

EXHIBIT A: PROJECT MILESTONE & ESTIMATED FEE SCHEDULE

Savannah Communal Living LLC (A Division of The Mackhouse Boarding Center)

Project Name: _____

Client Name: _____

Property Address: _____

Estimated Project Total: \$ _____

This Project Milestone & Payment Schedule (the "Schedule") is incorporated into and made part of the **Home Development Advisory & Project Management Agreement** between The Mackhouse Boarding Center d/b/a Savannah Communal Living LLC ("Community Developer") and the Client. The fees outlined below represent the compensation for project management, advisory services, and development coordination.

1. FEE STRUCTURE OVERVIEW

The Client agrees to pay the Community Developer a total Service Fee equal to **5%** of the total project cost (including land, modular unit, and site improvements) for comprehensive project management and advisory services.

- **Total Estimated Service Fee:** \$ _____
 - **Initial Retainer (Non-Refundable):** \$ _____
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2. MILESTONE PAYMENT SCHEDULE

This document serves as Exhibit A to the Home Development Advisory & Project Management Agreement.

Client Name: _____

Project ID: _____

Payments shall be disbursed to the Community Developer upon the completion of the following project milestones:

MILESTONE 1: INTAKE & PLANNING

- **Deliverable:** Completion of Site Intake Form and Design Selection.
- **Payment Trigger:** Agreement Signing.
- **Fee Due:** \$ _____ (Initial Deposit / Management Retainer)

MILESTONE 2: SITE PREPARATION & PERMITTING

- **Deliverable:** Submission of Permit Applications and Site Clearing.
- **Payment Trigger:** Permit Approval or Foundation Start.
- **Fee Due:** \$_____

MILESTONE 3: HOME PRODUCTION & DELIVERY

- **Deliverable:** Modular Unit Production Completion and Delivery to Site.
- **Payment Trigger:** Delivery to Property.
- **Fee Due:** \$_____

MILESTONE 4: INSTALLATION & CONNECTION

- **Deliverable:** Tie-downs, Utility hookups, and Exterior finishing (Porches/Skirting).
- **Payment Trigger:** Completion of Installation.
- **Fee Due:** \$_____

MILESTONE 5: FINAL INSPECTION & OCCUPANCY

- **Deliverable:** Final Building Department sign-off and issuance of Certificate of Occupancy.
- **Payment Trigger:** Final Walkthrough.
- **Fee Due:** \$_____ (Final Balance)

Client Initials: _____

Advisor Initials: _____

3. ESTIMATED CLOSING & ADMINISTRATIVE COSTS (THIRD-PARTY)

The following are estimated costs for third-party services required to complete the project. These are not Community Developer fees but are provided for Client budgeting purposes.

- **Appraisal Fee:** \$_____
 - **Survey & Plat Map:** \$_____
 - **Impact Fees / Municipal Permits:** \$_____
 - **Utility Connection Fees (Water/Sewer/Electric):** \$_____
 - **Title & Document Prep:** \$_____
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4. DISCLOSURES AND TERMS

- **Estimates Only:** All figures provided in this schedule are good-faith estimates based on current market rates and initial project scope. Actual costs may vary based on site conditions, municipal requirements, and material fluctuations.

- **Payment Terms:** Milestone payments are due within five (5) business days of the completion of the phase. Work on the subsequent phase will not commence until the prior milestone fee is settled.
 - **Non-Refundability:** Due to the intensive nature of site research and advisory work, the Initial Retainer and Phase 1 fees are earned upon commencement and are non-refundable.
 - **Exclusion of Licensed Activity:** Fees paid under this schedule are for Project Management and Advisory services. No portion of these fees is for "Mortgage Brokerage" or "Real Estate Brokerage" services as defined by Florida Statutes Chapters 494 and 475.
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5. AUTHORIZATION

CLIENT:

Signature: _____ Date: _____ Printed Name: _____

COMMUNITY DEVELOPER (Savannah Communal Living LLC):

Signature: _____ Date: _____ Jerold Mack, CEO/Owner