

FEES AND HOW ONE SHOULD MAKE THE RIGHT CHOICE

If you need a medical procedure done, are you looking for the 'cheapest' doctor to perform the surgery?

If your car breaks down, are you looking for the 'cheapest' mechanic to repair it and hoping that it will be fixed right?

If you are buying a home, are you looking for the 'cheapest' one that you can buy with the understanding that it may have unknown hidden costs in repairs?

If you are like me, the answer is an unquestionable NO! When it comes right down to it, you really want the best you can afford but also you want the best for the services you pay for. Why would you not consider getting the best for your most costly investment? All-Pro Home Services is the best at what we do for our customers and we not only back it up with words but on paper - 100% Satisfaction Guaranteed! We offer quality service for all types of designs - large or small. While All-Pro Home Services is not the least expensive design service available, we know that we

are not the most expensive. In saying that, we know that we provide our clients with more experience, knowledge and abilities than any other design firm.

Our fees are very competitive and (more importantly), we try to find solutions that are the simplest and (therefore) less expensive for you to build. Our expert advice will save as much as your entire design fee in one simple solution. In starting this architectural process, it is never wise to try and cut corners on who can provide the lowest price. As the saying goes, "You get what you pay for". At All-Pro Home Services, what you pay for is years of experience and the knowledge that ensures you ALWAYS get the very best...SATISFACTION GUARANTEED!

Whereas, architects may charge the prospective homeowner in the range of 5%-15% of the project cost, we as a residential design company, will only charge on the average of 3% to 10% for the construction drawing set but MINIMUMS do apply. The rule is the lower the projected cost, the higher the

fee. First, we will prepare conceptual drawings of your project for your review. Additional follow-up design reviews fine tune the initial concept design. We will strive to satisfy your expectations as much as possible within the confines of your budget. Having the flexibility to think over what you like, need and want is very important. Besides, we give you a FIRM PRICE - FLAT FEE...not an hourly rate (unless it becomes necessary outside the realm of the agreement). THERE ARE NO HIDDEN FEES!

Additions: \$1750.00 MINIMUM (and up) based upon square footage and existing structure on site. Again, there are variables to this fee pending Owners preferences, first floor expansion versus a second floor addition and existing site conditions, etc. See HOA Presentations fees below if applicable. **No Hidden Fees!**

Casita/Guest House: \$1500.00 MINIMUM (and up) based upon square footage, existing structures on site and Owner preferences. Again, there are variables to this fee pending Owners preferences. See HOA Presentations fees below if applicable. **No Hidden Fees!**

Detached Garage - (Standard Height): \$1000.00 MINIMUM (and up) based upon square footage, existing structures on site. Again, there are variables to this fee pending Owners preferences. RV Garages will require Structural Engineering and the costs are above All-Pro Home Services fees. Free Standing RV Garages will start at \$1250.00 (and up) See HOA Presentations fees below if applicable. **No Hidden Fees!**

Patio Covers/Pergolas: \$1750.00 MINIMUM (and up) based upon square footage, existing structures on site and if

attached/Owner preferences. Again, there are variables to this fee pending Owners preferences and existing site conditions, etc. See HOA Presentations fees below if applicable. **No Hidden Fees!**

Remodeling: \$1750.00 MINIMUM (and up) based upon square footage and if it should include kitchen/bath layouts. **No Hidden Fees!**

Custom Homes: Based upon square footage at \$1.75 per square foot, MINIMUM for all HEATED areas and \$.75 per square foot for unfinished basements and garages (for most homes). In some cases (due to complex and more detailed requirements), the fees may be based on the Projected Project Cost. Additional fees will be incurred depending on Owners preferences for the project. See HOA Presentations fees below if applicable. **No Hidden Fees!**

Fire Restoration: This is based on several issues...sometimes a **FLAT FEE** \$1750.00 MINIMUM (and up) or it can be based upon square footage at \$1.50 per square foot, for all HEATED areas and \$.75 per square foot for unfinished basements and garages (for most homes). The fee may be based upon overall damage to the home or the need to not only restore the existing structure but also to possibly add additional space. As such, site review and discussions will determine the quote provided. See HOA Presentations fees below if applicable. **No Hidden Fees!**

Kitchens/Bath Design Only: \$750.00 MINIMUM (and up)
: Additional fees may be incurred based upon owners preference. In addition, if this is part of any other remodeling within a project, the fees will be assessed accordingly. **No Hidden Fees!**

Decks: \$1000.00 minimum (and up) including single level to multi-level (with accessories) and is also based upon square footage and deck location. Additional costs may be added (depending on requirements by local building officials). See HOA Presentations fees below if applicable. **No Hidden Fees!**

HOA Design Concept Presentations: \$500.00 (and up) based upon Architectural Review Board Requirements as well as the scope of the project . This fee is above the basic costs as noted above. If presentations are rejected upon review, additional costs to

revise to meet their agenda will be due prior to revisions. **No Hidden Fees!**

NOTE: All fees subject to change (pending the concepts/scope of the project). All final construction documents (blueprints) guaranteed to be building-permit-application ready. Owners to supply copy of their site survey (required by all municipalities) and must be current or (therefore) a certified survey will be required (payable by owner). **If any ENGINEERING SERVICES are required, this (also) will be payable by Owner.** All-Pro Homes Services cannot guarantee your local building department will grant you a permit. Simply put, this is all pending upon your local officials and their requirements on property setbacks and other regulations such as your association rules and guidelines (wherever applicable).