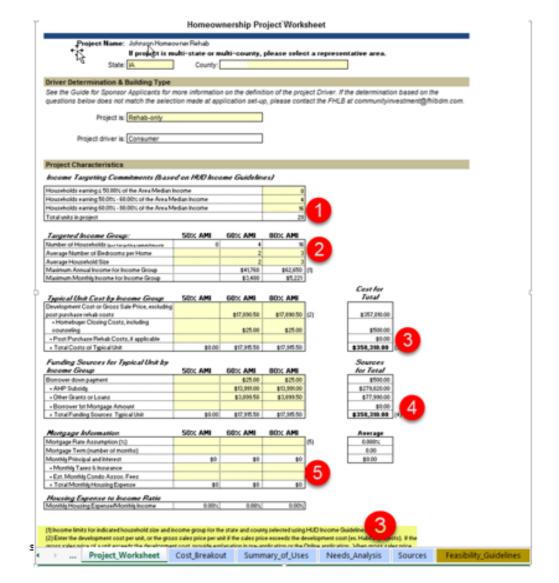
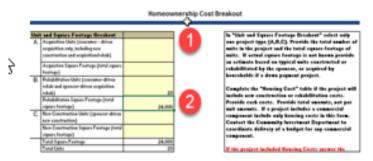
Homeownership Project Worksheet tips



- Income Targeting must match
 the Targeting Section in AHP
 Online. The workbook will not
 upload if targeting does not
 match.
- Targeting Income Groups must 2 match Income Targeting Commitments.
- Cost by Income Targeting
 Groups must match Summary of
 Uses. Habitat's see footnotes at
 bottom of page for additional
 instructions.
- Funding Sources must match Sources tab.
- Mortgage Information must be completed for new construction, acquisition rehab or down payment projects.

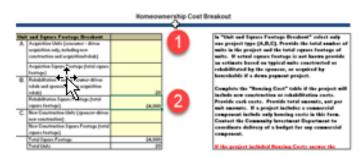
Homeownership Cost Breakout tips



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Funition Floor		_		1	
Printing and Decorating		_		_	
Specialise and Funishings		_		_	
Special Equipment				1	
Appliance				1	
Special Construction		_		_	
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Phabing		1	36,806.00		36,806.00
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- All applicants must complete the Units and Square Footage Breakout on this page. Acquisition only projects do not need to complete the Housing cost section.
- Based on project type enter total units and estimated square footage for all units. Use the total sq. ft. to complete Bank's Construction Cost Calculator.
- Cost Breakout should include estimated cash cost to complete the project. Donations are not included.

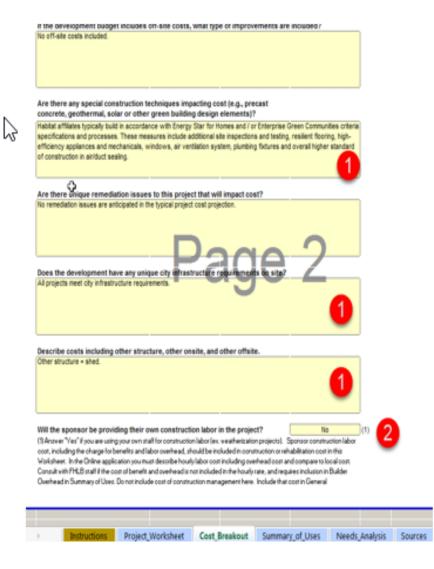
Homeownership Cost Breakout tips



	Housing Cost			
	Rew Countractio	n Br	habilitation .	Total
resiption of Work				
Coecruto			1	
Musey			1	
Mondo			-	
Freedy Corporates			9	
Estudios Doors, Windows, Short		1	15,000:00 1	75,000
Waterproofing				
Inculation.				
Fooling and Short Mutal		1	PL000-00 S	75,000
Sides		1	#0,000.00 1	W1,000
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Fairly Corporates			3	
Cubinetts, Vanifies and Countertage		1	26,000.00 1	21,000
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Lett and Plante			4,000	4,00
		-	5,000.00 5	9,000
Oryent		- 1		5,000
Fib. Work		-	1	
According		-		
Corporing		_		
Ficilizat Floor		_	1	
Pointing and Decorating			1	
Specialise and Familylings				
Special Equipment			1	
Appliants			1	
Special Construction				-
Other Streeture				
a Faich (Inscharc(Roser (0:44))	1 .	- 1	47/300/00 S	47,500
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Host and Vanilation		1	#5,000.00 B	65,000
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d Oscillo Ingeroreaneat (Planes SA-50)	1 .	1	- 1	
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Officia Ingrovement (Flows 67-66)	1 .	1		
	1	-	235,000,00 \$	506,006

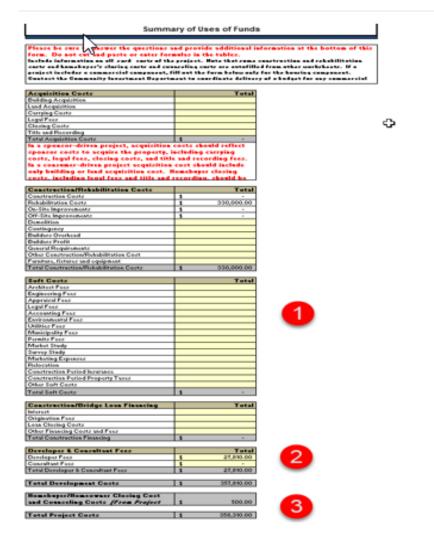
- All applicants must complete the Units and Square Footage Breakout on this page. Acquisition only projects do not need to complete the Housing cost section.
- Based on project type enter total units and estimated square footage for all units. Use the total sq. ft. to complete Bank's Construction Cost Calculator.
- Cost Breakout should include estimated cash cost to complete the project. Donations are not included.

Homeownership Cost Breakout tips



- Enter narrative for all text boxes applicable to project.
- Answer "yes" only if sponsor will engage their own construction staff. Not typical of Habitat's, Habitat use volunteer labor. If using own staff, sponsor must also relate hourly wage/fringe and benefits compared to local costs (see footnote).

Homeownership Summary of Uses tips



- Soft Cost generally seen in new construction or acquisition/rehab projects, not typical in owner occupied rehab projects.
- Developer fee must include compensation for project administration from <u>all</u> funding sources.
- Uses must equal sources.

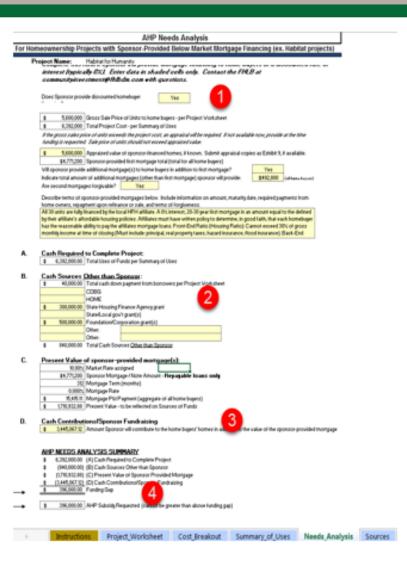
Homeownership Summary of Uses tips

Describe costs included in builder overhead and general requirements. NOTE: If the sponso is acting as their own general contractor, see the Homeownership Feasibility Guidelines in the current AHP Implementation Plan for eligible costs. Typically, a sponsor acting as their own general contractor may charge general requirements including construction management, but not builder overhead or profit. The sponsor's builder twerhead and profit should be included in Habitat for Humanity affiliates often act as their own general con-general requirements but rather in the Developer/Consultant Feet Africa efficie hines a third party general contractor to oversee the construction, there would be some costs associated in general requirement. The hire third parts would coordinate and oversee the new construction process from conceptualization to completion Activities related to general requirements include: supenise and perform all activities for the new construction site. Directly manage each project through completion and issuance of a Certificate of Occupancy from local Describe furniture, fixtures, and equipment, and any costs identified as other (other construction or rehabilitation costs, soft costs, or loan costs). Typically, a homeownershi Not applicable Describe the amount of the Developer & Consultant Fee paid by AMP and the amount paid by other sources. Total Developer & Consultant Fees should equal the total input Developer & Consultant Fees (Paid Dy) Developer & Consultant Fee paid by AHP seloper & Consultant Fee paid by Other Total Developer & Consultant Fees Identify and describe the Developer & Consulant Fees paid by other sources. "Other sources" do not designate which specific cost they are paying for but rather donate or fund an amount to be used to cover any of the eligible development costs on that particular property including cash hard and soft construction costs, land acquistion costs and development fees. Having said that, XXXX will cover up to 10% construction plus land costs as a developer fee up to \$15,000, the maximum funding per unit. In the occasion shuation where XXXXX is not a funding partner other sponsors such as Thrisens, Wells Fargo and XXXXX are most likels involved and will cover the developer fee. Provide a breakdown of Homebuyer/Homeowner closing costs and counseling costs Total closing cost and counseling cost should equal the total input above. omebuyer/Homeowner Costs Closing Costs Homebuyer Counseling Costs to be paid by AH ounceling Costs NOT paid by AHP **Total Counseling Costs** Describe typical homebuyer/homeowner closing costs. See the AHP Implementation Plan for information on eligible and ineligible costs. automary homeowner closing costs include: apprairal lee, title services and lees, mostgage origination lee report less. Food certification less, government record closing company fees, state taxes, initial eso payments for taxes and insuraces, escrow oushion.

Project Worksheet Cost Breakout Summary of Uses Needs Analysis Sources

- Enter narrative for all text boxes applicable to project.
- Developer fee must include compensation for project administration from <u>all</u> funding sources.
- Stimated closing costs and and description of typical costs.

Homeownership Needs Analysis tips

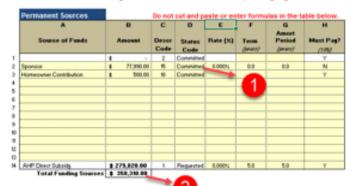


- Sponsor's offering 0% loans for purchase of home must complete.
- Sources of Funds here should conform to the Sources tab.
- The calculated present value of homebuyer loans will be included as sources of funds on Sources tab.
- Calculated funding gap should conform to AHP subsidy requested.

Homeownership Sources of funds tips



List all Promaner Sources of Project Funding, using one description code per line. Also, Fill out columns A thru D for each funding source and columns E thru H for all debt, including forginable loans.



	4
For all uncommitted funds listed above, list the date	mancing decision, contact name and phone number.

Decision Due	Contact Name	Phone
Funded Date	Unknown	

Interim Sources	Do not cut and paste or enter formulas in the table below					
Α	8	c	D	Ε	F	G
Source of Funds	Amount	Descr Code	Status Code	Rate (X)	Term (wars)	Must Pag?
Sponsor	\$ 49,500.00	-	COMMINS	0.000%	0.9	N

- Sponsor to include evidence of all "Committed" funding sources. Documentation to be uploaded on Project Timeline as Miscellaneous Attachment. For funds identified as "Requested" provide information when expected.
- Sources must equal Uses.
- An "Interim" source of cash must be identified, as AHP is on a reimbursement basis. Include evidence of supporting funds available.

Homeownership Feasibility Analysis tips

	AHP Fe				
items				Value	
Total units				40	1
Sources of Funds = Use	se of Especie	TRUE	•		
	ts = Project Worksheet Total	TRUE	_		
CHOLDIESION TOISI CIT	to - Freger trendirett 19te	Units		THOS	1
Total Development Cost				\$5,487,000.00	
Total Development Cost	t per unit			\$137,175.00	1
Total Development Cost	t per square foot	511431	1		
Construction or Rehabil	lation Cost	\$4,785,000.00	1(2)		
Construction or Rehabil	lation Cost per unit	\$119,625.00			
Total Acquisition Cost p for maximum Developm	er unit, consumer driven dov ent Cost)	\$0.00			
	er unit (net purchase price), an for maximum Developme		ew construction (see	\$118,780.00	
Rehabilitation Cost per	square foot (From Cost Brea	skout tab)		\$0.00	
New Construction Cost	per square foot (From Cost)	Breakout tab)		\$90.63	1
Total New Construction	and Rehabilitation Cost per	square foot (Summar	y of Uses total)	\$99.69	
Average Square Foot pe	runit			1,200	
Average Acquisition Squ	are Foot per unit	0			
Average Rehabilitation S				0	
Average New Construct	ion Square Foot per unit			1,200	
					-
Feasibility Guidelin	nes			3	
Guideline	Description	Min Standard	Max Standard	Actual	
Construction or Rehabilitation Cost Per Unit	See AHP Implementation Plan Homeownership	NA.	Must be supported by major cost indices or typical of local standards	\$119,625.00	Requires explanation in AHP Online
Construction Contingency % (Housing)	See AHP Implementation Plan Homeownership Project Development Guidelines - Contingency	0.00%	10.00%	10.00%	
Developer's and Consultant's Fee	See AHP Implementation Plan Homeownership Project Development Guidelines - Developer's and Consultant's Fees	0.00%	15.00%	7.86%	
	See AHP Implementation				1

\$0.00

\$0.00

Helpful Hints:

- No inputs. AHP Feasibility Analysis tab is populated from other tabs in workbook.
- Construction or Rehabilitation
 Cost is the value used as "Total
 Hard Cost Budget including
 Contingency" to complete the
 Construction Cost Calculator
 (Application Exhibit).
- Minimum and Maximum Feasibility Guidelines are detailed in the 2021 AHP Implementation Plan.
- Once uploaded into AHP Online, a detailed explanation will be required for items identified.

Homeowner Counseling Project Development