

LETTER OF INTENT

Client: John and Jane Doe
6527 Anywhere Cir.
Colorado Springs, CO 80918

Tim Austin
Austin Building Company, Inc.
Colorado Springs, CO 80919

It has been proposed that Austin Building Company, Inc. begin the process of constructing a house for _____ and _____. To commence this process a great deal of information must be gathered and preliminary work done before a contract can be signed. To that end the following preliminary information is offered. As of the date of the signing of this document Austin Building Company, Inc. has a track record of producing recent houses for approximately \$80 - \$85 per sqft. for all finished space, \$40 - \$45 per sqft. of finished basement space, and \$25 - \$30 per sqft for all unfinished basement space. These price ranges are estimates only and depending upon design, finish specs., lot and other unknown factors the price could easily run higher. These cost ranges generally include 3 car garages, vinyl windows, laminated asphalt roofing materials, stucco exteriors, and other fine upgraded items.

Due to the fact that there is no signed contract it is the intent of Austin Building Company, Inc. to make the buyer aware of costs that will be incurred over the following weeks for items that must be done before a contract can be signed, the construction loan closed, and construction started.

Austin Building Company, Inc. will require a down payment to complete the following:

- 1. _____ Soil Test Bore (\$500)
- 2. _____ Perc. Test (\$500)
- 3. _____ Well Permit Fee (\$100)
- 4. _____ Water Tap Fee (\$12600)
- 5. _____ Plan Drafting Fee (\$.90 per sqft. fin. or unfin. space)
- 6. _____ Plan Submittal Fee (\$200)
- 7. _____ Septic Permit Fee (\$200)
- 8. _____ Building Permit Fee (\$400)
- 9. _____ Home Owners Assn Fee (Bldg Perform. Fee \$1200)
- 10. _____ Home Owners Assn Fee (Landscape Fee \$500)
- 11. _____ Home Owners Assn Fee (Plan Review Fee \$400)
- 12. _____ Structural Engineering (\$400)
- 13. _____ Foundation Engineering (\$400)
- 14. _____ Blueprint Copies (\$300)
- 15. _____ Topographical Survey (\$900)

_____ Total

All parties understand and agree that monies paid may or may not be refundable.

Austin Building Company, Inc. is hereby authorized to commence research, design and approval process.

_____ Signature _____ Date

_____ Signature _____ Date