

These design services are provided by Modern Rustic Homes as follows:

- Phase I** - Initial consultation, conceptual drawings, site visit\* and construction estimate.
- Programming for room adjacencies, floor plan layout and exterior elevations.
  - Identify specific client requests for accessibility, lifestyle or aesthetic considerations.
  - Design & budget review with modifications as necessary to meet client requirements.
- Phase II** - Preliminary CAD drawings, 1/8 inch scale, on 11" x 17" paper
- Revised construction budget, based on plans with additional revisions as needed.
  - Materials specifications, proposal and construction agreement (when applicable).
- Phase III** - Final CAD Construction drawings, 1/4 inch scale, on D size paper
- Construction budget approval, based on final plans.

vs. 04.014.16

Drawing Pricing Structure	Phase I Conceptual Design	Phase II Preliminary Design 11'x17"	Phase III Finished CAD Drawings D/E
Initial Consultation & Requirements Review	No Charge	Not Applicable	Not Applicable
Program Meeting, Conceptual Drawings, Budget Estimate & Site Visit ( <b>\$2,000 Retainer Required</b> )	\$.75 SF New \$1.00 SF Remodel \$2,000 Minimum	Not Applicable	Not Applicable
Blue Print Drawings Up To 1,000 SF	N/A	\$1,000	\$1,000
Blue Print Drawings Up To 1,001 – 3,000 SF	N/A	\$1.00 SF	\$1.00 SF
Blue Print Drawings Over 3,000 SF	N/A	\$1.25 SF	\$1.25 SF
Blue Print Drawings Garage & Breezeways	N/A	\$.75 SF	\$.75 SF
Blue Print Drawings Porches, Decks, Unfinished Basements	N/A	\$.50 SF	\$.25 SF
Blue Print Drawings Finished Basements (Under 3,000SF)	N/A	\$1.00 SF	\$1.00 SF
Electrical Plan (\$350 Minimum)	N/A	\$.15 SF	\$.15 SF
Standard Plans Requiring Minor Modifications	N/A	\$.50 SF	\$.50 SF
Standard Plans Requiring Moderate Modifications *	N/A	\$.60 SF	\$.60 SF
Study Set of 11" x 17" Plans w/ No Framing Details	N/A	\$250	N/A
Full Set of Standard Plans with no changes (4 sets)	N/A	N/A	\$1,500
<b>Replacement Services:</b> One Set of Plans, Build Estimate & Completed Insurance Form for Previously Designed Home	N/A	N/A	\$1,500

- Conceptual Design (Phase I) is intended to be fluid and may include several revisions within a reasonable timeframe.
  - Preliminary Design (Phase II) also is fluid and may include up to four (4) revisions with no additional charge.
  - Additional Versions/Revisions for Phase II –Preliminary CAD Drawings - **\$125**/per Revision/Version
  - Finished CAD (Phase III) is intended to be the final Drawings (modifications will incur a **\$125** per hour fee).
  - Other Design Consulting Services are available at a rate of **\$125** per hour. Due when services are rendered.
  - Site visits for Phase I over 100 miles from Ellijay, GA will be billed an additional .55 cents/mile and due in advance. Additional site visits over 100 miles from Ellijay, GA will be billed an additional .55 cents/mile and billed after services are rendered. Site visits requiring air travel and/or overnight stays will be billed at cost.\*
  - Additional renderings (ceiling design, fire places, shelving, stairs, etc.) will be included in phase II & III as needed.
  - Commercial structures are to be priced individually.
  - Basements without interior wall framing are considered unfinished and will be priced as noted above.
  - You will receive 4 sets of Final Construction Drawings. Additional sets are billed at **\$65** per set (including revised sets)
  - If the county requires an Engineers Stamp on final drawings, consultation fees will be billed at cost plus 15 percent.
- \* Changes requiring modifications to roof lines or load bearing walls are considered Moderate (Not Minor) modifications. All rights to the design and construction drawings remain the property of **Modern Rustic Homes** and/or **Barna Log Homes of Georgia, Inc.** Drawing fees are to be paid in full in advance. Your signature is required to initiate the work and to acknowledge your agreement with the services as described here.

Please review, sign & fax, scan/email or mail signed DSA to Joe Folsom. Fax: (678) 831-2850  
US Mail: Modern Rustic Homes, 512 Hwy. 382 West, Ellijay GA 30540, eMail: [JoeFolsom@ModernRusticHomes.com](mailto:JoeFolsom@ModernRusticHomes.com),

# Financing the Project – What is Your Budget?

House \$ \_\_\_\_\_, Land \$ \_\_\_\_\_, Total \$ \_\_\_\_\_  
 (Note budget for house + value of land if already owned and/or your budget for the land & then your total for both )

Where is your property: \_\_\_\_\_

Will you be financing any portion?  No Paying Cash  Yes, as follows:

## Check all that apply

- 100% Financing (Only available for VHA Loans and for existing homes and NOT for new construction)
  - 90% Financing (Only available from some lenders for new construction & existing homes)
  - 80% Financing (Traditional Loan offered by most lenders for new construction & existing homes)
  - 70% Financing (I am prepared to put more down on this project if required by my lender)
  - 60% Financing (I am prepared to put more down on this project if required by my lender)
  - 50% Financing (I am prepared to put more down on this project if required by my lender)
  - Other: \_\_\_\_\_
  - Beginning construction is contingent on the Sale of an Existing Home or other asset.
- My Lender is**  SunTrust  UCB  Mortgage South  BB&T  Brand Bank  
 Regions Bank  Community & Southern  Morgan Stanley  Other \_\_\_\_\_

## Design & Finish Requirements

<b>First Floor Size</b> <input type="checkbox"/> Under 1,000 sf <input type="checkbox"/> 1,000 sf to 1,500 sf <input type="checkbox"/> 1,500 to 2,000 sf <input type="checkbox"/> 2,000 to 3,000 sf <input type="checkbox"/> 3,000 to 5,000 sf <input type="checkbox"/> Other _____	<b>Second Floor Size</b> <input type="checkbox"/> 200 to 500 sf <input type="checkbox"/> 500 to 1,000 sf <input type="checkbox"/> 1,000 sf to 1,500 sf <input type="checkbox"/> 1,500 to 2,000 sf <input type="checkbox"/> 2,000 to 3,000 sf <input type="checkbox"/> Other _____	<b>Terrace Level (Basement)</b> <input type="checkbox"/> Under 1,000 sf <input type="checkbox"/> 1,000 sf to 1,500 sf <input type="checkbox"/> 1,500 to 2,000 sf <input type="checkbox"/> 2,000 to 3,000 sf <input type="checkbox"/> 3,000 to 5,000 sf <input type="checkbox"/> Other _____
<b>Finish Level</b> <input type="checkbox"/> Opulent (Best of Everything) <input type="checkbox"/> High End Finish Level <input type="checkbox"/> Mid-Level Finishes <input type="checkbox"/> Modest Finishes <input type="checkbox"/> Economy (Low End Everything)	<b>Parking</b> <input type="checkbox"/> Garage, Size: _____ <input type="checkbox"/> Portico Size: _____ <input type="checkbox"/> No Garage or Portico <input type="checkbox"/> Toy Storage: _____ <input type="checkbox"/> Garage or Toy Storage in Basement	<b>The Foundation</b> <input type="checkbox"/> Flat or Gentle Sloping Lot <input type="checkbox"/> Very Steep Lot <input type="checkbox"/> Un-Finished Basement <input type="checkbox"/> Finished Basement <input type="checkbox"/> Crawl Space

### Comparable Home Designs (Please check the model/s that is closest to the home you are wanting).

<input type="checkbox"/> <b>Bald Eagle Lodge</b>	\$2.5M to \$3M	<input type="checkbox"/> <b>Ellijay Cabin</b>	\$500K to \$600K
<input type="checkbox"/> <b>Wild Turkey Lodge</b>	\$1.9M to \$2.5M	<input type="checkbox"/> <b>Modern Rustic Lodge</b>	Low to Mid \$500's
<input type="checkbox"/> <b>Ponderosa Lodge</b>	\$1.5M to \$2M	<input type="checkbox"/> <b>Chestnut Lodge</b>	High \$400's to Low \$500's
<input type="checkbox"/> <b>Lake Bluff Lodge</b>	\$700K to \$1M	<input type="checkbox"/> <b>Oakridge Mt. Lodge</b>	High \$400's
<input type="checkbox"/> <b>Blue Ridge Lake Lodge</b>	\$700K to \$900K	<input type="checkbox"/> <b>Verde' Cabin</b>	Low to Mid \$300's
<input type="checkbox"/> <b>Dragonfly Lodge</b>	\$550K to \$650K	<input type="checkbox"/> <b>Mountain Cove Cabin</b>	High \$200's to Low \$300's

Your signature is required to initiate the work and to acknowledge your agreement with the services as described here.

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

Customer Printed Name: \_\_\_\_\_