



**Renovation Disbursement AcknowledgementFNMA  
Homestyle Renovation Program**

Contractor:

Homeowner(s):

We acknowledge and understand the terms of the disbursement process for the Homestyle Renovation Program.

- At the time of the loan funding Homebridge is able to disburse 10% of the total direct cost of construction or 50% of the documented material costs (whichever is the lesser of the two).
- In addition to this one-time initial disbursement for materials, this program allows for up to a maximum of 5 draw disbursements conducted through progress inspections.
  - These Draw Requests are initiated by the Contractor, Homeowner, and Inspector based on a percentage of the scope of work that is complete.
    - Lender must be in receipt of all required permits and inspections before a draw request can be reviewed for approval.
    - Any permit, engineer, or architect fees that have been financed into the loan will only be able to be paid out for the exact amount of the provided invoice up to the amount we have financed into the transaction
  - An Inspector approved by the Lender will perform an onsite property inspection with the Contractor and/or Homeowner to examine the quality of the completed work and the scope of the project completed.
    - The Inspector will prepare a formal Draw Request (which includes pictures of the completed work for the Lender) and present completed Draw Request to the Contractor and Homeowner for signatures.
  - Any Change Orders requested by Contractor and Homeowner must also be initiated by the Inspector and submitted to Lender for review and approval prior to any change of work occurs.
- Once the Lender receives a completed Draw Request from the Inspector, Lender has up to 7 business days to render a decision, order a title update on the property, and process the draw payment.
  - Each Draw will have a 10% hold back to be released after the final inspection, and after the Lender has confirmed clear title. The release of hold back funds could take up to 3 to 5 business days to be processed
- Unless approved by the Lender, all checks are disbursed as two (2) party checks made payable to both the Homeowner and the Contractor.
- All disbursement checks are sent to the subject property address unless otherwise noted and Lender uses a two (2) day delivery service of Lender's choice.

**Please refer to Article II of the Homeowner Contractor Agreement regarding the maximum timeframe to complete the project and the potential recourse if the project exceeds nine (9) months.**

We certify that we have read and understand the requirements that we must meet throughout the renovation period and agree to cooperate in full with the lender.

Contractor: \_\_\_\_\_

Date: \_\_\_\_\_

Homeowner(s): \_\_\_\_\_

Date: \_\_\_\_\_

Homeowner(s): \_\_\_\_\_

Date: \_\_\_\_\_