



Technical services costs are the soft costs associated with your homebuyer project. These technical services costs will be included in the project's budget. The following breakdown should assist in distinguishing costs that are "technical services costs" (a.k.a. soft costs, carrying costs) when you are developing your budget for your HOME application.

Technical Services Costs (Project Specific)

Technical services costs are a part of the project budget. Due to limited general administration budgets, technical services costs, which also could qualify as general administration costs, are normally billed to the project line-item, not the general administration line-item. The types of technical services costs will vary from activity to activity and are limited by IFA HOME Rules. The following items are considered technical services costs (not all inclusive):

1. All technical services necessary for individual, scattered site types of activities, whether accomplished internally with staff or contracted for. (e.g., initial inspections, work write-ups, cost estimates, construction supervision, etc.)
2. Project specific A/E services. (plans and specifications)
3. Financing cost. (e.g., origination fee, credit reports, escrow fees, title searches & opinions, deeds, security agreements, filing/recording fees, appraisals, etc.)
4. Impact fees.
5. Processing of individual applications for assistance.
6. Third party verification of applicant's income.
7. Income eligibility determination and verification of applicants.
8. Appraisals.
9. Activities to affirmatively further fair housing. (project specific)
10. Underwriting costs and related fees associated with your financial assistance to individual projects.
11. Project specific forms and documentation.
12. Project specific environmental. (i.e., SHPO clearance)
13. Costs of procuring construction services.
14. Relocation services. (advisory services, notices, locating replacement units, inspections, negotiations, counseling, etc.)
15. Homebuyer education. (as applicable)