



Renovation Disbursement Acknowledgement FHA 203K Limited Renovation Program

Contractor:

Homeowner:

We acknowledge and understand the terms of the disbursement process for the FHA Limited 203K Program.

- At the time of loan funding Homebridge is able to disburse up to 50% of the Contractor's Agreement Price. Contractor must make a written request prior to funding and the request must be accepted by the Homeowner.
 - If any initial funds are disbursed, the remaining amount of funds will be disbursed to the Contractor upon completion of the project, receipt of the final inspection by the appraiser, and final title update showing no mechanic supplier liens.
 - If no funds were initially disbursed for the project, all funds will be disbursed to the contractor upon completion of the project and receipt of the final inspection by the appraiser
- Lender must be in receipt of all required permits and inspections before final disbursement 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
- Once the Lender receives the completed Final Draw Request from the Contractor and the Passed Final Inspection from the Appraiser the Lender has up to 7 business days to render a decision, order a title update on the property, and process the final draw payment.
 - Final Inspection: The Appraiser approved by Lender will perform an onsite property inspection with Contractor and/or Homeowner to examine the quality of the completed work and the scope of completed project.
- Any Change Orders requested by Contractor and Homeowner must be provided to the Lender for review and approval prior to any change of work occurs.
- Checks/Disbursements:
 - Unless approved by Lender, all checks are disbursed as two (2) party checks made payable to both Homeowner and 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: _____