SRC Home & Land Solutions CLIENT: ESTIMATE - FOR INFORMATIONAL PURPOSES ONLY WORK SITE ADDRESS: CONTRACT DATE: CONTRACTOR: CONSTRUCTION PROJECT MANAGER CONSTRUCTION POINT OF CONTACT NAME **PHONE** PLANNING MANAGER PLANNING POINT OF CONTACT NAME **EMAIL PHONE** CLIENT CLIENT POINT OF CONTACT NAME **MAILING ADDRESS** ESTIMATE - FOR INFORMATIONAL PURPOSES ONLY **EMAIL** PHONE **ESTIMATED Home & Construction Cost TOTAL:** 219,963.87 Home Purchase Subtotal: 135 750 00 Construction Subotal: 84,213.87 PROJECT SUMMARY ALL PRICING IN THIS DOCUMENT ARE ESTIMATES FOR INFORMATIONAL PURPOSES ONLY. THIS IS NOT A VALID NOR BINDING CONTRACT/QUOTE. This estimate is based on estimating costs for: 1,500 sqft two section (double wide) manufatured home with permanent slab foundation and masonry skirting. Estimate assumes relatively level topography and cleared, easy to access to the property and home site. POSSIBLE "ADJUSTMENTS" TO CONSIDER WITH THIS ESTIMATE: *Add a 2 car "attached" garage would increase this Estimated Total by approx. +\$40,000 *700-1,000 sqft single section home would decrease this Estimated Total by approx. -\$50,000-\$60,000 *1,100-1,300 sqft two section home would decrease this Estimated Total by approx. -\$10,000-\$20,000. *1,600 sqft two section home would increase this Estimated Total by approx. +\$10,000-\$15,000. *2,000 sqft two section home would increase this Estimated Total by approx. +\$35,000-\$45,000. Triple Wide Homes (2,000-2,600 sqft) would increase this Estimated Total by approx. +\$100,000-\$150,000 *MH Advantage two section home upgradde would increase this Estimated Total by approx. +\$15,000-\$25,000, and another +\$40,000 for a two car garage to be added, though this could be a carport or a covered porch instead to meet the MH advatnage standard (due to additional costs for the upgrade at the factory, and any required additional engineering, drawings, foundation components, and finish work on site that will need to be done to properly complete the home to meet MH Advantage or ChoiceHome qualification standards) *CrossMod (1,620 sqft) would increase this Estimated Total by approx. +\$30,000 - \$50,000, and another +\$40,000 for a two car garage to be added. (due to the additional cost of the home itself, and any required additional engineering, drawings, foundation components, and additional finish work on site that it will need to properly complete the home. This type of home qualifies for MH Advatange and ChoiceHome.) **ESTIMATED Home & Construction Costs TOTALS:** MANUFACTURE HOME \$ 125,000.00 HOME PURCHASE SALES TAX 10,750.00 8.60% HOME PURCHASE SUBTOTAL R PLANNING \$ 3,100.00 SITE PREP & UTILITIES 23,000.00 \mathbf{C} \$ D HOME BUILD OUT \$ 23,100.00 MECH/ELECT/PLUMB/HVAC 3,500.00 ACCESSORY STRUCTURES MISCELLANEOUS 4,000.00 G \$ PROJECT MANAGEMENT Н \$ 20,845.00 **OPTIONAL** CONSTRUCTION SALES TAX 6,668.87 CONSTRUCTION SUBTOTAL \$ 84,213.87 **Estimated Home & Construction Cost TOTAL** 219,963.87 (SEE Pages 2 & 3, Sections A. thru I. for details of Home & Construction Costs) MORE TO CONSIDER: (I feel these are important to mention to ensure folks have the whole picture) ADDITIONAL Contingency Funds Range Contingency is either added in to your loan total by your lender or if you are not using traditional 43,992.77 21,996.39 (Typically 10-20% of Project or Loan Costs) financing then the Contingency funds should be available as "cash on hand" for the project. These Other Costs are not included in this Estimated Total because they vary so dramatically. For example: ADDITIONAL Other Costs Range A completely undeveloped piece of land with no utilities will cost considerably more to finish out, (Required Mininum to Possibly Required Maximum) 123,000.00 11,500.00 than a fully developed piece of land ready for a home's foundation. Also, a property with streams. SEE page 3, Section J. for details of "Other Costs" wetlands, steep slopes, bad soils, or any other complications, restrictions, etc. tend to incur greater This very broad range estimate is for informational purposes only. GRAND TOTAL \$ 231,463.87 \$ 386,956.64 FYI: the high and the low of this range includes either spending all of your max contingency or PROJECT BUDGET RANGE: none of your contingency. SUM OF (Home & Construction Costs Total + \$0 or Max Contingency Funds + Other Costs Total) = Grand Total Project Budget Range

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| CONSTRUCTION CATEGORY | _ | | 2011 | T 101 | TOTAL AND ONLY | | |
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| We other every home "Contention" to every projects for from the time a hours in officially part the production with the numericants on when it is delivered to one in regularly superhere from 4-16 weeks. | 2 | | | | Recommended/Optional NOT required. For reference I on average spend \$20-30k in upgrades for the homes we build for our own projects. We do not mark these items up, instead they will be at factory cost. We do this so that when we recommend certain options (eaves, etc) people hopefully won't feel | | |
| Personal Life Description of the Obstance Sementally and a will accept be grounded function. WANTEACTICED BOWN SCRIPTON. 1 | 3 | HOME DELIVERY | \$ 10,000.00 | Y | ESTIMATED Usually in the range of \$8,000-\$14,000 | | |
| CONSTRUCTION CATEGORY COSTS INCUSTRACT ADDITIONAL INFODESCRIPTION | We order every home "customized" to every project so from the time a home is officially put into production with the manufacturer to when it is delivered to site is typically anywhere from 4-16 You can expect this to fluxuate seasonally and it will never be a promised timeline Fleetwood (4-10 weeks is typical) from Nampa, Idaho; Golden West (12-16 weeks is typical) from Albany, OR. | | | | | | |
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| SINGS WATER CLASS-SWEPT SIGNOD Single Family Residence | 2 | SITE PLAN | \$ 500.00 | Y | | | |
| Sign Family Residence S 250.00 Y City/County | 3 | | \$ 1,000.00 | Y | costs to \$5,000-\$10,000+ | | |
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| CONSTRUCTION CATEGORY | 6 | | \$ 100.00 | Y | required, it varies by project and permit authority. We charge typically \$100 for each misc permit | | |
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| E. MECHANICAL, ELECTRICAL, PLUMBING, HVAC 1 ELECTRIC: CONNECT TO HOME \$ 3,500.00 Y Wire from power meter to home - LNI permit required/Licensed Electrician 3 PLUMB: Water Direct Home Connection \$ - Y Included with home install - if plumbed to home pad in correct location 4 PLUMB: Sewer Direct Home Connection \$ - Y Included with home install - if plumbed to home pad in correct location 5 GAS: PLUMB & CONNECT TO HOME \$ - N Optional 6 FURNACE - Electric - Setup \$ - Y Included at no extra cost 7 WATER HEATER - Electric - Setup \$ - Y Included at no extra cost 8 HVAC: CONNECT & INSTALL \$ - N ONLY required if you decide to go with a Heat Pump. Estimated \$8,000+ MEP/HVAC TOTAL \$ 3,500.00 | | CONSTRUCTION CATEGORY | COSTS | IN COMED : CT | ADDITIONAL DIFO/DECORPTION | | |
| ELECTRIC: CONNECT TO HOME \$ 3,500.00 Y Wire from power meter to home - LNI permit required/Licensed Electrician | E. | | | INCONTRACT | ADDITIONAL INFO/DESCRIPTION | | |
| 3 PLUMB: Water Direct Home Connection \$ - Y Included with home install - if plumbed to home pad in correct location 4 PLUMB: Sewer Direct Home Connection \$ - Y Included with home install - if plumbed to home pad in correct location 5 GAS: PLUMB & CONNECT TO HOME \$ - N Optional 6 FURNACE - Electric - Setup \$ - Y Included at no extra cost 7 WATER HEATER - Electric - Setup \$ - Y Included at no extra cost 8 HVAC: CONNECT & INSTALL \$ - N ONLY required if you decide to go with a Heat Pump. Estimated \$8,000+ MEP/HVAC TOTAL \$ 3,500.00 | | | | Y | Wire from power meter to home - LNI permit required/Licensed Electrician | | |
| 5 GAS: PLUMB & CONNECT TO HOME \$ - N Optional 6 FURNACE - Electric - Setup \$ - Y Included at no extra cost 7 WATER HEATER - Electric - Setup \$ - Y Included at no extra cost 8 HVAC: CONNECT & INSTALL \$ - N ONLY required if you decide to go with a Heat Pump. Estimated \$8,000+ MEP/HVAC TOTAL \$ 3,500.00 | 3 | PLUMB: Water Direct Home Connection | \$ - | Y | Included with home install - if plumbed to home pad in correct location | | |
| 6 FURNACE - Electric - Setup \$ - Y Included at no extra cost 7 WATER HEATER - Electric - Setup \$ - Y Included at no extra cost 8 HVAC: CONNECT & INSTALL \$ - N ONLY required if you decide to go with a Heat Pump. Estimated \$8,000+ MEP/HVAC TOTAL \$ 3,500.00 | 4 | | | | | | |
| 7 WATER HEATER - Electric - Setup \$ - Y Included at no extra cost 8 HVAC: CONNECT & INSTALL \$ - N ONLY required if you decide to go with a Heat Pump. Estimated \$8,000+ MEP/HVAC TOTAL \$ 3,500.00 | | | | | | | |
| 8 HVAC: CONNECT & INSTALL \$ - N ONLY required if you decide to go with a Heat Pump. Estimated \$8,000+ MEP/HVAC TOTAL \$ 3,500.00 | _ | | | | | | |
| . 25.5555 | | HVAC: CONNECT & INSTALL | \$ - | | | | |
| | | MEP/HVAC TOTAL | \$ 3,500.00 | | | | |

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| J 51 | RC Home & | Land Solu | tions - ESTIMATE ONLY |
|--|--|---|---|
| CONSTRUCTION CATEGORY | COSTS | IN CONTRACT | ADDITIONAL INFO/DESCRIPTION |
| F. ACCESSORY STRUCTURES | | | |
| 1 GARAGE FOUNDATION: | | N | Monolithic Foundation - 24'x25' |
| 2 GARAGE FOUNDATION: Forms & Rebar | | N | Rebar tied in per drawings/plan |
| 3 GARAGE FOUNDATION: Concrete | | N | Full Concrete Monolithic Slab Foundation |
| 4 GARAGE: Lumber, Trusses, & Faux Gable | | N | Per drawings/plan |
| 5 GARAGE: Auto Door/Man Door Install | | N | Auto 2 Car Garage door and steel rear man door. |
| 6 GARAGE: Siding, Trim, & Paint | | N | Siding & Paint to match home. |
| 7 GARAGE: Roofing | | N | Shingles to match home |
| 8 GARAGE: Electrical | | N | Basic Electrical - Auto Garage door, light, outlets, etc |
| 9 GARAGE: Gravel Apron/Ramp | | N | Concrete is an option as well for estimated \$3,000 more |
| | | | Smaller garage option 18'x25' (the same one as we built for our model homes) would save approx |
| A COESCODY OTDIVOTUDES SUPTOTAL | | | \$5,000. Carport is another less expensive option, too. |
| ACCESSORY STRUCTURES SUBTOTAL | - | | |
| | | | |
| CONSTRUCTION CATEGORY | COSTS | IN CONTRACT | ADDITIONAL INFO/DESCRIPTION |
| G. MISCELLANEOUS | | | |
| 1 EROSION CONTROL | \$ 2,500.00 | Y | (To follow your SWPPP plan approved by permit authority) VARIES |
| 2 PORTA POTTY ON SITE | \$ 500.00 | Y | Rental & Maintenance |
| 3 MISC MATERIAL & HARDWARE | \$ 1,000.00 | Y | Misc disposables |
| MISC SUBTOTAL | | | |
| | | | |
| CONSTRUCTION CATECORY | COCTC | IN COMED 4 CE | ADDITIONAL INFOMESCRIPTION |
| CONSTRUCTION CATEGORY H. PROJECT MANAGEMENT | COSTS | IN CONTRACT | ADDITIONAL INFO/DESCRIPTION |
| 1 GENERAL CONTRACTOR FEE - | \$ 19,845.00 | Y | |
| GENERAL CONTRACTOR FEE - | \$ 19,045.00 | ı | Our GC Fee is calculated at about 25-35%+ of Costs of Construction Only. |
| | | | This will depend on the full scope and intricacy of the project and our role within it. |
| 2 ADMIN FEE | \$ 1,000.00 | Y | (The listed Home Base Prices/Retail Price include a mark up/fee built already into them) |
| | | | We are upfront and honest with our fees/mark ups and feel strongly about transparency. |
| PROJECT MANAGEMENT SUBTOTAL | \$ 20,845.00 | | |
| | | | |
| CONSTRUCTION CATEGORY | COSTS | IN CONTRACT | ADDITIONAL INFO/DESCRIPTION |
| I. OPTIONAL | 00010 | | |
| 1 GUTTERS - HOME & OPT GARAGE | s - | N | \$2,500+ |
| 2 FENCING & GATES | s - | N | \$1,000+ |
| 3 LANDSCAPING | \$ - | N | \$2,000+ |
| 4 BASIC STORAGE SHED | s - | N | \$2,000+ - less than 200sqft is permit exempt - no plumb/no power |
| 5 COVEDED BODGII | | | 1 \$2,000 = less than 2005qit is perinit exempt = no piumo/no power |
| 5 COVERED PORCH | s - | N | |
| 5 COVERED PORCH 6 SIDEWALKS - Front &/or Rear | \$ - \$ - | | \$8,000+ may require permitting & structural drawings |
| | | N | |
| 6 SIDEWALKS - Front &/or Rear | \$ - \$ - | N N | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO | \$ - \$ - | N N | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO | \$ - \$ - \$ - | N N | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO OPTIONAL SUBTOTAL | \$ - \$ - \$ - | N N | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO OPTIONAL SUBTOTAL ALL CONSTRUCTION CATEGORIES TOTAL | \$ - \$ - \$ - \$ 77,545.00 | N N N | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete \$1,000+ Concrete |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO OPTIONAL SUBTOTAL ALL CONSTRUCTION CATEGORIES TOTAL OTHER COSTS CATEGORIES | \$ - \$ - \$ - \$ - \$ - | N N N | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO OPTIONAL SUBTOTAL ALL CONSTRUCTION CATEGORIES TOTAL OTHER COSTS CATEGORIES J. OTHER COSTS - Required - PAID DIRECTLY to | \$ - \$ - \$ - \$ 77,545.00 ESTIMATION City/County or LN | N N N | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete \$1,000+ Concrete ADDITIONAL INFO/DESCRIPTION |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO OPTIONAL SUBTOTAL ALL CONSTRUCTION CATEGORIES TOTAL OTHER COSTS CATEGORIES J. OTHER COSTS - Required - PAID DIRECTLY to 1 PERMIT APPLICATION & REVIEW FEES | \$ - \$ - \$ - \$ 77,545.00 ESTIMATI • City/County or LN \$ 1,000.00 | N N N N N N STANGE STANGE S 2,000.00 | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete \$1,000+ Concrete ADDITIONAL INFO/DESCRIPTION City/County & LNI - electrical |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO OPTIONAL SUBTOTAL ALL CONSTRUCTION CATEGORIES TOTAL OTHER COSTS CATEGORIES J. OTHER COSTS - Required - PAID DIRECTLY to 1 PERMIT APPLICATION & REVIEW FEES 2 PERMIT ISSUANCE & INSPECTION FEES | \$ - \$ - \$ - \$ 77,545.00 ESTIMATI City/County or LN \$ 1,000.00 \$ 500.00 | N N N N N N N N N N N N N N N N N N N | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete \$1,000+ Concrete ADDITIONAL INFO/DESCRIPTION City/County & LNI - electrical City/County & LNI - electrical |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO OPTIONAL SUBTOTAL ALL CONSTRUCTION CATEGORIES TOTAL OTHER COSTS CATEGORIES J. OTHER COSTS - Required - PAID DIRECTLY to 1 PERMIT APPLICATION & REVIEW FEES 2 PERMIT ISSUANCE & INSPECTION FEES 3 IMPACT FEES/ASSESSMENTS | \$ - \$ - \$ - \$ 77,545.00 ESTIMATI City/County or LN \$ 1,000.00 \$ 500.00 \$ 10,000.00 | N N N N ED RANGE I \$ 2,000.00 \$ 2,000.00 \$ 15,000.00 | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete \$1,000+ Concrete ADDITIONAL INFO/DESCRIPTION City/County & LNI - electrical City/County & LNI - electrical City/County - Schools/Traffic/Fire Dept etc. varies widely |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO OPTIONAL SUBTOTAL ALL CONSTRUCTION CATEGORIES TOTAL OTHER COSTS CATEGORIES J. OTHER COSTS - Required - PAID DIRECTLY to 1 PERMIT APPLICATION & REVIEW FEES 2 PERMIT ISSUANCE & INSPECTION FEES 3 IMPACT FEES/ASSESSMENTS OTHER COSTS - Required if NOT already on site - | \$ - \$ - \$ - \$ 77,545.00 ESTIMATI City/County or LN \$ 1,000.00 \$ 500.00 \$ 10,000.00 PAID DIRECTLY | N N N N ED RANGE I \$ 2,000.00 \$ 2,000.00 \$ 15,000.00 o Professional for in | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete \$1,000+ Concrete ADDITIONAL INFO/DESCRIPTION City/County & LNI - electrical City/County & LNI - electrical City/County - Schools/Traffic/Fire Dept etc. varies widely stall and/or PAID to SRC in contract |
| 6 SIDEWALKS - Front &/or Rear 7 PATIO OPTIONAL SUBTOTAL ALL CONSTRUCTION CATEGORIES TOTAL OTHER COSTS CATEGORIES J. OTHER COSTS - Required - PAID DIRECTLY to 1 PERMIT APPLICATION & REVIEW FEES 2 PERMIT ISSUANCE & INSPECTION FEES 3 IMPACT FEES/ASSESSMENTS OTHER COSTS - Required if NOT already on site- 1 INSTALL WATER METER/WELL | \$ - \$ - \$ - \$ 77,545.00 ESTIMATI OCity/County or LN \$ 1,000.00 \$ 500.00 \$ 10,000.00 PAID DIRECTLY (| N N N N ED RANGE II \$ 2,000.00 \$ 2,000.00 \$ 15,000.00 o Professional for it \$ 15,000.00 | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete \$1,000+ Concrete ADDITIONAL INFO/DESCRIPTION City/County & LNI - electrical City/County & LNI - electrical City/County & LNI - schools/Traffic/Fire Dept etc. varies widely astall and/or PAID to SRC in contract SRC can handle arrangements |
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| 6 SIDEWALKS - Front &/or Rear 7 PATIO OPTIONAL SUBTOTAL ALL CONSTRUCTION CATEGORIES TOTAL OTHER COSTS CATEGORIES J. OTHER COSTS - Required - PAID DIRECTLY to 1 PERMIT APPLICATION & REVIEW FEES 2 PERMIT ISSUANCE & INSPECTION FEES 3 IMPACT FEES/ASSESSMENTS OTHER COSTS - Required if NOT already on site- 1 INSTALL WATER METER/WELL 2 INSTALL SEWER/SEPTIC SYSTEM 3 INSTALL POWER POSSIBLY REQUIRED OTHER COSTS - PAID DI 1 CLEARING - Trees & Underbrush, etc 2 GRADING - for access & home site 3 ADDITIONAL PERMIT FEES 4 ADDITIONAL ENGINEERING/DRAWINGS 5 CRITICAL AREA REPORTS/ASSESS | \$ - \$ - \$ - \$ \$ \$ \$ \$ \$ \$ | N N N N N N N N N N N N N N N N N N N | \$8,000+ may require permitting & structural drawings \$1,000+ Gravel or upgrade to Concrete \$1,000+ Concrete **ADDITIONAL INFO/DESCRIPTION **City/County & LNI - electrical City/County & LNI - electrical City/County & LNI - electrical City/County & End - electrical City/County & Sehools/Traffic/Fire Dept etc. varies widely **Install and/or PAID to SRC in contract SRC can handle arrangements SRC can handle arrangements SRC can handle arrangements SRC can handle arrangements with PSE If site is forested clearing will be required for driveway and home site. If site is hilly or sloped then for proper access and foundation install some grading may be required Misc Additional structures or LNI Permits for MH Advantage or Crossmod Attached covered Porch, changes to garage, MH Adv or CrossMod Foundation, etc If Shoreline, streams, wetlands, buffers, etc. on or near property Steep slopes &/or soil analysis due to poor soils Map Property Lines, Topography, Complex Site Plan, Elevation Cert -Flood Plain, |
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