

Here is a little help with calculating your house budget. Start with your total mortgage budget and work backwards into your house number. Then we can help you get the most house you can for your needs in that budget.

\$ _____ fill in your total affordable mortgage amount (if you do not know that, you need to start by establishing that) for assistance establishing this number look at our "Banking Secrets Revealed" worksheet.

-\$ _____ cost of land (find pricing for lots in the areas you would like to build on) try www.realtor.com

-\$ _____ excavation cost- this includes digging, driveway, backfill, any fill or stone etc. This is the really hard one to work with because there are so many unknowns but figure \$8000/half acre of excavation- Example-if you have 10 acres but are only opening up 1.5 plus a 1/2 acre of driveway (500 feet) then you would use \$32,000.

-\$ _____ septic -\$1500 to tie in if city sewer and \$6000 or \$20,000 if you have heavy soil that does not allow water to drain.

-\$ _____ water supply- \$1500 to tie into city water or \$5000 +/- for a well

-\$ _____ Foundation cost- a safe number is to multiply the first floor square footage by \$15/sq' – This covers the foundation as well as design and engineering, waterproofing, sill plates, insulation etc. 50% of this if you are only doing a crawl space.

-\$ _____ electrical figure \$4000 to tie in plus the cost of running power to site

-\$ _____ plumbing figure \$4000 to tie in plus additional of extra plumbing needs

-\$ _____ HVAC- use \$6500 for hot air heat, \$12,000 for hot water baseboard and add \$4000 for air conditioning on either one

-\$ _____ cost of porches, patios, decks, landscaping etc.

-\$ _____ garage with foundation- figure \$32/square foot for this (24x24 2 car garage=\$18,432)

\$ _____ Now what you have left is your house budget..

Divide your budget by the following number to price your house.

Mobile homes- Reduce site prep cost by \$21,000 then divide by \$40-50 per square foot

Framed Modular- Reduce site prep cost by \$21,000 then divide by \$50-\$60 per square foot

Custom Modular home with a single peak- \$65-\$85 per square foot

Custom Modular home with multiple peaks \$75-\$90 per square foot

Chalet or finished 2nd floor Capes \$85-\$105 per square foot

Low to high end of range is based on the upgrade options you desire

USE Pencil- you will change and change the numbers as you work through the process if you find land for \$20,000 less then you will add \$20,000 to your house budget and gain 250-450 square feet of house.

For a detailed list of home prices for standard models to the "Sample prices" under "Information" on our web-site

www.mhimperialhomes.com