Case Study • OTC • Virginia

From Dirt to Doorstep: One-Time-Close in Loudoun County

Builder approvals and draw timing were the keys.

Key Stats

lotCost: 240000
build: 690000
timeToCTC: on time

The Challenges

- Builder approval + docs
- Budget control and contingency planning

The Playbook

1. Approved builder up front and reviewed contract
2. Single appraisal with cost breakdown; set contingency reserve
3. Clear draw schedule and inspection plan
4. Coordinated permits/title to lock closing date

Outcome

- One closing, one appraisal
- Smooth draw cadence with minimal delays
- Move-in on target

Coach's Tips

- Use builders comfortable with lender draws
- Don't skimp on contingency
- Keep change orders lean

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Book a strategy call:
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