FAIRFAX COUNTY AFFORDABLE DWELLING UNIT (ADU) PROGRAM
STRUCTURE COST CALCULATION FORM
(Effective January 25, 2006)

1. Project Name/Site Plan No. _____

2. Unit Type _____/ End or Interior Unit **(T.H.only)**_____
   (S.F.Det.,T.H.,M.F.,Dplx(Separate forms req'd. for end or interior T.H.)
3. Unit Name or No./Elevation No. or Type _____
   (Separate forms required for each unit and/or elevation type)
4. Number of Bedrooms _____ Number of Baths _____

5. ___Basement, ___Slab ____ Walkout/Number of Levels _____
   (Use check mark)
6. Total Finished Sq.Ft._____ Lot/Unit Nos._____
   (For this unit type)

Cost Calculations

7. Maximum Allowable Finished Square Footage _____
   (**From Schedule**)
8. Base Finished Square Footage _____
   (**From Schedule**)
9. Allowable Square Foot Adjustment _____
   (**Lesser of line 6 or line 7 minus line 8**)
10. Cost Difference(**0.5 or 0.75 x $ per sq. ft. x line 9). (See note #3 from Schedule**) _____
11. Base Square Foot Cost _____
    (**From Schedule**)
12. Adjusted Cost _____
    (**Add/subtract line 10 from line 11)**

Additions/Deletions To Cost

13. Special Features (**Extra baths, End units, Unfinished space, Sprinklers, etc., Sprinklers require documentation. Give unfinished Sq.Ft.**)

	Cost (+ or -)
a). _____	$_____
b). _____	$_____
c). _____	$_____
d). Subtotal	$ _____

14. Compatibility Upgrades
    (**Documentation required**) (**Maximum for a + b = 2% of sales price**)
    a). Architectural Elements $_____
    b). Lot Landscaping(**Max. 1% of sales price**) $_____

15. **Total Structure Cost** **$ _____**
    (**Add lines 12, 13d, 14a, and 14b**)

FAIRFAX COUNTY AFFORDABLE DWELLING UNIT (ADU) PROGRAM
UNIT SALES PRICE CALCULATION FORM
(Effective January 25, 2006)

1. Project Name/Site Plan # _____
   (Same as line 1, Structure Cost Calculation Form)
2. Total Structure Cost _____
   (**From line 15, Structure Cost Calculation Form**)
3. Site Development Cost _____
   (**From Schedule. See note #4 from Schedule**)
4. Special Adjustments _____
   (**To determine if qualified see Sect. 3.6 of Pricing Regulations**)
   (**Describe. Supporting documentation required**)
5. Permits & Fees
   a) Building $_____ e) Sewer $_____
   b) Site $_____ f) Plumbing $_____
   c) Electrical $_____ g) VDOT$_____
   d) Water $_____ h) Other $_____
   Describe
   i) Subtotal (**Add Lines 5a-5h**) _____
6. Development Cost Subtotal _____
   (**Add lines 2, 3, 4 & 5i**)
7. Great House Adjustment _____
   (**5% or 10% of line 6.See Adjustments Addendum to determine if qualified.**)
8. Adjusted Total Development Cost _____
   (**Add lines 6 and 7**)

Soft Cost Adjustments

9. Allowable Construction Loan Financing Cost
   a) Prime Rate + 2 pts. = _____%
   b) Adjusted Construction Loan Rate = **(#a) x avg. takedown rate (50%) x avg. length of loan (75%) of year**)=_____%
   c) Construction Financing Cost = Adjusted Rate x 75%
   Calculations: (**#a x .5 x .75 x .75**)= ____% of Line 15
10. Builders Overhead & Development Allowance 10.0% of Line 15
11. Financing Placement Fee Allowance 1.5% of Line 15
12. Legal and Closing Allowance 3.0% of Line 15
13. Marketing/Sales Commission Allowance 1.5% of Line 15
14. Total Allowed Soft Cost Percentage of Sales Price _____%
    (**Add lines 9c,10,11,12 & 13**)
15. **Maximum Allowed Sales Price = $_____**
    Line 8
    (100 - Line 14)/100 = Sales Price

I certify that the price on line 15 is based on accurate costs and reflects actual quotes or contracts for the above ADU as shown on architectural plans submitted to the Department of Housing and Community Dev.

Signature:_____ Firm: _____Date_____