

What to Expect & Buyer Options

A plain-English guide for out-of-state & international real estate investors

Who you're working with

Main Street Contractors is a licensed Indianapolis general contractor, led by **Melissa Edwards, a licensed Indiana Realtor**. By default, we work as your **renovation contractor** — that covers our estimates, pre-purchase construction reviews, and the build itself, with no representation agreement needed.

If you'd like Melissa to go further — to help **search for or source properties, or represent you in the purchase** — that's buyer's-agency work, and it begins with a **signed buyer's agency agreement**. No agreement, no property-chasing: it keeps everyone's role clear and your representation properly on record. When she acts as both your agent and your renovation contractor on the same property, that dual interest is disclosed to you in writing, up front, for your consent.

We're not here to promise the moon. We do the renovation exceptionally well, and we have the systems to take you further — remote verification, milestone protections, and a licensed Realtor under one roof — if and when you choose.

Our promise to you

- **We finish what we start.** In our years in business, we've never walked off a job or left a client's project unfinished.
- **Fixed-scope, itemized estimates.** The number you approve is built from real material and labor costs — not guesswork. Any genuine change is a written change order you approve before we proceed.
- **Incremental milestone draws.** Instead of a large deposit up front, funds release in smaller increments tied to specific milestones, only after each is completed and documented — so less of your capital is ever ahead of the work.
- **Independent inspection welcome.** We invite third-party eyes at critical junctions — using your inspector or one we help you line up.
- **Same-angle photo and video reporting.** Progress documented from consistent vantage points at each milestone, on a schedule that fits your timezone.
- **Durable, rental-grade finishes.** Materials chosen to stand up to tenant wear and meet local housing code.

Your options

Choice	What you can pick
Payment schedule	Incremental milestone draws (recommended) — funds released in stages against documented, completed work. Other arrangements by written agreement.
Inspection	Use your own independent inspector, have us help arrange one, or both — at critical junctions during the build.
Progress reporting	Same-angle photo documentation and video walkthroughs at each milestone, uploaded to your project folder on your timezone.

Pre-purchase review A free renovation estimate before you close, plus an optional builder's read after your home inspection — two sets of eyes from two angles before you commit a dollar.

Inspection first — then estimate

A home inspection and a contractor's estimate are not the same thing, and the order matters.

STEP 1 — Home inspection

A licensed inspector **diagnoses condition**.

"The eastern wall needs repair."

The make-or-break step. It tells you whether to move forward or walk away — before renovation money is ever on the line.

then

STEP 2 — Our estimate

We **quantify and price** the fix.

Replace 20 sq ft, then tape, finish, paint.

Always get the home inspection first — it surfaces the deal-killers right away. Our estimate builds on the inspector's findings; it does not replace them.

Fees & fair use

- **Pre-purchase reviews are free** while you're actively pursuing a deal.
- If visits start stacking up on properties that never move forward, a **\$200 per-visit fee** applies — which is simply what keeps the review free for everyone who's serious.
- **Renovation work is priced by a fixed-scope estimate** you approve before any work begins. Genuine changes are handled as written change orders you approve first.

What we don't do

Our focus is construction. By default we're your contractor, not your deal-finder: we don't wholesale or source off-market deals, we don't manage tenants, and we don't give investment, tax, or financial advice. If you want help searching for properties or representation in a purchase, Melissa can take that on — but it starts with a **signed buyer's agency agreement**, kept separate from the construction work and disclosed in writing. When you already have your own agent, property manager, or lender, we're glad to coordinate with them.

Disclosures

Real estate licensure. Melissa Edwards is a licensed Indiana real estate broker / Realtor (MIBOR #36112). The capacity in which she serves you on any given transaction — renovation contractor, buyer's agent, or both — is identified to you in writing for that engagement.

Dual interest. Where Melissa acts as both your buyer's agent and the renovation contractor on the same property, she has a financial interest in both roles. That interest is disclosed to you in writing, and your informed written consent is obtained, before proceeding.

Not advice. Renovation estimates and property reviews are a contractor's read on scope, condition, and cost. They are not legal, tax, investment, or appraisal advice, and they do not replace your own due diligence or an independent home inspection.

Ready to talk? Call (317) 610-0114 · admin@mainstreetcontractors.net · mainstreetcontractors.net