

Factory Expo Home Centers

• 115 Titan Roberts Rd. • Lillington, NC 27546 • 1 (800) 504-3238

BUYER 1 INDUSTRIAL MILLWRIGHT SERVICES, LLC		BUYER 2		DATE 9/13/2022		THIS CONTRACT REVISED FROM					
MAILING ADDRESS 3104 ATLANTIC AVE		CITY RALEIGH		STATE NC		ZIP 27604					
DELIVERY ADDRESS TBD Hwy 401		CITY Lillington		STATE NC		ZIP 27546					
SALESPERSON Pamela Hubbard - 36358		EMAIL ADDRESS KEITH@IMSLLC.ORG		EMAIL ADDRESS 2		PHONE (850) 832-1906					
MAKE & MODEL Cortland 2951 by Champion		YEAR 2023		BEDROOMS 3		BATHS 2					
SERIAL NUMBER		NEW / USED NEW		FLOOR SIZE 28' 0" x 52' 0"		HITCH SIZE 56' 0"					
				APPROX. SQ. FT. 1387		DEN 1					
NOTICE OF CONSTRUCTION & FINAL PAYMENT				Retail Price							
This is a cash transaction. Buyer authorizes Factory Expo Home Centers to place home into the construction process. By placing home in the construction process, buyer understands that all down payments are non-refundable. Buyer agrees that the final payment must be paid as indicated under Notations & Remarks. X_____X_____				2951 - Cortland		\$ 134,651.85					
				Factory Direct Discount				\$ (19,710.40)			
				Sub Total 1				\$ 114,941.45			
				Addendum "A" Upgrades				\$ 1,652.00			
				Red Ribbon Sales Event				\$ (8,689.43)			
				Preferred Payment Discount				3%		\$ (3,187.56)	
				Sub Total 2				\$ 104,716.46			
				Standard Freight Charge				\$ 3,086.00			
				Document Fee				\$ 395.00			
				Taxes				\$ 2,569.69			
NOTICE OF COMPLETION				Taxes may change based on final delivery address.							
Buyer understands that the approximate completion month for home is: January Buyer understands that in the event delivery of the home does not occur to property within 12 days after home is completed at the factory there will be a \$20 per day storage charge that must be paid prior to shipment. X_____X_____				Total		\$ 110,767.15					
NOTICE OF FREIGHT				Down Payment		(-) \$ (11,000.00)					
Buyer understands that unless otherwise stated, the quoted freight price is estimated for the current date and may not reflect fluctuating fuel charges, Department of Transportation highway construction re-routing, highway patrol escorts, or unique complicated placements based on terrain of delivery site. X_____X_____				Additional Payment as Agreed		(-) \$ 0.00					
NOTATIONS & REMARKS				Unpaid Balance		\$ 99,767.15					
**** PREFERRED PAYMENT DISCOUNT OF \$3187.56 INVALID IF BALANCE IS NOT PAID IN FULL WITHIN 5-BUSINESS DAYS FROM DATE OF INTIAL DEPOSIT **** CONTRACT INVALID WITHOUT SIGNATURES AND DEPOSIT ****				*NO VERBAL PROMISES Changes may only be made via signed change order request and may incur extra charges. X_____X_____							
Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. X_____X_____				Buyer agrees that the unpaid balance due will be paid in full on or before: 45 days prior to completion X_____X_____							
I UNDERSTAND THAT I HAVE THE RIGHT TO CANCEL THIS PURCHASE BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE THAT I HAVE SIGNED THIS PURCHASE AGREEMENT. I UNDERSTAND THAT THIS CANCELLTION MUST BE IN WRITING. IF I CANCEL THE PURCHASE AFTER THE THREE-DAY PERIOD, I UNDERSTAND THAT THE DEALER MAY NOT HAVE ANY OBLIGATION TO GIVE ME BACK ALL OF THE MONEY THAT I PAID THE DEALER. I UNDERSTAND ANY CHANGE TO THE TERMS OF THE AGREEMENT BY THE DEALER WILL CANCEL THIS AGREEMENT.				Please read your deposit disclosure carefully for termination of Purchase Agreement by any party. All sales are subject to fees for cancellation.							
Unless otherwise stated, if for any reason buyer is not ready to authorize construction of the above home, the amount of this purchase agreement is subject to an increase. If the cost of the home increases between the date of this agreement and the date buyer authorizes construction, buyer agrees that the purchase agreement amount will be adjusted to cover the increases incurred during such time. X_____X_____				THIS AGREEMENT ALONG WITH ADDENDUMS CONTAIN THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS PURCHASE AGREEMENT							

By Pamela Hubbard - 36358 Factory Expo Home Centers Representative

SIGNED X BUYER INDUSTRIAL MILLWRIGHT SERVICES, LLC Date _____

By Factory Expo Home Centers MANAGER REVIEW & ACCEPTANCE

SIGNED X BUYER _____ Date _____

Color Selections

Factory Expo Home Centers

Customer Name: INDUSTRIAL MILLWRIGHT SERVICES, LLC

Interior

Type: Vinyl
Color: VOG - CASPER CASHMERE

Interior Trim:

Color: WHITE

Kitchen Sink:

Type: Std

Interior Door:

Color: WHITE

Counter Tops:

Kitchen: ITALIAN WHITE
Master Bath Color: ITALIAN WHITE
Guest Bath: ITALIAN WHITE

Cabinet:

Type: Std
Style: SHAKER

Cabinet Color:

Kitchen: CRESTON OAK
Master Bath: CRESTON OAK
Guest Bath: CRESTON OAK

Floor:

Carpet:
Linoleum:
Linoleum Color: WILD DOVE

Exterior:

Body: Std
Body Color: FLINT
Shingles: Std
Shingles Color: DUAL BLACK
Shutter Color: BLACK

By

Pamela Hubbard - 36358 Factory Expo Home Centers Representative

SIGNED
X BUYER

INDUSTRIAL MILLWRIGHT SERVICES, LLC

Date

By

Factory Expo Home Centers MANAGER REVIEW & ACCEPTANCE

SIGNED
X BUYER

Date

Cortland

Dutch Elite Housing Series

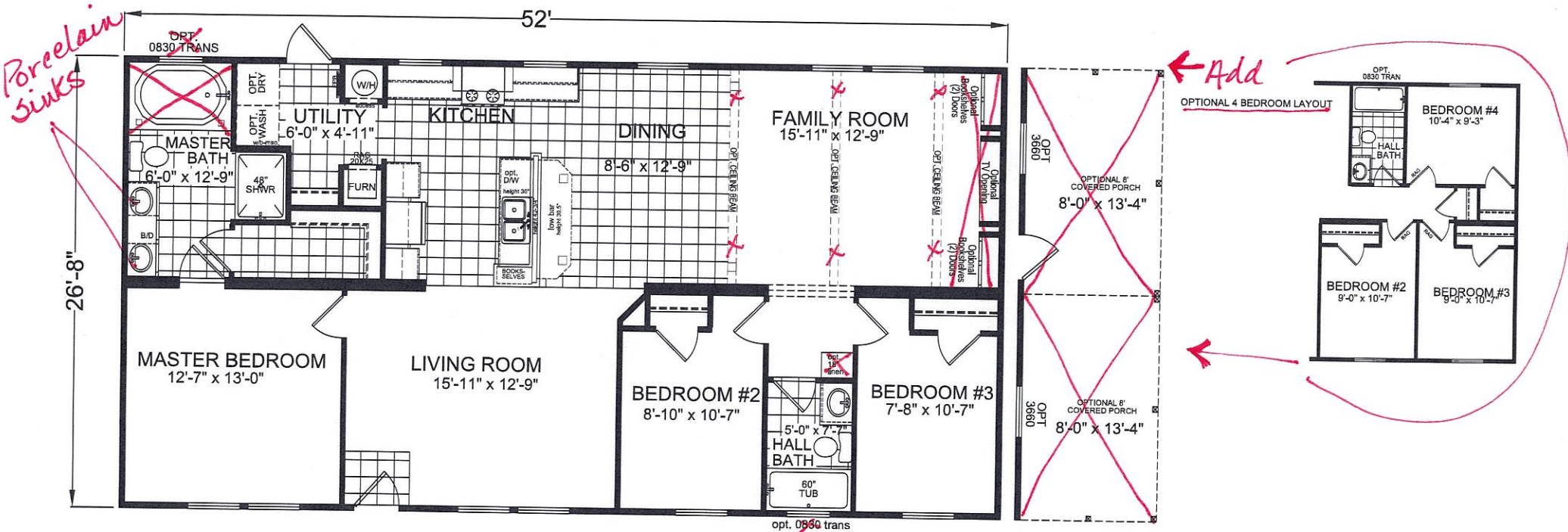


Factory Expo
"Factory Direct Value" HOME CENTERS

3 Bedroom, 2 Bath
Approx. 1,387 Sq. Ft.

Last Updated: 12-7-15

~~OPT. PATIO 72X80~~



115 Titan Roberts Road
Lillington NC 27546

For Detailed Directions See Map On Our Website

*Optional 4 bedroom layout
Linoleum T/O
omit garden tub
Porcelain sinks w/ 5/8 faucet*

I authorize Factory Expo Homes to build my house, per this plan.
X _____
Customer Signature/Date

1-800-504-3238 www.fbhexpo.com 1-800-504-3238 www.fbhexpo.com 1-800-504-3238

Important: Due to our policy of continuing improvement, all information in our brochures may vary from actual home. The right is reserved to make changes at any time, without notice or obligation, in colors, materials, specifications, processes, and models. All dimensions and square footage calculations are nominal and approximate figures. Please check with your sales person for specific and current information.

DUTCH ELITE SERIES - MULTI-SECTION

HUD Standard Specifications

FBHExpo.com 1-800-504-3238

Last Updated: 2-16-22

CONSTRUCTION:

- All HUD Construction Requirements
- 7 Year Warranty
- Steel Frames (size per print)
- Wind Zone I Construction
- 24" On Center Rafters:
(24' & 28' wides - 36" kingpost/32' wides - 38" kingpost)
- 2x4 Exterior Walls 16" On Center
- 2x3 Interior Studs Throughout, 24" On Center
- 2x6 #3 Floor Joists 16" On Center (24' & 28' wides)
- 2x8 #2 Floor Joists 16" On Center (32' wides)
- 2x4 Double Mate Line, 24" On Center
- Insulation: R-22 Ceiling, R-11 Walls, R-11 Floor
- 8' Flat Ceiling
- 19/32" Tongue & Groove OSB Floor Decking
- 7/16" OSB Roof Sheathing
- Foamcore Siding Backer
- Recessed Frame & Removable Hitch

EXTERIOR:

- Double 5 Vinyl Siding
- Metal Fascia
- Nominal 12" Overhangs
- 25 Year Fiberglass Shingles
- Dormer (large or small per print)
- Low-E Vinyl Windows with Grids
- Shutters or 3 1/2" White Vinyl Window Trim (Front Windows)
- Light Fixtures at All Exterior Doors
- 38x82 Fiberglass Front Door, Dead Bolt, Composite Jamb (no storm)
- 34x76 Out-Swing Cottage Door with 9-Lites

PLUMBING, HEATING & ELECTRICAL:

- GFI Receptacles in Kitchen and Baths
- 200 AMP Service - Total Electric Home
- 20 Space Panel Box
- 8 Wire Thermostat
- Standard In-Line Heat Registers (per print)
- Drop Out Crossover Ducts
- Electric Furnace (per print)
- 50 Gallon Electric Water Heater
- (1) Exterior GFI Electrical Receptacle (location per print)
- 'PEX' Plumbing Lines
- Water Shut-Off Valves at Toilets & Sinks
- Whole House Shut-Off Valve (location per print)
- Plumb and Wire for Washer and Dryer
- (2) Exterior Faucets (location per print)

INTERIOR:

- Vinyl on Gypsum Wall Panels Throughout
- Stipple Ceilings
- Mohawk Carpet
- Rebond Carpet Pad
- Vented Wire Closet Shelving
- LED Light Fixtures Throughout (per print)
- White 3-Panel Passenger Doors w/Return Air Vents Above
- Laminate Countertops, Backsplash, Edging
- Flat Moulding & Trim Throughout
- 'Congoleum Diamond Floor® Vinyl Flooring
- Brushed Nickel Door Knobs and Hinges

KITCHEN & CABINETS:

- 18 C.F. Frost-Free Refrigerator in Black (no ice)
- 30" Free Standing Electric Range in Black
- Black Venetian Range Hood
- 41" Overhead Cabinet Designs w/ Shelf Guides
- Cabinet Crown Moulding
- Cabinet Above Refrigerator
- Lined Overhead Cabinets
- Hardwood Shaker Cabinet Doors w/ 2-Hole Pulls
- Craftsman T-Style Cabinet Trim
- 3/4" MDF Cabinet Stiles w/Pocket Screw Construction
- Beare Board Side Panels
- 'Soft Close' Concealed Cabinet Door Hinges
- 1/2 Center & Finished Bottom Shelf in Base Cabinets
- Drawers Over Doors in Kitchen Base Cabinets
- Stainless Steel Kitchen Sink w/ Dual Knob Brushed Nickle Faucet
- Toe-Kicks (matches cabinets)
- LED Recessed Lights (per print)

BATHS:

- Fiberglass Tubs/Showers (per print)
- 48" Showers with Sliding Door (per print)
- 4" Tub Deck Colmuns in Master (per print)
- Platform Tub w/ LED Light in Glamour Baths Plastic Filler
- Dual Sinks in Glamour Baths (per plan)
- Trimmed Mirror with 2 1/4" Colored Profile
- Furniture Style Vanities
- Bank of Drawers in Master (per print)
- Brushed Nickel Metal Faucets - Sinks, Bath, Shower

SOLE BY:



115 Titan Roberts Rd.
Lillington, NC 27546
Local: 910-814-4256
Fax: 910-814-4261

MANUFACTURED BY:



Our Homes are crafted by Champion Enterprises in Lillington, NC, where the principles of cutting edge technology and design innovation are artfully blended to produce high quality yet VALUE-BASED recreational and residential homes. Leading the competition in experience and value, Champion helped pioneer factory built housing in 1953 and has since become one of America's largest home builders. Thank you for making Factory Expo Home Centers and Champion Enterprises your choice of home builder.

X _____
Customer Initials/Date

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