



Temple View Capital Draw Request FAQs

Congratulations you've closed your **fix and flip/new construction** loan and the next exciting step is to start construction! To draw funds from your rehab budget to pay for the work that you've done, you'll submit a Draw Request. Here are some frequently asked questions and general information about the draw request process.

How long does the draw process take?

Generally, most draws are processed within 1-4 business days. You can help speed up this process by accurately completing your Draw Request. This includes your completed work matches the project scope, you submit the required and supporting documents, and you maintain open communication. Effective communication and transparency increase the likelihood of getting your construction funds timely.

How do I contact the Draw Department?

Phone: 1-844-675-1900 (*option 5*)

Email: Drawrequests@templeviewcap.com

What type of Draw Schedule do I have?

The approved Draw Schedule will become the basis for submitting your future draw requests.

Your Draw Schedule will be based on two draw types:

1. **ADVANCED** – Temple View advances construction funds prior to work being completed according to approved the scope of work.
2. **REIMBURSEMENT** – Temple View reimburses constructions funds once work from the approved scope of work is fully or partially completed or deposits with proof of payment are provided (i.e., canceled checks, paid receipts, etc.).

How do I submit a Draw Request?

To submit a draw, you'll login to our online portal and complete a Draw Request form listing the specific items of work you've completed and the associated cost.

Some tips for completing your draw request and receiving rehab funds quickly:

1. **Can I ask for more funds than what was approved in my budget?**
 - *No. You must submit your draw requests per your originally approved budget.*
 - *If your costs go up, we will only issue draws from your original budget unless you have Contingency funds to cover overages.*
2. **How Can I access my Contingency Funds?**

Contingency requests require either completed work or proof of paid receipt for materials (requests greater than \$5k will require an inspection).
3. **Can I request a Change Order if my scope changes during construction?**

Yes. Minor and major modifications to the project scope will be processed and approved or denied at Temple View's discretion through a "Change Request" in the portal.



4. When can I get my Final Draw?

The Final Draw is a Reimbursement—project must be complete with an executed lien waiver with the approved General Contractor at loan closing.

5. When do I enter wiring information to receive funds?

Wiring account information is provided by the primary guarantor in DocuSign after the draw request has been reviewed and approved by Temple View.

6. When are funds wired into my account?

Once the approved DocuSign is complete with all signatures, funds are wired within 1 business day (if received before 1pm EST funds are likely to be released the same day). Our Servicer BSI will call and confirm wiring information before releasing funds

7. Do I need **Approved Permits to access my rehab funds?**

Yes. *If your local jurisdiction decides that the scope of work for your project requires a permit, you must send an approved permit with your draw request for review before funds will be released.*

8. PAYOFF REQUESTS: Active payoff requests will freeze the release of rehab funds until the payoff is voided by the borrower or expires with our servicer BSI.

BSI Contact Information: 1-888-327-7861

For Payoff Requests: payoffrequest@bsifinancial.com

****Please include your BSI loan number in all communications for a quicker response**

9. Monthly Mortgage Status

Please note mortgage payments, taxes and insurance must be contractually current to eligible for a construction funds.

Inspections

After receiving your Draw Request, we will schedule an inspection of your property. The purpose of this inspection is to obtain photos/video verifying the work has been completed per your project scope/draw request. Often, within 1-3 business days of your Draw Request submission, the inspection will occur either in-person by a 3rd party vendor or remotely through the Truepic App.

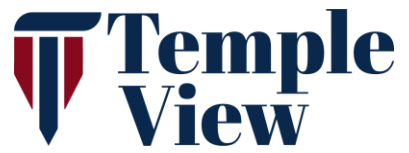
Onsite Inspections

The assigned field agent will contact the Borrower within 1-3 business days to schedule a date and time for the inspection.

Remote Inspections

Temple View will send the Borrower—or a designated project manager—a remote inspection link by text to use the TruePic App for photos and video.

After receiving the inspection photos, Temple View will determine if the work completed meets the requirements to obtain a draw and (i) approve, (ii) request additional information, or (iii) deny



the draw. If items you've requested are not complete, the construction management team will review and advise the best course of action on a case-by-case basis.