				
Roofing/Window/Siding Item Description	Budget Amount	Paid by Borrower	To be Reimbursed	Cost Sq./Ft
Roofing	\$	\$	\$	\$
Windows	\$	\$	\$	\$
Siding/Stucco	\$	\$	\$	\$
Gutters/Downspouts	\$	\$	\$	\$
Roofing/Windows/Siding Misc.	\$	\$	\$	\$
Overhead/Supervision	\$	\$	\$	\$
Shutters/Awnings	\$	\$	\$	\$
Sheet Metal	\$	\$	\$	\$
Garage Flatwork	\$	\$	\$	\$
Labor	\$	\$	\$	\$
Other:	\$	\$	\$	\$
<b>Total Rough Plumbing/Electrical</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Drywall/Paint Item Description	Budget Amount	Paid by Borrower	To be Reimbursed	Cost Sq./Ft
Insulation	\$	\$	\$	\$
Drywall	\$	\$	\$	\$
Exterior Paint	\$	\$	\$	\$
Interior Paint	\$	\$	\$	\$
Fire Places/Wood Stove	\$	\$	\$	\$
Drywall/Paint Miscellaneous	\$	\$	\$	\$
Overhead/Supervision	\$	\$	\$	\$
Interior Trim	\$	\$	\$	\$
Labor	\$	\$	\$	\$
Other:	\$	\$	\$	\$
<b>Total Drywall/Paint</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Total Phase IIIB</b>				
<b>Total Phase III</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

Completed \_\_\_\_\_ Inspection \_\_\_\_\_

Notes:

## PHASE IV

Cabinets/Finish Carpentry/Flooring - Budget # 400

Cabinets/Finish Carpentry Item Description	Budget Amount	Paid by Borrower	To be Reimbursed	Cost Sq./Ft
Cabinets	\$	\$	\$	\$
Doors-Exterior	\$	\$	\$	\$
Doors-Interior	\$	\$	\$	\$
Finish Carpentry	\$	\$	\$	\$
Tile/Granite/Countertops	\$	\$	\$	\$
Garage Doors	\$	\$	\$	\$
Hardware	\$	\$	\$	\$
Masonry/Stonework	\$	\$	\$	\$
Cabinet/Finish Carpentry Misc.	\$	\$	\$	\$
Overhead/Supervision	\$	\$	\$	\$
Stairways	\$	\$	\$	\$
HVAC	\$	\$	\$	\$
Fireplace Mantle	\$	\$	\$	\$
Labor	\$	\$	\$	\$
Other:	\$	\$	\$	\$
<b>Total Cabinets/Finish Carpentry</b>	\$	\$	\$	\$
Flooring Item Description	Budget Amount	Paid by Borrower	To be Reimbursed	Cost Sq./Ft
Flooring	\$	\$	\$	\$
Finish Electrical	\$	\$	\$	\$
Finish Plumbing	\$	\$	\$	\$
Finish HVAC	\$	\$	\$	\$
Finish Miscellaneous	\$	\$	\$	\$
Overhead/Supervision	\$	\$	\$	\$
Shower Doors	\$	\$	\$	\$
Alarm	\$	\$	\$	\$
Tel/TV	\$	\$	\$	\$
Mirrors and Enclosures	\$	\$	\$	\$
Labor	\$	\$	\$	\$
Other:	\$	\$	\$	\$
Contingency	\$	\$	\$	\$
<b>Total Flooring</b>	\$	\$	\$	\$
<b>Total Phase VI</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

Completed \_\_\_\_\_ Inspection \_\_\_\_\_

Notes:

## PHASE V

Appliances/Final Items - Budget # 500

Final Items/Appliances Item Description	Budget Amount	Paid by Borrower	To be Reimbursed	Cost Sq./Ft
Cleaning	\$	\$	\$	\$
Porta Potty	\$	\$	\$	\$
Balance of Manuf. Home	\$	\$	\$	\$
Appliances	\$	\$	\$	\$
Landscape	\$	\$	\$	\$
Flatwork/Finish Concrete	\$	\$	\$	\$
Driveway/Road	\$	\$	\$	\$
Appliances	\$	\$	\$	\$
Interior Finish Misc.	\$	\$	\$	\$
Exterior Finish Misc.	\$	\$	\$	\$
Overhead/Supervision	\$	\$	\$	\$
Decking/Fence/Gate	\$	\$	\$	\$
Labor	\$	\$	\$	\$
Other:	\$	\$	\$	\$
<b>Total Appliances/Final Items</b>	\$	\$	\$	\$
<b>Total Phase V</b>	\$	\$	\$	\$

Completed \_\_\_\_\_ Inspection \_\_\_\_\_

Notes:

<b>Total Project (Phase I - V)</b>	\$	\$	\$	\$
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The above Costs are, to the best of my knowledge, a true estimate of this project and plans. I understand that throughout this process: Full Site Plans, Floor Plans & Permits will be required to be presented to the Lender, along with Lien Releases as work is completed at any time throughout this process.

**Borrower:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Contractor:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**OMICI Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Overall Project Notes: