

MIDCOUNTRY **BANK**

Building Permit and Plan Review Confirmation

As the project manager *on* the construction of your home, you need to be sure that the land you are purchasing is an approved building lot *and that it* can be developed economically. You want to ensure that a permit *can* be obtained *within 30 days of closing*. You need to visit with the building department of the city or county you are building in to review the following *prior to closing on your loan*:

1. **Your lot is an approved building lot.**
2. **Your home dimensions will fit within boundary/set back requirements.** You will need a site plan and a plot plan. The Site Plan shows the total house layout dimensions with septic design on your lot. The Plot Plan/Survey plan gives the description, location and boundaries of your property. These plans are usually completed by a survey company and generally provided by the land seller. You are also aware of potential CC&R's (covenant, codes and restrictions) that are required by your development and/or homeowners association.
3. **Your lot has been properly tested.** You may need percolation (perc) test and soil borings test. The Perc Test determines the level of subsurface groundwater and may be required to obtain septic/well permit. The Soil Borings Test determines compactness, strength and expansiveness of the soil. A soil engineer usually performs these tests.
4. **Your lot may economically be developed.** You must take into consideration topography, site work, access, landscape, etc, when reviewing your lot. You should consult an engineer and excavation company to better determine the cost involved in developing your lot and the feasibility of using a certain home design. For example, some lots are best suited for different basements (crawlspac, slab, full basement) and/or home designs (ranch, colonial, split). You may *not* make onsite changes after closing as your appraisal was completed to certain specifications. *Your excavator should review your plans and house location and provide you with a written bid.*
5. **Potential tests/surveys/studies you may need to include, but are not limited to the following:** Structural engineering, topographic survey, soil survey, grading plan, property survey, erosion plan, feasibility study, recording survey, improvement plan, foundation engineering, architectural or engineer stamp, wetlands approval, driveway plan, plot plan foundation survey, perc test, soil borings test, septic plan, etc. *may be required before obtaining the building permit.*

Please review all of the above requirements to ensure that any associated costs are included in your Sworn Construction Statement.

I understand the above mentioned items and have visited my building department. I am certain that I will be able to obtain a building permit within 30 days of closing.

Additionally, I acknowledge that I am responsible for providing a set of plans and specifications to the appraiser to complete the valuation of my property. I understand that future draw inspections and the final inspection will also be completed based on these plans and specifications. If the inspections indicate the home is not being completed as planned, I acknowledge that MidCountry Bank may curtail funding of the project until confirmation that the home will be completed in budget is received and approved.

Borrower

Date

Coborrower

Date