

reñofi Design

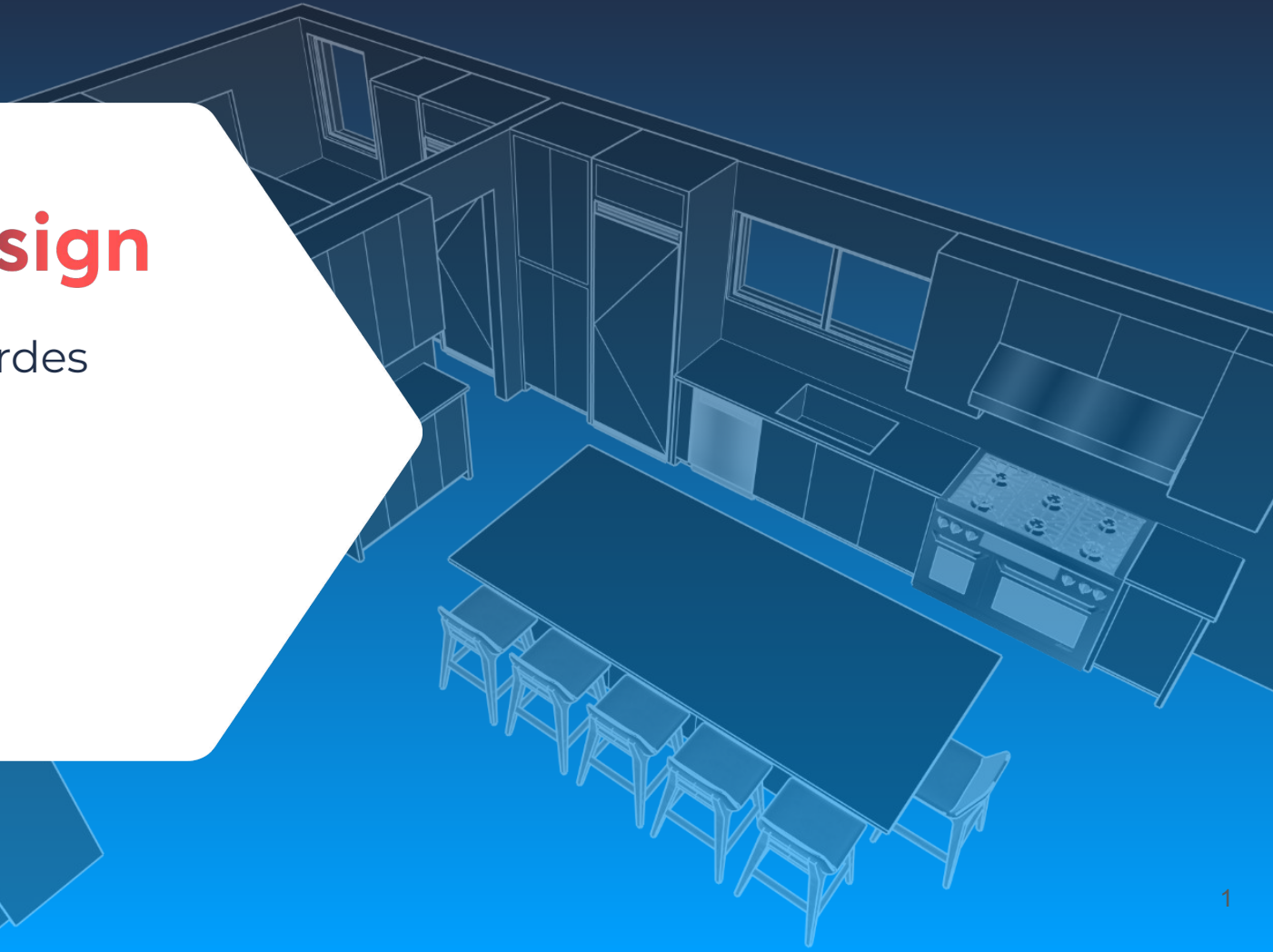
Rancho Palos Verdes Renovation

Rancho Palos Verdes, CA

Prepared by



Nick Walker
Spatial Designer



Project overview

Rancho Palos Verdes, CA

Design overview

New open concept living space with all new kitchen

- ✓ Semi-custom kitchen cabinets and island with painted finish and quartz or similar countertops. Custom overlay panels to match cabinets for refrigerator and freezer.
- ✓ New fireplace surround and insert

Also included in this design

- ✓ New engineered beam at dining room & wood post if required by engineer.
- ✓ New flooring throughout kitchen, dining room, living room and laundry.
- ✓ New full height window in living room to match existing sill and head height. Relocate electrical panel on exterior of home.
- ✓ Fill in existing entry door in laundry room per plan.
- ✓ New full height storage in laundry room & entry foyer to match kitchen cabinets.

Not included in this design

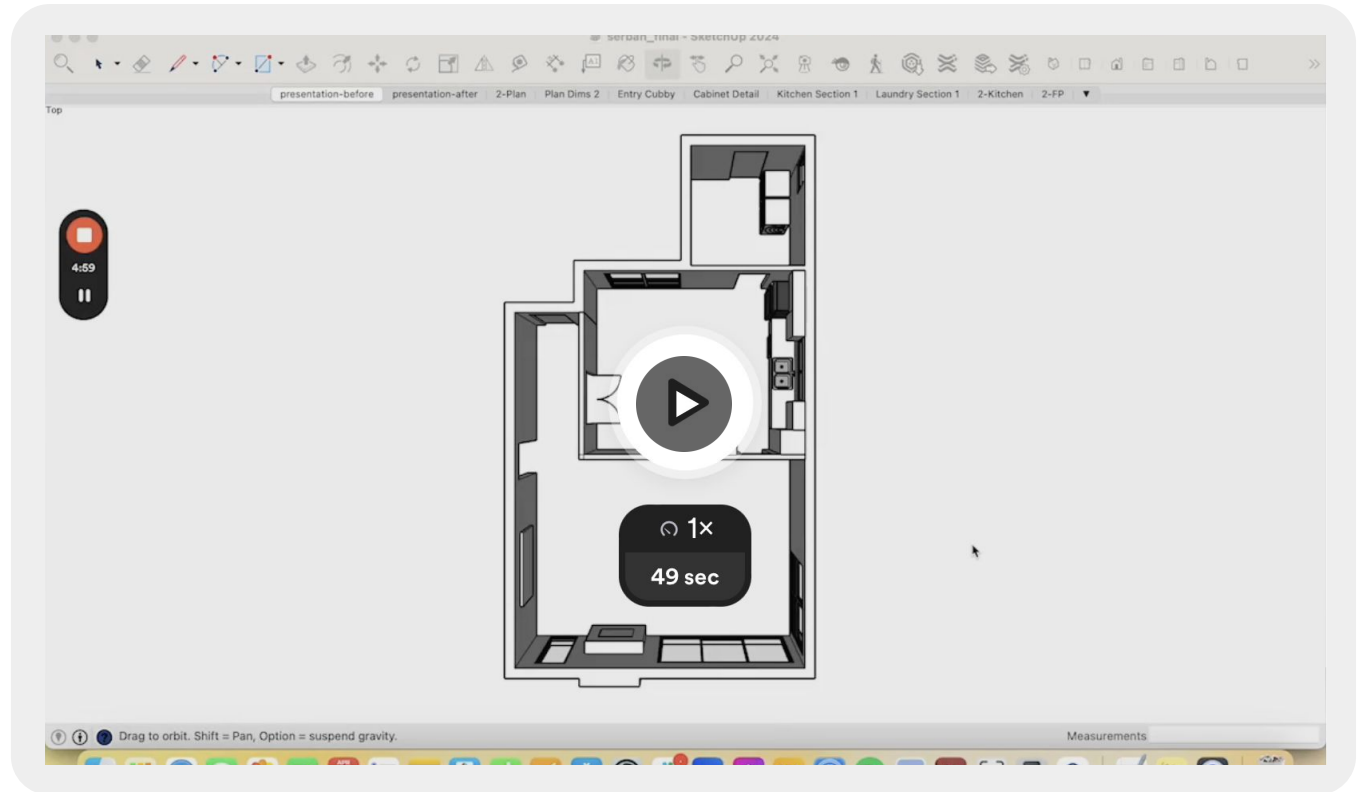
- ✗ Homeowner will provide kitchen appliances

Project overview

Rancho Palos Verdes, CA

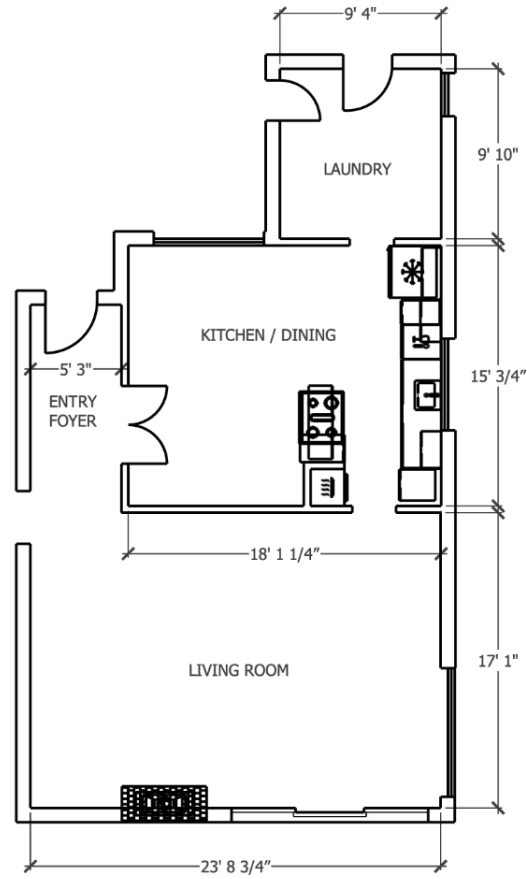
Summary Video

Our designer provides a video walkthrough of the renovation for this project.



Partial Existing Floor Plan

Rancho Palos Verdes, CA



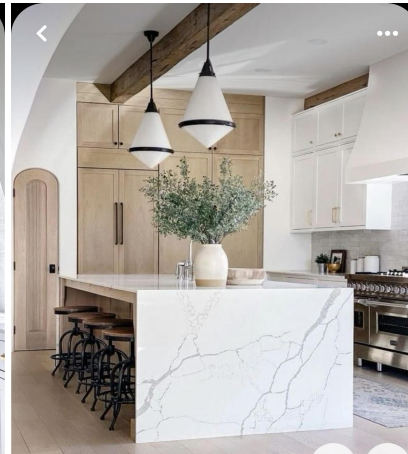
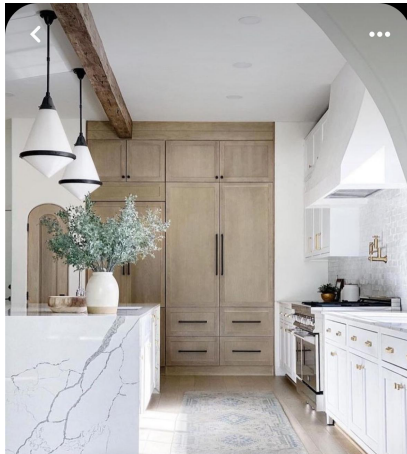
Existing Photos

Rancho Palos Verdes, CA



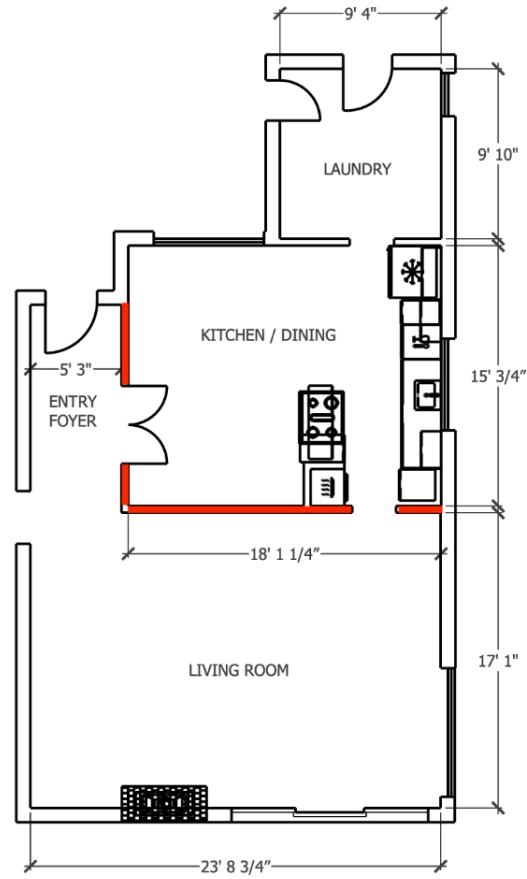
Renovation Inspiration

Rancho Palos Verdes, CA



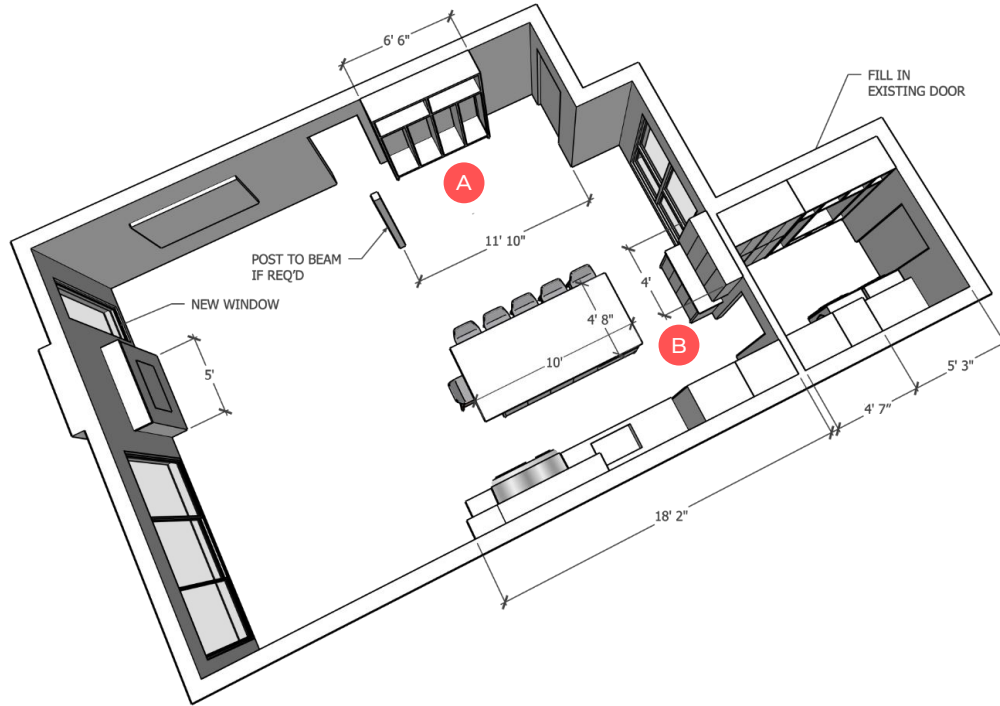
Demo Plan

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Partial Floor Plan

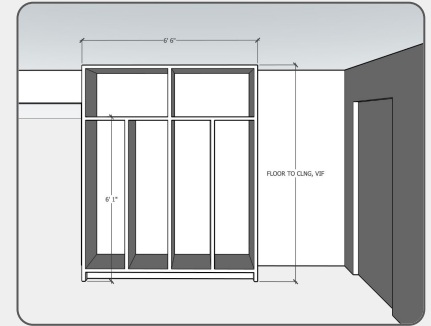
Rancho Palos Verdes, CA



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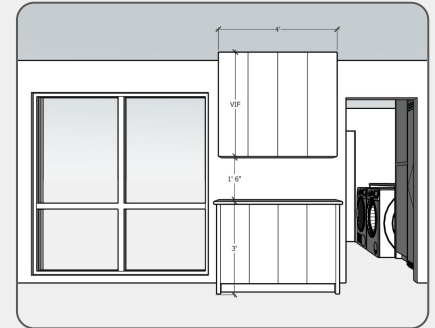
Not for construction

A Entry Storage



Floor to ceiling wood storage cabinet with painted finish.

B Kitchen Cabinets



Semi-custom cabinets with painted finish and quartz or similar countertop. Upper cabinets extend to ceiling as shown.

Kitchen Perspective

Rancho Palos Verdes, CA

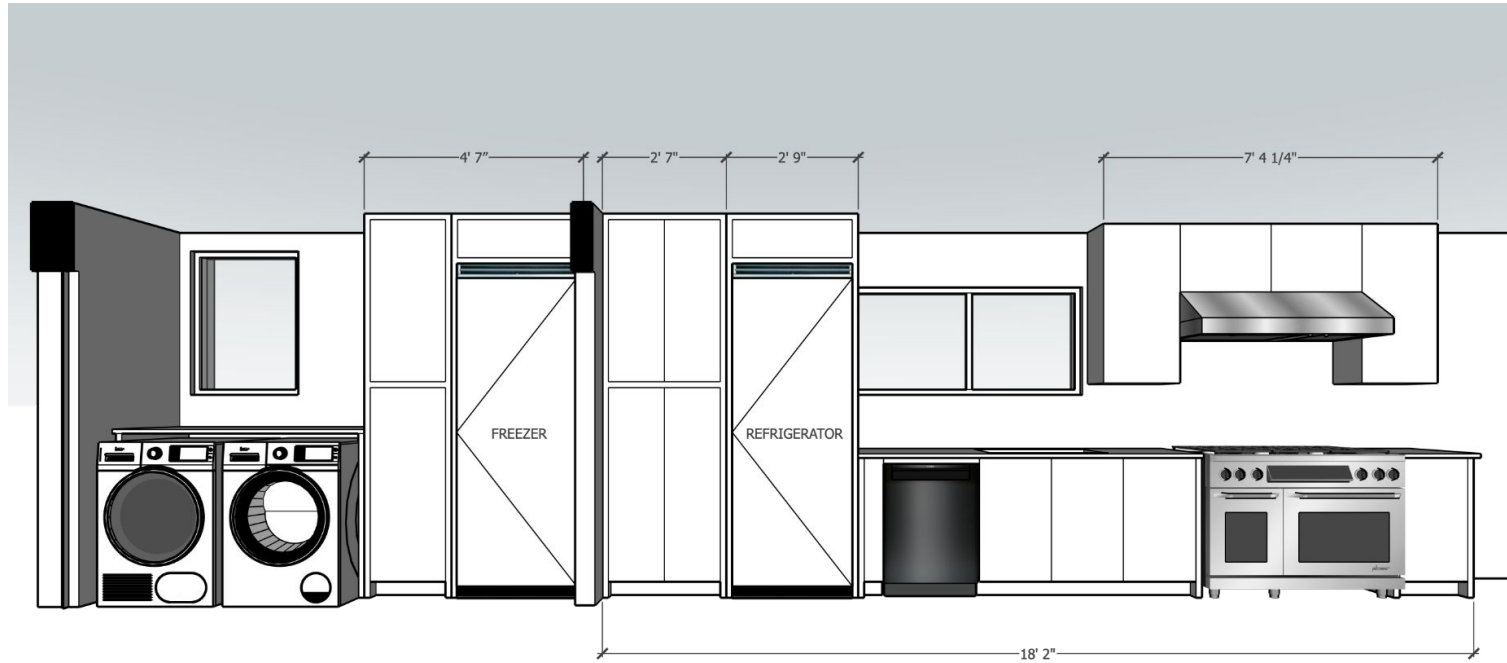


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Kitchen Section

Rancho Palos Verdes, CA

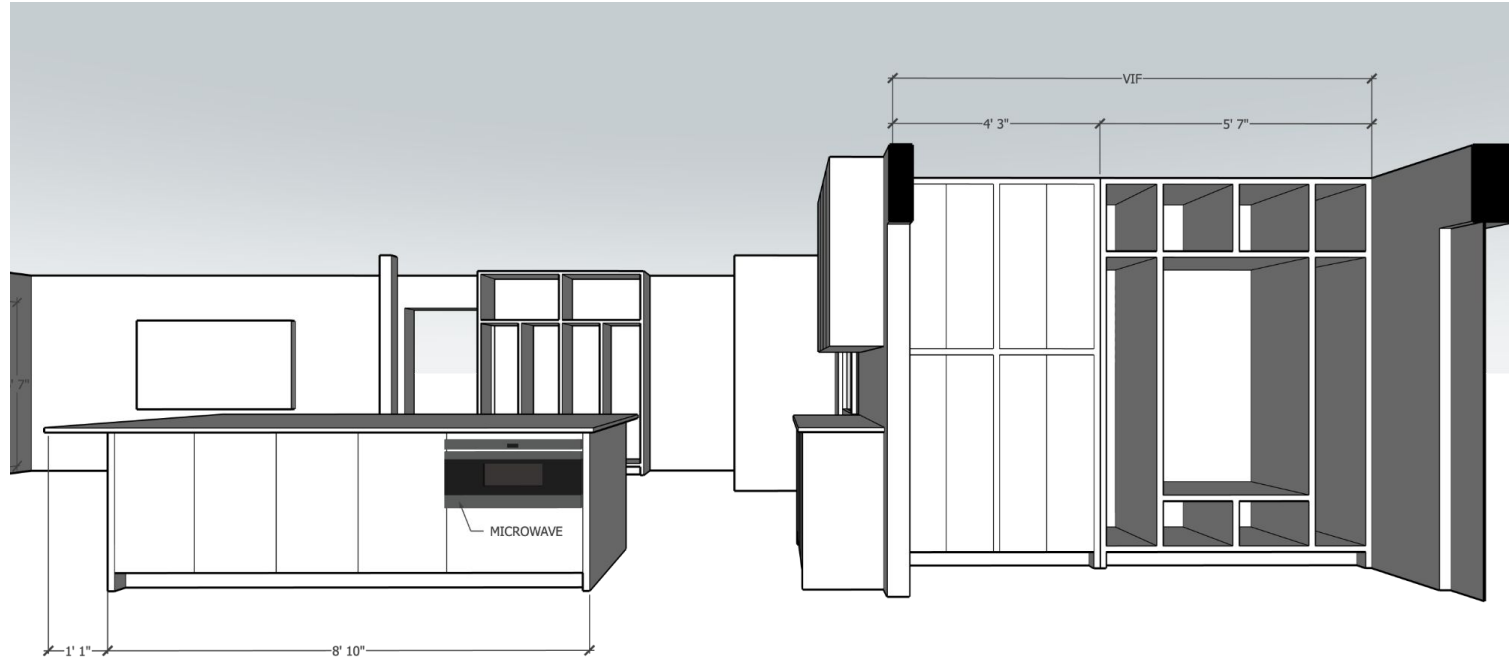


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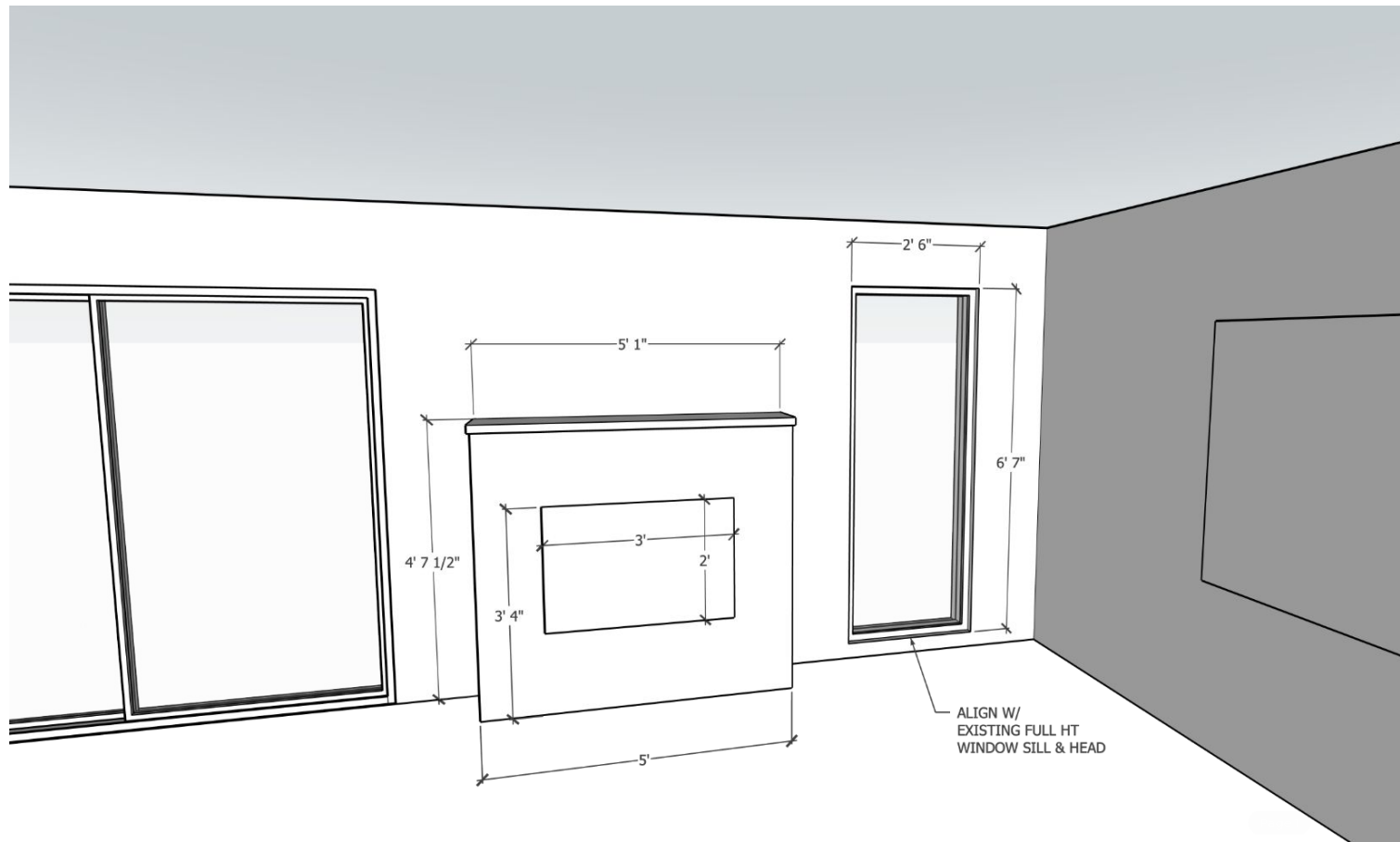
Laundry Section

Rancho Palos Verdes, CA



Living Room Perspective

Rancho Palos Verdes, CA



Not to scale

Not for construction

Scope of work

Rancho Palos Verdes, CA

Demo

Demo existing kitchen and walls as shown on floor plan. Demo existing fireplace insert and surround. Remove existing flooring in kitchen, dining room, laundry room and living room. Relocate existing electrical panel and prep for new window in living room.

General

Create new open concept living space with all new kitchen. New flooring throughout kitchen, laundry room, dining room, living room and entry foyer.

Kitchen & Dining Room

New engineered beam, flush framed. Wood post to beam if required by engineer. All new semi-custom cabinets and island with painted finish. Upper cabinets extend to ceiling. Overlay panel to match cabinets for refrigerator. Quartz or similar countertops. Appliances provided by homeowner.

Laundry Room

Fill in existing entry door as shown on plan. New floor to ceiling semi-custom pantry storage and cubbies with bench all with painted finish to match kitchen. Overlay panel to match cabinets for freezer. Quartz or similar countertop above washer & dryer to match kitchen.

Living Room & Entry Foyer

New floor to ceiling entry storage with painted finish to match kitchen. New window as shown on plan to match existing style. Align with existing sill and head heights. New fireplace surround and mantle. New fireplace insert.

Preliminary Pricing Estimate

Rancho Palos Verdes, CA

Preliminary Pricing Estimate

| Scope | Low Estimate | High Estimate |
|----------------------------------|------------------|------------------|
| First floor interior renovations | \$120,000 | \$150,000 |
| Total project estimate | \$120,000 | \$150,000 |

Monthly payments
starting as low as

\$1,362

when you finance
this project with RenoFi

See the next page
for financing details!

Financing estimate

Property appraisal

| | |
|--------------------------------------|-------------|
| Current home value | \$1,360,540 |
| Expected after renovation home value | \$1,548,000 |

Loan option #1

RenoFi Home Equity Loan

| | |
|-----------------|-----------|
| Loan amount | \$150,000 |
| As Low As Rate* | 9.125% |
| Terms | 20 years |

Estimated monthly payment* **\$1,362 /month**

Finance your renovation with a RenoFi loan.

- ✓ **Keep existing mortgage**, without refinancing.
- ✓ Borrow up to **90% of the AFTER** renovation value.
- ✓ **Pay early without repayment penalties.**
- ✓ Choose between **fixed rate** and **variable rate** home equity loan and HELOC options.

RenoFi has helped thousands of homeowners across the United States.

RenoFi simplifies the entire loan process, in my case a HELOC. They do an amazing job of using modern technology to reduce all of the paper shuffling and effort required in scheduling meetings. When there were some issues with the underwriter, RenoFi took amazing ownership ensuring my concerns were completely resolved. I will definitely be using RenoFi again in the future.

Joshua Steiner
 ★★★★★

RenoFi enabled us to finance our dream renovation considering the value of our proposed renovation. Their process is smooth and straightforward, and their advisors are available to assist you along the way. Highly recommend getting a quote from them before borrowing from somewhere else.

Andy Navratil
 ★★★★★

Visit [renofi.com](https://www.renofi.com) for details on all of your loan options.

*Monthly payment and As Low As interest rate calculated using the lowest rate offered by lender for the loan program, the unverified information you provided, and your credit report if you authorized a soft credit inquiry. Whether you qualify for a loan and your actual loan details, including loan type, loan amount, rate, term, and monthly payments could change and are determined by the lender based on your credit file and other application information. Fees and closing costs apply and are determined by lender when you apply for a loan. Not all borrowers qualify. Loan terms and conditions apply, including acceptable membership requirements stipulated by third-party credit union lenders. RenoFi is a broker (NMLS # 1802847), not a lender. Loans underwritten and funded by third-party lenders. California mortgage loans arranged by Renovation Technologies Holdings Inc. (NMLS # 2412747), CA Department of Real Estate Broker License # 02195141. Personal loans arranged pursuant to California Finance Lender License # 60DBO-148207 and Maine Loan Broker License # 1802847. See next page for additional important information.

Call (855) 736-6341

or visit www.renofi.com to learn how RenoFi can help you!

Disclosure

Rancho Palos Verdes, CA

Designs are preliminary and conceptual based on homeowner-provided scans and photos, and may not reflect exact measurements or conditions. Designs are not meant to replace architectural or structural engineering plans, are not to be used for construction or building, and do not incorporate or reflect local zoning regulations on setbacks, lot coverage, impervious surfaces and similar requirements. If you decide to move forward with your project, you will have to obtain at your expense construction/building plans that meet requirements for your locality.

Cost estimates are preliminary and for illustrative purposes only. Cost estimates prepared by RenoFi based on current market conditions, include a contingency for unforeseen conditions and costs, and are based on our understanding of your desired level of finish. We may consult a contractor to help prepare the cost estimate, but the cost estimate may not reflect the actual price quoted by the contractor you select to perform the work. Actual project cost may be higher or lower than the cost estimate, and will be different if you change the scope of work, level of finish, and/or other elements of the project.

*Loan option(s) are preliminary and are not guarantees, loan estimates or approvals, or an indication of the lender's credit decision. Rates subject to market changes without notice. Monthly payment does not include taxes or insurance. Variable rate determined by prime rate plus lender's margin. HELOCs have a draw period (interest-only monthly payments required) and a repayment period (principal + interest monthly payments required). For Vermont residents: THIS IS A LOAN SOLICITATION ONLY. RENOFI IS NOT A LENDER. INFORMATION RECEIVED WILL BE SHARED WITH ONE OR MORE THIRD PARTIES IN CONNECTION WITH YOUR LOAN INQUIRY. LENDER IS SUBJECT TO FEDERAL LENDING LAWS BUT MAY NOT BE SUBJECT TO ALL VERMONT LENDING LAWS.

Home value estimates based on unverified information you provided and/or third-party automated valuation model using current market factors. The values are estimates only and should only be used as a helpful tool. These estimated values are not guarantees of your home value, are subject to change, and could be different from the valuation models and methods used by RenoFi's partner-lenders.