

*Fast & Easy Work sheet*

**The questions you need to ask your city building and planning department 1<sup>st</sup> to determine if you qualify for putting our ADU in your back yard OR for building a starter home on its own lot within your city?  
(ADU)**

**LIST OF QUESTIONS TO ASK FOR *PUTTING AN ADU IN YOUR BACK YARD*:**

1. Ask your city building and planning department if they will permit an ADU / accessory dwelling unit otherwise know as a “granny flat” in your back yard using our smallest and largest models . . . Model A) 20’ x 40’ x 9’ / 800sf total foot print? / Model B) 16’ x 26’ x 9’ / 416sf total foot print.  
\_\_\_\_\_
2. Ask what their set back requirements are? \_\_\_\_\_
3. Ask what their ADU height requirements are? \_\_\_\_\_
4. Ask what their SDC fees are? \_\_\_\_\_
5. Ask what the current length of time is for issuing building permits . . . 1-2-3 months etc? \_\_\_\_\_
1. Ask if there are any CC&R to abide by on your property? \_\_\_\_\_

**LIST OF EXPENSES TO DETERMINE WHAT YOUR  
*TOTAL ESTIMATED COST TO BUILD AN ADU IN YOUR BACK YARD*:**

1. Sewer, water, electric or gas utilities hook up cost? \_\_\_\_\_
2. Excavation cost? \_\_\_\_\_
3. Foundation cost? \_\_\_\_\_
4. Driveway, sidewalks cost? \_\_\_\_\_
5. Landscaping cost? \_\_\_\_\_
6. General contractor fees and sub labor cost? \_\_\_\_\_
7. City permits cost? \_\_\_\_\_
8. SDC fees cost? \_\_\_\_\_
9. Add our SHK cost model A, B, C, D, to line items 1-8 to determine your *total estimated cost to build*?  
\_\_\_\_\_

**(SINGLE FAMILY HOME)**

**LIST OF QUESTIONS TO ASK YOUR CITY BUILDING AND PLANING DEPARTMENT FOR BUILDING A *SINGLE-FAMILY HOME* ON ITS OWN LOT OF LAND WITHIN YOUR CITY:**

2. Ask if there are any CC&R to abide by on the property you are thinking about building on?  
\_\_\_\_\_
3. Ask what the land / lot is zoned for? \_\_\_\_\_
4. Ask what the SDC fees are? \_\_\_\_\_
5. Ask what is the current length of time is for issuing building permits . . . 1-2-3-4 months etc? \_\_\_\_\_

**LIST OF EXPENSES TO DETERMINE WHAT YOUR *TOTAL ESTIMATED COST TO BUILD A SINGLE-FAMILY HOME ON CITY LAND:***

1. Sewer, water, electric or gas utilities hook up cost? \_\_\_\_\_
2. Excavation cost? \_\_\_\_\_
3. Foundation cost? \_\_\_\_\_
4. Driveway, sidewalks cost? \_\_\_\_\_
5. Landscaping cost? \_\_\_\_\_
6. General contractor fees and sub labor cost? \_\_\_\_\_
7. City permits cost? \_\_\_\_\_
8. SDC cost? \_\_\_\_\_
9. Add our SHK cost model A, B, or C to line items 1-8 to determine your total estimated cost to build?  
\_\_\_\_\_

**(BANK)**

**TALK TO YOUR BANK ABOUT YOUR TOTAL ESTIMATED COST TO BUILD  
TO DETERMINE WHAT YOU QUALFY FOR IN A CONSTRUCTION LOAN &  
LONG-TERM MORTGAGE LOAN:**

1. Ask what is the total dollar amount of a construction loan they can provide? \_\_\_\_\_
2. Ask what the interest rate is for the construction loan? \_\_\_\_\_
3. Ask what the projected total cost of the project including construction loan interest would be for a long-term mortgage? \_\_\_\_\_
4. Ask what your down payment would be for a mortgage loan? \_\_\_\_\_
5. Ask what your mortgage loan monthly payments would be? \_\_\_\_\_