



SAMPLE DRAW SCHEDULE

ESTIMATED COMPLETION DATE	DRAW	CONSTRUCTION BREAKDOWN
	1 15% \$	Slab and Foundation, Septic and Site work complete
	2 10% \$	Framing complete. First floor walls and sub flooring in place with exterior walls sheathed.
	3 20% \$	Roof and Mechanicals: second floor sub flooring and walls; Plumbing, heating, and wiring are roughed in, exterior doors and windows are hung and glazed, and bathroom tubs set. Roof framed and miscellaneous items like garages and pools poured. Inspected by City/County. Stickers affixed.
	4 20% \$	Exterior and Interior Finishes: Insulation, drywall hardwood installed, siding and exterior trim installed. Building closed from weather.
	5 20% \$	Cabinets and countertops installed, plumbing and electric trim out, interior trim complete. Appliances installed. Interior paint complete, deck complete. Sewer and water connections completed. Interior and exterior painting complete.
	6 15% \$	Hardwood floors finished, carpet installed, gutters installed, hardware installed. All decks, patios completed, and final landscaping. Final lien releases for all subs, CO (or Use and Occupancy) certificate.

This is a sample draw schedule to be used as a guide. Each project is unique and the builder will provide a more detailed and exact draw schedule.

A Job Cost Break Down and Materials List to accompany the Draw Schedule. Please refer to list of forms.

TMG advances funds for improvements only, not for demolition. In the event that the escrow is short funds, the borrowers funds are to be used first. All loans will be kept in balance between escrow and funds required to complete the project.

Building Permit required prior to settlement.

Lots, buildable lot letter required from appropriate zoning offices.

JOB COST BREAK DOWN

Contractor Name and Address						
PROPERTY ADDRESS:						
START DATE:			COMPLETION DATE:			
FINAL INSPECTION DATE:						
	Description	Cond	Repair	Replace	Owner Estimate	Contractor Estimate
EXTERIOR						
	Roof					
	Siding					
	Paint Exterior					
	Trim/Soffit/Fascia					
	Gutters/Downspouts					
	Garage Door/s					
	Front Doors					
	Rear Doors/Sliders					
	A/C Unit					
	Front Porch/Portico					
	Lawn/Landscaping					
	Driveway					
	Rear Deck/Porch					
	Shutters					
INTERIOR						
	Carpet					
	Vinyl					
	Ceramic					
	Hardwood					
	Post repair cleaning					
	Hot Water Heater					
	Furnace					

JOB COST BREAK DOWN

	Smoke/Fire Alarms					
	Paint Walls & Trim					
FOYER						
	Ceiling/Wall Repair					
	Light Fixture					
	Windows/Screens					
LIVING ROOM						
	Ceiling/Wall Repair					
	Light Fixture					
	Windows/Screens					
DINING ROOM						
	Ceiling/Wall Repair					
	Light Fixture					
	Windows/Screens					
KITCHEN						
	Ceiling/Wall Repair					
	Light Fixture					
	Windows/Screens					
	Kitchen Cabinets					
	Refrigerator					
	Dishwasher					
	Stove					
	Disposal					
	Counter Tops					
	Kitchen Sink / Faucet					
FAMILY ROOM						
	Ceiling/Wall Repair					
	Light Fixture					

JOB COST BREAK DOWN

	Windows/Screens					
HALL BATH						
	Ceiling/Wall Repair					
	Plumbing Fixtures					
	Light Fixture					
	Cabinet/Vanity					
	Mirror					
	Door					
BEDROOM 1						
	Ceiling/Wall Repair					
	Windows/Screens					
	Door					
BEDROOM 2						
	Ceiling/Wall Repair					
	Windows/Screens					
	Door					
BEDROOM 3						
	Ceiling/Wall Repair					
	Windows/Screens					
	Door					
BEDROOM 4						
	Ceiling/Wall Repair					
	Windows/Screens					
	Door					
MASTER BATH						
	Ceiling/Wall Repair					
	Plumbing Fixtures					

JOB COST BREAK DOWN

	Light Fixture					
	Cabinet/Vanity					
	Mirror					
	Door					
HALL BATH 2nd FLOOR						
	Ceiling/Wall Repair					
	Plumbing Fixtures					
	Light Fixture					
	Cabinet/Vanity					
	Mirror					
	Towel Bar/Paper Hanger					
	Door					
OTHER ITEMS						
Total Cost						