



Borrower: Tyrenzlo Williams						
Address: 587 Cook Ave. St. paul Mn 55130						
Executive Summary of Property						
Number of Bedrooms (Proposed):	\$	4.00				
Number of Bathrooms (Proposed):	\$	2.00				
Above Ground Finished Square Feet (Proposed):	\$	1,440.00				
Below Ground Finished Square Feet (Proposed):	\$	-				
Parking: Carport or Garage?		YES				
How Many Cars?	\$	1.00				
1. Please indicate quality of finish and grade of materials to be used (i.e., tile, granite, vinyl, carpet, hardwood, laminate, lighting, trim, fixtures, etc.)						
Flooring will be repaired/replace with multiple FHA grade materials carpet/laminate/vinyl, Cabinets will be repaiad/replaced with mid grade cabinetry, countertops will be replaced with laminate, Lighting will be replaced with contractor grade fixtures, plumbing fixtures will be replaced with FHA grade fixtures, Roof will be replaced with 30 year shingles, exterior will be painted, interior will be painted any wall damage will be repaired, rear ext stairs will be replace to code, Furnaces, water heaters will be replaced/repaiard, Electrical will be repaired/brought to code, plumbing will be replaced/repaiard and brought to code, exterior doors will be repaired/replaced, interior doors will be repaired/replaced, Windows will be replaced/repaiard, Gutter will be installed,						
2. Are there any structural issues that may be corrected at the property? Y or N						
If yes, please provide a <i>structural engineers</i> report along with your list of improvements.						
Please explain in detail the structural issues at the property.						
3. Will you be adding any square footage to the structure of the property? Y or N						
If yes, please explain in detail the amount and location of the additional square footage.						
4. Will you be changing the configuration of the rooms/moving interior walls? Y or N						
If yes, please explain in detail the planned reconfiguration.						
5. Will you be remodeling/finishing the basement? Y or N						
If yes, please explain in detail the extent of the remodel/refinish and what the basement will consist of.						
8. If the property is a multiple unit property (two units or more), is it your intent to legally subdivide the units and sell them separately? Y or N						
9. Zoning: What is the current zoning? Are there any proposed changes to the zoning? RESIDENTIAL NO						





Signature: _____ Initials:  Date: 06/16/22

Scope of Work

Address: 587 Cook Ave.



Activity	Estimate	Draw #2 Complete (Y/N)?		Draw #3 Complete (Y/N)?		Draw #4 Complete (Y/N)?	
Kitchen							
Cabinets	\$ 3,000.00	N	\$ -	N	\$ -	N	\$ -
Countertops	\$ 3,000.00	N	\$ -	N	\$ -	N	\$ -
flooring (see below)		N	\$ -	N	\$ -	N	\$ -
Paint (See below)		N	\$ -	N	\$ -	N	\$ -
Backsplash		N	\$ -	N	\$ -	N	\$ -
appliances	\$ 2,500.00	N	\$ -	N	\$ -	N	\$ -
sink/faucet/garbage disposal	\$ 600.00	N	\$ -	N	\$ -	N	\$ -
light fixtures	\$ 800.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 9,900.00	N	\$ -	N	\$ -	N	\$ -
Living Rm/DR							
Paint (See below)		N	\$ -	N	\$ -	N	\$ -
flooring (see below)		N	\$ -	N	\$ -	N	\$ -
Doors & Trim (See Below)		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
BR1							
Paint (See below)		N	\$ -	N	\$ -	N	\$ -
flooring (see below)		N	\$ -	N	\$ -	N	\$ -
Doors & Trim (See Below)		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
BR2							
Paint (See below)		N	\$ -	N	\$ -	N	\$ -
flooring (see below)		N	\$ -	N	\$ -	N	\$ -
Doors & Trim (See Below)		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
BR3							
Paint (See below)		N	\$ -	N	\$ -	N	\$ -
flooring (see below)		N	\$ -	N	\$ -	N	\$ -
Doors & Trim (See Below)		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
BR4							
		N	\$ -	N	\$ -	N	\$ -

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Paint (See below)		N	\$ -	N	\$ -	N	\$ -
flooring (see below)		N	\$ -	N	\$ -	N	\$ -

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Doors & Trim (See Below)		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
BR5		N	\$ -	N	\$ -	N	\$ -
Paint (See below)		N	\$ -	N	\$ -	N	\$ -
flooring (see below)		N	\$ -	N	\$ -	N	\$ -
Doors & Trim (See Below)		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Bath 1		N	\$ -	N	\$ -	N	\$ -
tub/shower	\$ 500.00	N	\$ -	N	\$ -	N	\$ -
vanity & countertop	\$ 250.00	N	\$ -	N	\$ -	N	\$ -
sink/faucet/tub/shower valve and trim	\$ 150.00	N	\$ -	N	\$ -	N	\$ -
Toilet	\$ 150.00	N	\$ -	N	\$ -	N	\$ -
tile surround		N	\$ -	N	\$ -	N	\$ -
flooring (see below)		N	\$ -	N	\$ -	N	\$ -
Paint (See below)		N	\$ -	N	\$ -	N	\$ -
Mirror and towel bars	\$ 100.00	N	\$ -	N	\$ -	N	\$ -
light fixtures ALREADY INCLUDED		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
SHOWER SURROUND	\$ 350.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 1,150.00	N	\$ -	N	\$ -	N	\$ -
Bath 2		N	\$ -	N	\$ -	N	\$ -
tub/shower	\$ 500.00	N	\$ -	N	\$ -	N	\$ -
vanity & countertop	\$ 250.00	N	\$ -	N	\$ -	N	\$ -
sink/faucet/tub/shower valve and trim	\$ 150.00	N	\$ -	N	\$ -	N	\$ -
toilet	\$ 150.00	N	\$ -	N	\$ -	N	\$ -
tile surround		N	\$ -	N	\$ -	N	\$ -
flooring (see below)		N	\$ -	N	\$ -	N	\$ -
Paint (See below)		N	\$ -	N	\$ -	N	\$ -
Mirror and towel bars	\$ 100.00	N	\$ -	N	\$ -	N	\$ -
light fixtures ALREADY INCLUDED		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
SHOWER SURROUND	\$ 350.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 1,150.00	N	\$ -	N	\$ -	N	\$ -
Exterior		N	\$ -	N	\$ -	N	\$ -
Roof	\$ 10,000.00	N	\$ -	N	\$ -	N	\$ -
Gutters	\$ 1,500.00	N	\$ -	N	\$ -	N	\$ -
Siding/stucco		N	\$ -	N	\$ -	N	\$ -
exterior paint	\$ 2,500.00	N	\$ -	N	\$ -	N	\$ -
Chimney		N	\$ -	N	\$ -	N	\$ -

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Windows	\$ 1,200.00	N	\$ -	N	\$ -	N	\$ -
Garage - roof/siding/paint/concrete	\$ 500.00	N	\$ -	N	\$ -	N	\$ -
Landscape		N	\$ -	N	\$ -	N	\$ -
Concrete work		N	\$ -	N	\$ -	N	\$ -
DecksFence		N	\$ -	N	\$ -	N	\$ -
REAR STAIRS	\$ 800.00	N	\$ -	N	\$ -	N	\$ -
DOORS	\$ 1,200.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 17,700.00	N	\$ -	N	\$ -	N	\$ -
Plumbing		N	\$ -	N	\$ -	N	\$ -
fixtures		N	\$ -	N	\$ -	N	\$ -
tub/shower		N	\$ -	N	\$ -	N	\$ -
toilet		N	\$ -	N	\$ -	N	\$ -
re-pipe house	\$ 5,500.00	N	\$ -	N	\$ -	N	\$ -
water heater	\$ 1,000.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 6,500.00	N	\$ -	N	\$ -	N	\$ -
HVAC		N	\$ -	N	\$ -	N	\$ -
new furnace X 2	\$ 8,000.00	N	\$ -	N	\$ -	N	\$ -
new AC		N	\$ -	N	\$ -	N	\$ -
ductwork		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 8,000.00	N	\$ -	N	\$ -	N	\$ -
Electrical		N	\$ -	N	\$ -	N	\$ -
outlets & covers		N	\$ -	N	\$ -	N	\$ -
light fixtures		N	\$ -	N	\$ -	N	\$ -
rewire house	\$ 6,500.00	N	\$ -	N	\$ -	N	\$ -
new panel		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 6,500.00	N	\$ -	N	\$ -	N	\$ -
Flooring		N	\$ -	N	\$ -	N	\$ -
hardwood floors		N	\$ -	N	\$ -	N	\$ -
carpet		N	\$ -	N	\$ -	N	\$ -
vinyl flooring		N	\$ -	N	\$ -	N	\$ -
Tile		N	\$ -	N	\$ -	N	\$ -
MULTI SURFACES	\$ 3,500.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 3,500.00	N	\$ -	N	\$ -	N	\$ -
Misc.		N	\$ -	N	\$ -	N	\$ -

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Authentisign
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Cleaning		N	\$ -	N	\$ -	N	\$ -
Staging		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Sewer		N	\$ -	N	\$ -	N	\$ -
Interior Paint	\$ 2,000.00	N	\$ -	N	\$ -	N	\$ -
doors	\$ 1,250.00	N	\$ -	N	\$ -	N	\$ -
base & case - trim		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Framing		N	\$ -	N	\$ -	N	\$ -
Drywall/texture/paint ready		N	\$ -	N	\$ -	N	\$ -
Insulation		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
structural damage/repairs		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Mold/dry basement		N	\$ -	N	\$ -	N	\$ -
Asbestos/lead based paint		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Demo	\$ 500.00	N	\$ -	N	\$ -	N	\$ -
Dumpster	\$ 500.00	N	\$ -	N	\$ -	N	\$ -
Permits	\$ 1,200.00	N	\$ -	N	\$ -	N	\$ -
plans		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Contingency - 10% (REQUIRED on first deal with Pine)		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 5,450.00						
Total	\$ 59,850.00		0%		0%		0%

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