

**St. Charles
Other Soft Costs**

		19.61%	<==Intermediary Cost %			
		Budget (Cuts) / additions				
		Budget	Made	4% eligible	9% Eligible	Per Unit
Appraisal & Market Study		15,000		3,300	11,700	116
Architect & Engineering	2.00%	200,000			200,000	1,550
Application Fees (Fannie Mae)		0			0	0
Bridge Loan Fee		0			0	0
replacement reserve- pre		0			0	0
Insurance		100,000	1 year escrow		0	775
Construction Interest Re		250,000		0	200,000	9,477
Construction Loan Fee	2.00%	40,000			40,000	310
Replacement reserve		65,000			0	504
Washer & Dryers		0			0	0
misc HUD cost		0			0	0
FF & E/Playground Equipment		0			0	0
Contingency - Hard Cost	10.0%	999,000			999,000	7,744
Contingency - Soft Costs	6.4%	200,000			200,000	1,550
Cost Certification/Accounting		20,000			20,000	155
relocation		150,000			150,000	1,163
Credit Application & Award Fee		34,885			0	270
Environmental		45,000			45,000	349
Inspecting Architect		10,000			10,000	78
syndicator cost		30,000			15,000	233
Legal (estimated bond cost)		250,000			200,000	1,938
MIP escrow		12,000	estimated 1 year		0	93
Operating Deficit Reserve		425,700			0	3,300
Permanent Financing Fe	2.5%	203,750			0	1,579
Survey		10,000			10,000	78
Taxes		15,000	1 year escrow		0	116
Title Insurance	400	60,000		0	60,000	465
Total		3,135,335	0	3,300	2,160,700	24,305

6,139,227