

# Draw Request

U.S. Department of Housing and  
Urban Development

OMB Approval No. 2502-0527 (exp. 9/30/2014)

## Section 203(k)

Office of Housing

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information collection involves an expanded information requirement for lenders that originate and service Section 203(k) mortgages. The purpose of the information is to help mitigate program abuses. The expanded information focuses on the loan origination process and requires increased documentation and strengthened internal control procedures. Periodic reporting of the information is not required. The information also includes information that was voluntarily accepted by the 203(k) lending community. The information provides a more comprehensive basis for evaluating lender underwriting practices and thereby improves risk management of the 203(k) loan portfolio. Responses are required to obtain benefits under Section 203(k) of the National Housing Act (12 U.S.C. 1703). No assurance of confidentiality is provided.

Borrower's Name & Property Address	Lender's Name & Address	FHA Case Number	
<b>Joe Sample</b> <b>1243 Sample Property</b> <b>Isanti, MN 55025</b>	<b>Movement Mortgage</b> <b>11995 Singletree Lane, Suite 225</b> <b>Eden Prairie, MN 55344</b>	This Draw Number <b>1</b>	Date <b>4/15/2014</b>

I certify that I have carefully inspected this property for compliance with the general acceptability requirements (including health and safety) in Handbook 4905.1. I have reviewed the attached architectural exhibits and the estimated rehabilitation costs listed in column 1 below; they are acceptable for the rehabilitation of this property. I have no personal interest, present or prospective, in the property, applicant, or proceeds of the mortgage. To the best of my knowledge, I have reported all items requiring correction and that the rehabilitation proposal now meets all HUD requirements for 203(k) Rehabilitation Mortgage Insurance.

HUD-Accepted Consultant / Plan Reviewer's Signature & Date

Suggested Contingency Reserve Amount

*x Thomas L. Swanson* Metro Inspections

**\$9,678.15** **15%**

	Construction Item	Total Escrow Col. 1	Total Cost of Rehabilitation				Inspector/Lender Adjusted Amounts Col. 4 %	
			Previous Draw Totals Col. 2	%	Request for This Draw Col. 3	%		
1.	Masonry	\$5,350.00	\$0.00	0%	\$0.00	0%		1.
2.	Siding	\$525.00	\$0.00	0%	\$0.00	0%		2.
3.	Gutters/Downspouts	\$250.00	\$0.00	0%	\$0.00	0%		3.
4.	Roof	\$0.00	\$0.00		\$0.00			4.
5.	Shutters	\$0.00	\$0.00		\$0.00			5.
6.	Exteriors	\$0.00	\$0.00		\$0.00			6.
7.	Walks	\$0.00	\$0.00		\$0.00			7.
8.	Driveways	\$0.00	\$0.00		\$0.00			8.
9.	Painting (Ext.)	\$0.00	\$0.00		\$0.00			9.
10.	Caulking	\$0.00	\$0.00		\$0.00			10.
11.	Fencing	\$0.00	\$0.00		\$0.00			11.
12.	Grading/Landscaping	\$0.00	\$0.00		\$0.00			12.
13.	Windows	\$2,750.00	\$0.00	0%	\$1,550.00	56%		13.
14.	Weatherstrip	\$0.00	\$0.00		\$0.00			14.
15.	Doors (Ext.)	\$1,740.00	\$0.00	0%	\$625.00	36%		15.
16.	Doors (Int.)	\$4,515.00	\$0.00	0%	\$2,920.00	65%		16.
17.	Partition Wall	\$7,426.00	\$0.00	0%	\$781.00	11%		17.
18.	Plaster/Drywall	\$1,950.00	\$0.00	0%	\$850.00	44%		18.
19.	Decorating	\$6,940.00	\$0.00	0%	\$1,450.00	21%		19.
20.	Wood Trim	\$125.00	\$0.00	0%	\$0.00	0%		20.
21.	Stairs	\$0.00	\$0.00		\$0.00			21.
22.	Closets	\$0.00	\$0.00		\$0.00			22.
23.	Wood Floors	\$3,770.00	\$0.00	0%	\$0.00	0%		23.
24.	Finished Floors	\$7,000.00	\$0.00	0%	\$0.00	0%		24.
25.	Ceramic Tile	\$3,355.00	\$0.00	0%	\$0.00	0%		25.
26.	Bath Accessories	\$0.00	\$0.00		\$0.00			26.
27.	Plumbing	\$3,600.00	\$0.00	0%	\$0.00	0%		27.
28.	Electrical	\$1,500.00	\$0.00	0%	\$0.00	0%		28.
29.	Heating	\$7,525.00	\$0.00	0%	\$5,365.00	71%		29.
30.	Insulation	\$2,500.00	\$0.00	0%	\$0.00	0%		30.
31.	Cabinetry	\$1,150.00	\$0.00	0%	\$0.00	0%		31.
32.	Appliances	\$0.00	\$0.00		\$0.00			32.
33.	Basements	\$0.00	\$0.00		\$0.00			33.
34.	Cleanup	\$2,550.00	\$0.00	0%	\$1,995.00	78%		34.
35.	Miscellaneous	\$0.00	\$0.00		\$0.00			35.
36.	Totals	\$64,521.00	\$0.00	0.0%	\$15,536.00	24.1%		36.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.(18 U.S.C. 1001,1012;31 U.S.C. 3729,3802)

This draw request is submitted for payment. All completed work has been done in a workmanlike manner. I hereby certify to the actual cost of rehabilitation as shown above in column 3. I understand that I cannot obtain additional monies from the rehabilitation account without the approval of the lender. I also understand that a 10% holdback will not be released until all work is complete and it is determined that no mechanic's and materialmen's liens have been placed on the property. After the final inspection, the monies in escrow account will be distributed as required by the 203(k) program procedures.

**Borrower's Signature** ☒ Owner-Occupied ☐ Investor-Builder **X** Date

This draw request is submitted for payment. All completed work has been done in a workmanlike manner. I understand that a 10% holdback will not be released until all work is completed and it is determined that no mechanic's and materialmen's liens have been placed on the property.

**General Contractor's Signature** (If any) **X** Date

I certify that I have carefully inspected this property on this date. The draw amounts are acceptable except as modified in column 4. I further certify that I have not accepted any work that is not yet completed in a workmanlike manner and I recommend that the rehabilitation escrow funds be released for the completed work.

**Inspector's Signature** **X** *Thomas L. Swanson* I.D. Number **D0650** Date

Approved for Release	This Draw	Totals to Date	The Lender is hereby authorized to release the following funds from the escrow account.	
Total from Above	\$ <b>\$15,536.00</b>	\$ <b>\$15,536.00</b>	Payable to the Borrower <b>\$ \$13,982.40</b>	Payable to the Fee Inspector
Less 10% Holdback	\$ <b>\$1,553.60</b>	\$ <b>\$1,553.60</b>	Payable To	\$
Net Amount Due Borrower	\$ <b>\$13,982.40</b>	\$ <b>\$13,982.40</b>	Signature & Date <input type="checkbox"/> Lender-Authorized Agent <input type="checkbox"/> DE Underwriter <b>X</b>	

Lender Holding Rehabilitation Escrow Account (name, address, & phone number)

☐ Originating Lender Sill Retains Funds

☐ Rehab Funds Transferred to:

## Rehabilitation Inspection Report

FHA Case Number

### I. Inspector of On-Site Repairs and/or Improvements Reveals.

- ☐ Unable To Make Inspection. (explained Below)
- ☐ Correction essential a explained below.
  - ☐ Will examine at next inspection.
  - ☐ Do not conceal until reinspected.
- ☒ No noncompliance observed.
- ☐ Acceptable variations as described below.
- ☐ On-site improvements acceptably completed.

### II. Explanation of statements checked above.

Inspection Number

- ☒ Draw Inspection ☐ Contingency Reserve Inspection ☐ Final Inspection ☒ Change Order ☐ Other (explain)

No	
1.	Windows: Windows have been orderd - paid receipt attached. Doors Ext: Door have been delivered (in garage) receipt attached.
2.	Doors Interior: All doors are in garage except for 3-bi fold doors (receipt attached). Partition Wall/framing: 10.5% Completed.
3.	Drywall Repairs: 43.6% Completed. Decorating: 20.9% Completed.
4.	HVAC: 71.3% Completed. Cleanup: 78.2% Completed.
5.	
6.	
7.	

Certification: I certify that I have carefully inspected this property on this date. I have no personal interest, present or prospective, in the property, applicant, or proceeds of the mortgage. To the best of my knowledge, I have reported all noncompliance, work requiring correction, and unacceptable work. I also certify that this Draw Request is for completed work and I have not accepted any work that is not properly installed in a workmanlike manner.

Signature & Date **X** *Thomas L. Swanson* Consultant/Inspector Fee Inspector DE Staff Inspector Inspector Fee ID Number **D0650**



Case #: **Sample**  
Full Address: **1243 Sample Property Isanti, MN 55025**  
Inspector/Appraiser: **Thomas Swanson**

Today's Date: **04/15/2014**  
Reason taken: **Draw 1**



PIC 1) View of Framing/demo/drywall repairs



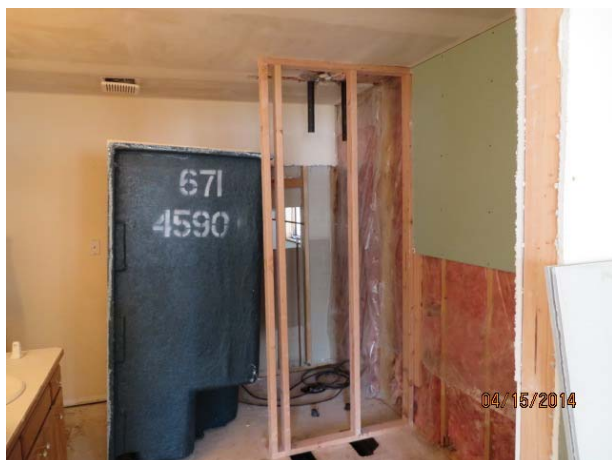
PIC 2) View of Framing/demo/drywall repairs



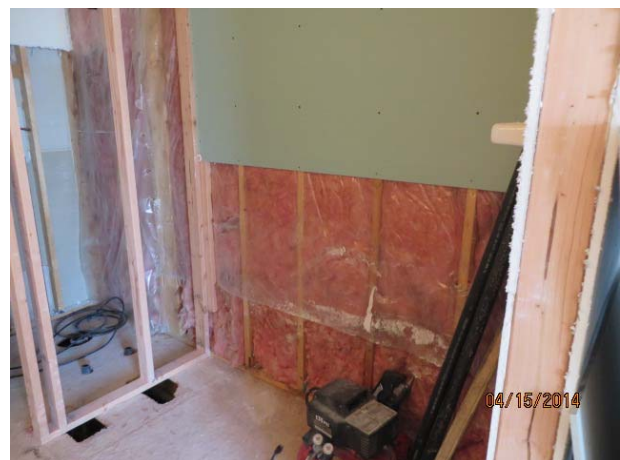
PIC 3) View of Framing/demo/drywall repairs



PIC 4) View of Framing/demo/drywall repairs



PIC 5) View of Framing/demo/drywall repairs



PIC 6) View of Framing/demo/drywall repairs



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PIC 7) View of Framing/demo/drywall repairs



PIC 8) View of Framing/demo/drywall repairs



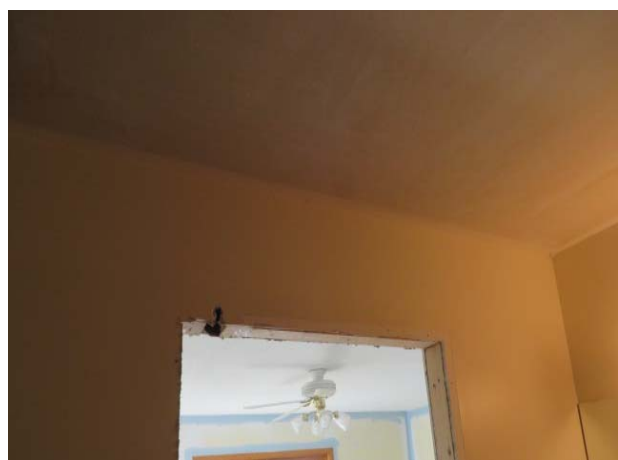
PIC 9) View of Framing/demo/drywall repairs



PIC 10) View of Framing/demo/drywall repairs



PIC 11) View of drywall repairs



PIC 12) View of drywall repairs





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PIC 13) View of drywall repairs



PIC 14) View of demo / drywall repairs



PIC 15) View of demo / drywall repairs



PIC 16) View of demo / drywall repairs



PIC 17) View of demo / drywall repairs



PIC 18) View of demo / drywall repairs



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PC 19) View of demo / drywall repairs



PIC 20) View of demo / drywall repairs



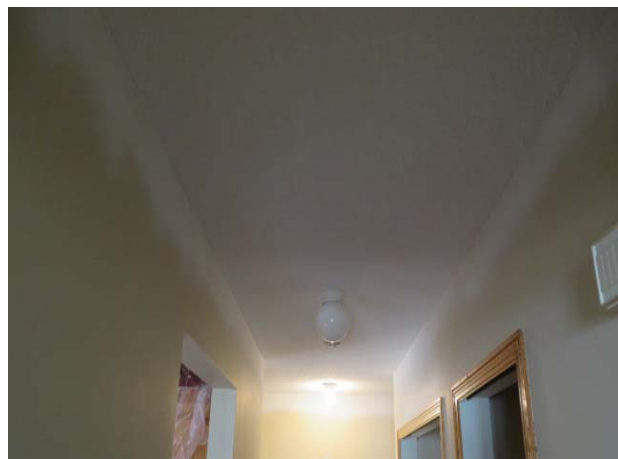
PIC 21) View of demo / drywall repairs



PIC 22) View of demo / drywall repairs



PIC 23) View of demo / drywall repairs

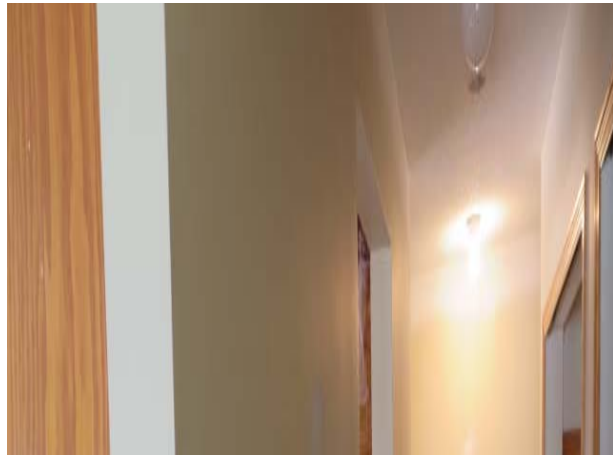


PIC 24) View of demo / drywall repairs



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PIC 25) View of demo / drywall repairs



PIC 26) View of demo / drywall repairs



PIC 27) View of demo / drywall repairs



PIC 28) View of demo / drywall repairs



PIC 29) View of demo / drywall repairs



PIC 30) View of demo / drywall repairs





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PIC 31) View of demo / drywall repairs



PIC 32) View of demo / drywall repairs



PIC 33) View of demo / drywall repairs



PIC 34) View of demo / drywall repairs



PIC 35) View of demo / drywall repairs



PIC 36) View of demo / drywall repairs





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PIC 37) View of demo / drywall repairs



PIC 38) View of demo / drywall repairs



PIC 39) View of demo / drywall repairs



PIC 40) View of demo / drywall repairs



PIC 41) View of New sump/pump-change order.



PIC 42) View of New Furnace Installation



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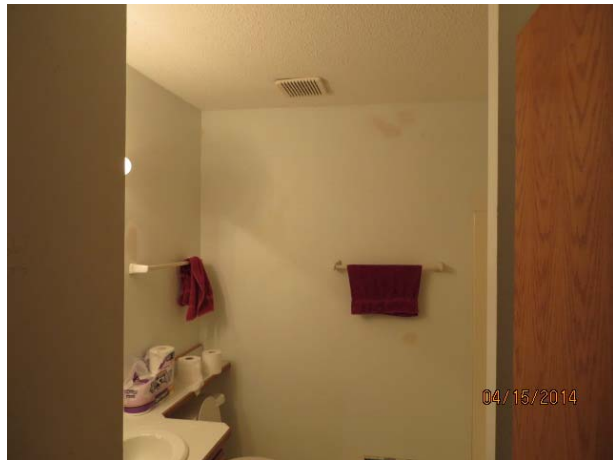
Today's Date: **04/15/2014**  
Reason taken: **Draw 1**



PIC 43) View of New Furnace/duct work.



PIC 44) View of New Furnace/duct work.



PIC 45) View of demo / drywall repairs



PIC 46) View of demo / drywall repairs



PIC 47) View of demo / drywall repairs



PIC 48) View of demo / drywall repairs





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PIC 49) View of Material Purchased (doors/electrical fixtures etc..).



PIC 50) View of Material Purchased (doors/electrical fixtures etc..).



PIC 51) View of Material Purchased (doors/electrical fixtures etc..).



PIC 52) View of Material Purchased (doors/electrical fixtures etc..).



PIC 53) View of Material Purchased (doors/electrical fixtures etc..).



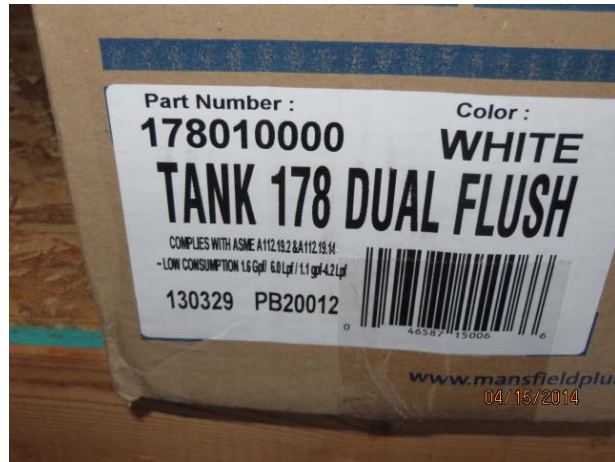
PIC 54) View of Material Purchased (doors/electrical fixtures etc..).





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PIC 55) Material Purchased (doors/electrical fixtures etc..).



PIC 56) Material Purchased (doors/electrical fixtures etc..).



PIC 57) Material Purchased (doors/electrical fixtures etc..).



PIC 58) Material Purchased (doors/electrical fixtures etc..).



PIC 59) Material Purchased (doors/electrical fixtures etc..).



PIC 60) Material Purchased (doors/electrical fixtures etc..).



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 <p>PIC61) Material Purchased (doors/electrical fixtures etc..).</p>	 <p>PIC 62) Material Purchased (doors/electrical fixtures etc..).</p>
<p>PIC 63)</p>	<p>PIC 64)</p>
<p>PIC 65)</p>	<p>PIC 66)</p>