



FINAL DRAW

Congratulations and Thank you for submitting your final draw request!
We want to remind you and make sure your rehab is 100% complete and ready for your final inspection. Please insure the following are done before our inspector comes out to your property.

- No partial work
- Full rehab and all repairs, additions, upgrades 100% complete No exceptions
- No blue tape
- No left over materials and tools
- No tools and debris on cabinets, countertops, etc.
- No dumpsters still at the property
- No left over tile on the floor
- No ladders, paint cans, etc. at the property.
- No missing fixtures. All must be present AND installed (mirrors, faucets, lights, etc.)
- No missing air vent covers, electrical covers, door knobs etc.
- House needs to be complete AND clean. Both inside and outside
- All appliances must be present and installed
- All utilities must be on (electricity, water, and gas)
- Floor needs to be 100% clean
- Yard cut, landscape complete (Keep yard clean and mowed at least every two weeks. It needs to have curb appeal and secondly it keeps thieves away)

Keep in mind that your final pictures will have to be approved by our bank lines and they are very strict and will not make exceptions.

The biggest issues we have on final draws is the Cleanliness of the property and small punch out items. Property needs to be 100% move in ready. If anything is still left to be done, no matter how minor then it is
NOT READY FOR A FINAL INSPECTION.

PLEASE PLEASE PLEASE pay attention to detail, the bank lines will be looking at everything! Do not rely on the word of your contractor. Walk your property and insure it has been cleaned and finished.

Thank you again for being a Jet Lending client and Congratulations on your rehab 😊

I _____ have read and have a clear understanding on the final draw expectations.

Client Signature

Date

AFFIDAVIT OF COMPLETION

Owner:

Owner's Address:

Contractor:

Contractor's Address:

Property:

Description of Improvements Furnished:

Date of Completion:

Amount of Total Completed Repairs:

BEFORE ME, the undersigned authority, personally appeared Owner (whether one or more) well known to me who, being by me first duly sworn, under oath stated that the following statements are within Owner's personal knowledge and true:

1. Owner owns the Property
2. Owner and Contractor entered into an original contract for the furnishing of labor, services, and/or materials for construction of the Improvements on the Property.
3. On the Date of Completion, the Improvements were actually completed within the meaning of the Texas Property Code §53.106(e) , including any extras or change orders reasonably required or contemplated under the original contract for the Improvements, other than warranty and repair work.
4. This Affidavit is executed and recorded by Owner pursuant to Texas Property Code §53.106."

ANY PERSON CLAIMING A LIEN MAY NOT HAVE A LIEN ON RETAINED FUNDS UNLESS THE CLAIMANT FILES AN AFFIDAVIT CLAIMING A LIEN NOT LATER THAN THE 30TH DAY AFTER THE DATE OF COMPLETION.

EXECUTED this ____ day of _____, ____.

OWNER:

THE STATE OF TEXAS δ
 δ
COUNTY OF HARRIS δ

This instrument was subscribed, sworn to, and acknowledged before me this ____
day of _____, 2017, by _____.

(SEAL)

Notary Public, State of Texas

My Commission Expires:

Notary Name Printed or Typed:
