



December 21, 2019

City of Pompano Beach
Community Redevelopment Agency
Mr. Nguyen Tran, Northwest Director
100 West Atlantic Blvd. Room 276
Pompano Beach, Florida 33060

RE: Available CRA Lots

Dear Mr. Tran:

Please except this letter as an unsolicited request to develop a vacant lot currently owned by Pompano Beach CRA. It is our request that the Pompano Beach CRA partner with us **by donating the vacant lot** to our infill housing project. We are committed to developing this lot into an single-Family home, which will be sold to a prospective first time homebuyer buyer, under the terms and conditions outlined in the "Declaration of Covenants and Restriction in favor of Broward County recorded 12/13/2019 Instrument #116233179.

We propose our Symphony model for this project. A 4-bedroom 2-bath model with 2-car garage, equipped with hurricane impact windows and doors, cement block construction, a ten year limited structural warranty, and much more. It is approximately 1469 square feet of living space. Enclosed for you review is the proposed Model Layout, a construction costs breakdown, KDC Lot reservation agreement and our prospective buyer Mortgage Pre-Approval letter.

Mr. Tran, We fully understand the work involved herein, and we are ready, willing and able to commit the resources and the expertise of our professional team to perform the prescribed work. It's our sincere hope that after reviewing this request, that you find a way to make this a reality by allowing Kenny Davis Contracting (KDC) **to make another first time homebuyer a tax paying citizen of Pompano Beach.**

Thank you very much for your consideration and we look forward to hearing from you **informing us how to proceed accordingly.** I can be reach at 954-448-3482 or by email at daviskenny336@gmail.com.

Respectfully,

Kenny M. Davis

Kenny M. Davis
Builder CRC 039284



The Symphony Model
4 Bedroom, 2 Bath & 2 Car Garage

All dimensions & specifications are approximate and are subject to change without prior notice

All dimensions & specifications are approximate and are subject to change without prior notice



December 9, 2019

Theresa Sams
317 South West 77th Terr. Apt. 306
North Lauderdale, FL 33068

RE: Property Location: TBD

Dear Theresa,

I am pleased to inform you that based on the information provided to me at the time your loan application was taken, your loan in the amount of \$ 250,000.00 has been pre-approved through our Automated Underwriting System.

Occupancy Type: Primary
Loan amount: \$ 241,250.00
Term: 360 months
Loan Number: 18090109981
Down Payment: \$ 8,750.00
Loan Type: FHA

A final loan approval and commitment is contingent upon our receipt, submission and underwriting approval of verification of your credit, income, assets, funds for closing, a complete appraisal, acceptable to the underwriter, supporting the value of the property, along with any other documents an underwriter deems necessary.

I will do my very best to provide you a final loan approval and get your loan closed within the time frame we discussed. Your cooperation in providing me with the documentation and or information requested in a timely manner will expedite this process.

I appreciate your faith and trust in me with this most important procedure. I will be in touch with you frequently with updates and requests to get us to the closing table. Feel free to contact me if you have any questions.

Thank you for this opportunity,

Michelle B. Davis

Michelle B. Davis, MBA
NMLS#: 374283
Phone: 954-445-4768
Email: michelle_davis1@bellsouth.net

Christensen Financial, Inc.

NMLS# 112516

355 S Ronald Reagan Blvd, Longwood, FL 32750 - Phone: 866-869-0008 - Fax: 407-869-001



LOT RESERVATION DEPOSIT AGREEMENT

Purchaser Theresa Sams

Address 317 South West 77th Terrace Apt. 306

City North Lauderdale State Florida Zip 33068

I/We, Theresa Same ("Purchaser") do hereby make application to Kenny Davis Contracting, LLC (Builder) for **reservation** of the **below** referenced lot in a residential community known as **Ortanique Estates housing** project.

Lot # 6 Block # 1 Address XXXX NW 9th Street, Pompano Beach

I/We hereby deposit with **Kenny Davis Contracting, LLC** (Builder) the amount of 50.00 as a lot reservation deposit. Purchaser acknowledges that no interest shall be earned by, or paid to, the Purchaser (s) on this lot reservation Deposit.

This Reservation Agreement does not constitute a Purchase Agreement, or guarantee any fixed purchase price for any of the proposed single family homes to be built in the Ortanique Development.

In consideration of your Reservation deposit, Kenny Davis Contracting, LLC will reserve the above identified **unit/lot** for a period of time not to exceed ninety (90) days after execution of this agreement or until Builder and Purchaser execute a New Construction Purchase Agreement.

At any time prior to Builder and Purchaser (s) executing a Purchase Agreement, the Builder has the unconditional, unqualified right (i) to cancel this Lot Reservation Agreement upon written notification to the Purchaser(s) of such election to cancel, and (ii) to cause the refund of the reservation deposit to Purchaser(s).

Conversely, at any time prior to Builder and Purchaser(s) executing a Purchase Agreement, Purchaser also has the unconditional, unqualified right to cancel this Lot Reservation Agreement upon written notification to the Builder.

At the time the Purchaser enters into the Construction Purchase Agreement with the Builder herein, then all funds deposited under this Lot Reservation Deposit Agreement shall be transferred as an earnest money deposit and credited to the Purchaser as part of the down payment under the Purchase Agreement. In such event, the funds transferred shall cease to be controlled by the terms hereof, but shall instead be controlled pursuant to the terms of the Construction Purchase Agreement.

In the event Purchaser fails to execute said new Construction Purchase Agreement within Five (5) days after Purchaser's inspection and acceptance of a chosen model to be constructed, then the reservation funds deposited pursuant to this agreement shall be refunded to Purchaser and neither Purchaser nor Seller shall have any further liability to the other under this agreement and the termination of this Agreement shall be effective immediately. Upon the termination of this Agreement as aforementioned, all rights and liabilities of the parties hereunder shall cease and terminate.

The Purchaser(s) shall not have the right to assign this Lot Reservation Deposit Agreement or Purchaser (s) rights to the Reservation Deposit without prior written consent of the Builder.

The Purchaser(s) has the right to, and shall, receive all homeowner association/land use documents required under Florida law prior to executing a Purchase Agreement. If Purchaser(s) fails to execute and return to Builder the executed Purchase Agreement within three (3) days after receipt thereof, this Agreement shall terminate effective immediately. Builder shall thereafter issue a refund of the Reservation Deposit to the Purchaser(s) and neither Purchaser nor Builder shall have any further liability to the other under this agreement.

As previously stated, prior to the execution of the Construction Purchase Agreement, the Purchaser shall have the unqualified right, upon his/her sole determination, not to purchase the unit and upon written request by the Purchaser to the Builder, shall have all monies that have been deposited hereunder returned promptly to the Purchaser.

Dated this 17 day of December, 20 19

PURCHASER (S)

By: Theresa Sams

By: _____

Kenny Davis Contracting, LLC

Kenny Davis
Authorized Representative

7160 N W 47th Place
Lauderhill, Florida 33319
954-448-3482

CONSTRUCTION COSTS BREAKDOWN

1669 Living Area

374 Garge

64 Patio

1669

2107 Square Feet

1) PERMIT COST AND FEES:

a.	Building	\$3,338.00
b.	Building Permit admintration Fees	\$2,002.80
c.	City Capital Recovery	\$1,669.00
d.	City Park Impact Fees	\$1,206.21
e.	County Impact Fees	\$1,033.89
f.	School Educational Fees	\$9,236.12
g.	Transit Impact Fees	\$1,151.61

Total : **\$19,637.63**

2) SOFT COSTS:

a.	Architectural and Engineering Fees	\$2,738.50
b.	Project Engineering Fees	\$1,378.53
c.	Survey(s)	\$2,412.42
d.	Liabilty Insurance	\$946.14
e.	Worker Compersation Insurance	\$0.00
f.	Builder's Risk Insurance	\$930.50
g.	Electric (Temp)	\$150.00
h.	Water (Temp)	\$135.00
i.	Soil Boring Tests	\$443.10
j.	Roof Testing Report	\$0.00
k.	Trash Hauling	\$1,420.00
l.	Field Office	\$0.00
m.	Marketing/ R- World	\$0.00
n.	Equipment Rental	\$452.94

Total: **\$11,007.13**

3) FINANCING COST AND FEES:

a.	Contruction Loan Fees	\$1,750.00
b.	Lender Attorney Fees	\$492.33
c.	Lender Servicing Fees	\$1,033.89
d.	Lender Inspection Fee	\$689.26
e.	Title Search Fee	\$344.63
f.	Closing Fees and Title Insurance Costs	\$4,956.00
g.	Contruction Interest Fees	\$5,415.63

Total : **\$14,681.75**

4) SITE WORK:

a.	Ground Prep and Fill	\$2,904.75
b.	Water Supply and Meter	\$880.00
c.	Tree Removal and Trimming	\$300.32
d.	Tamp and Treat	\$383.87
e.	Finish Grading	\$720.00
f.	In-ground Sprinkler system	\$2,169.70
g.	Driveway - Concrete	\$1,910.24
h.	Walkways - Concrete	\$430.00
i.	Sidewalk - Concrete	\$2,476.42
j.	Landscaping - Sod, trees & flowers	\$3,372.46
k.	Pavers	\$0.00

Total: **\$15,547.77**

5)	<u>CONCRETE & MASONARY:</u>	
a.	Foundation and shell - Rough Carpetary	\$7,626.20
b.	Slab Finishing- Labor Only	\$2,210.56
c.	Concrete Materials Slab/Beam	\$5,007.00
d.	Mason Block- Labor Only	\$2,707.82
e.	Masonry-Blocks and Lintel Materials	\$5,507.70
f.	Lumber and Plywood Materials	\$4,056.80
g.	Reinforcing Steel Materials	\$2,002.80
h.	Trusses Bracing only	\$5,912.89
i.	Concrete Pump	\$340.00
j.	Crane Rental	\$640.00
k.	Miscellaneous	
	Total:	\$36,011.77
6)	<u>METALS:</u>	
a.	Structural Columns	
b.	Ornamental Detail	
c.	Miscellaneous	
	Total:	\$0.00
7)	<u>ROOFING AND INSULATION:</u>	
a.	Shingle Roof Material and labor	\$6,258.75
b.	Gutters	\$834.50
c.	Insulation	\$1,669.00
d.	Miscellaneous	
	Total:	\$8,762.25
8)	<u>DOORS AND WINDOWS:</u>	
a.	Exterior Doors	\$1,132.36
b.	Interior Doors and Trim	\$2,503.50
c.	Windows Material and Labor	\$4,287.00
d.	Fixed Glass	
e.	Garage Door and Opener	\$1,835.90
f.	Finish Trim Labor	\$1,001.40
g.	Finish Hardware	\$567.46
h.	Miscellaneous	
	Total:	\$11,327.62
9)	<u>FINISHES:</u>	
a.	Drywall Interior	\$10,848.50
b.	Window Sills	\$210.00
c.	Exterior Stucco	\$6,676.00
d.	Bathroom Tile	\$2,420.05
e.	Floor Tile	\$2,393.71
f.	Painting	\$4,005.60
g.	Carpeting	\$1,643.25
h.	Shelving	\$600.00
i.	Mirrors	\$150.00
	Total:	\$28,947.11

10)	<u>CABINETS:</u>	
a.	Kitchen Cabinets and Tops	\$4,339.40
b.	Vanity Cabinets	\$417.25
c.	Vanity Tops	\$283.73
d.	Miscellaneous	\$940.00
	Total:	\$5,980.38

11)	<u>SPECIALTY ITEMS:</u>	
a.	Appliances:	
i.	Hood and Range	\$760.00
ii.	Refridgerator	\$1,691.00
iii.	Washer	\$0.00
iv.	Dryer	\$0.00
v.	Microwave	\$320.00
vi.	Garbage Disposer	\$55.00
b.	Bath Accessories	\$270.00
c.	Tub and Shower Enclosures	
d.	Mail Box and Address Numbers	\$108.49
e.	Miscellaneous	
	Total:	\$3,204.49

12)	<u>MECHANICAL:</u>	
a.	HVAC System	\$6,838.47
b.	Plumbing	\$12,575.00
c.	Plumbing Fixtures	\$374.66
d.	Miscellaneous	
	Total:	\$19,788.13

13)	<u>ELECTRICAL:</u>	
a.	Wiring	\$8,266.23
b.	Fixture	\$495.00
c.	Ceiling Fans	\$340.00
d.	Alarm system Complete System only	\$667.60
	Total:	\$9,768.83

14)	<u>OTHER:</u>	
a.	DRC Plan Review	\$1,585.55
b.	Window Treatments	\$570.00
c.	Warranty Program	\$333.80
d.	City Zoning Compliance Approval	\$1,502.10
e.	Miscellaneous Construction Costs	\$2,343.69
	Total:	\$6,335.14

	\$114.44	Total Construction Cost:	\$191,000.00
Land Costs			\$0.00
Contractor Profit			\$0.00
	\$114.44	Total project Cost:	\$191,000.00