



DEVELOPMENT DOCUMENTS NEEDED

DOCUMENTS NEEDED TO COMPLETE A PRE-DEVELOPMENT REVIEW OR DRAW INSPECTION

The following development documents are **CRITICAL** to begin a Pre-Development Budget Review or to complete a Draw/Progress Inspection and Funding Recommendation:

1. **USA Construction Consultants Proposal Letter signed by Lender.**
2. A complete **set of Civil Engineering Drawings.**
3. **Loan Commitment Letter / Sources and Uses of Funds Statement.**
4. A **Detailed Budget**, indicating site development costs broken down in to categories, i.e. grading, sewer, etc.
5. A copy of the **Total Project Cost Budget**, indicating “Soft” and “Hard” costs, your loan amount and equity requirements. (“Sources and Uses” from Banker, Dev. Budget from Owner).

The following development documents are **RECOMMENDED** and will provide an enhanced Pre-Development Budget Review or Draw/Progress Inspection and Funding Recommendation. Review of these items is included in the standard report fee.

1. **Application (s) for Payment or Change Orders**, submitted to date.
2. **Soils Investigation, Geotechnical, and/or Phase I Environmental Reports.**
3. **Application (s) for Payment or Change Orders**, submitted to date.
4. **Soils Investigation, Geotechnical, and/or Phase I Environmental Reports.**
5. **Job Specifications or Project Manual**, if any are prepared.
6. **Project Construction Schedule.**
7. **Land Disturbance, Demolition, and/or Building Permits.**
8. **Utility Availability Letters.**
9. **Boundary Survey with Flood Hazard Designation.**
10. **Performance and Payment Bonds**, if required.
11. **Executed Owner / Architect Agreement**, if any.