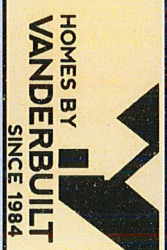


HOMES BY VANDERBUILT

3300 JEFFERSON DAVIS HWY, SANFORD N.C. 27332
 1-919-774-6319 - 1-800-537-2448 - FAX# 1-919-718-2798
 OFF FRAME MODULAR CONTRACT



SALES ASSOCIATE: **Kevin Capps**
 CONSTRUCTION ZONE: **BLUE**

DATE: September 14, 2020
 BUYER: CLAY VAUGHAN
 BUYER: NATALIE VAUGHAN
 CURRENT ADDRESS: 144 SADDLEBROOK DR CITY: SANFORD ST: NC ZIP: 27330
 NEW ADDRESS: ROSSER PITTMAN RD CITY: SANFORD ST: NC ZIP: 27332
 PHONE #1: 910-303-1234 COUNTY: HARNETT
 PHONE #2: 919-703-7041
 EMAIL #1: CLAY.VAUGHAN@GMAIL.COM
 EMAIL #2: TOHOMASYNATALIE035@GMAIL.COM

HOME INFORMATION-For all home information please refer to the spec sheet and site built form(s).

RANELL	MANUFACTURER (FACTORY)	
SILVER	MODEL	
3	FINISHED BEDROOMS	
2	FINISHED BATHS	
1792	FINISHED 1ST FLOOR SQ FT	
	FINISHED 2ND FLOOR SQ FT	
	UNFINISHED BONUS ROOM SQ FT (DECKING WINDOWS AND CHASE FOR UPSTAIRS PLUMBING)	
	UNFINISHED BASEMENT SQ FT - SEE CUSTOMERS DESIGN FOR DETAILS	
	UNFINISHED ATTIC STORAGE SPACE	
1792	TOTAL AVAILABLE FINISHED SPACE - NOT INCLUDING ATTIC AREAS	

STANDARD ITEMS (unless changed on spec sheet) [8" block foundation (avg 36"), delivery in our standard area, crane cost, set up, trim work inside and out. Upgrades and omissions may change this list (see spec sheet for exact specifications)]

BUYERS RESPONSIBILITY (unless changed on spec sheet)
 Surveys, lot clearing, grading, septic, well, tap fees, back filling, landscaping, driveway, title search, deed/deed of trust preparation and filing fees, legal fees, cost of permits, impact fees, termite treatments, site plumbing and electrical work unless optioned in on spec sheet

NO CLOSING COSTS OR PREPAYS ARE INCLUDED UNLESS NOTED ON SPEC SHEET

HOME MUST BE ORDERED WITHIN 45 DAYS TO HONOR THIS PRICE

TERMS OF PAYMENT TO HOMES BY VANDERBUILT

BANK CONSTRUCTION LOAN-OTHER		\$232,642.00	
CONTRACT PRICE:			
DOWN PAYMENT:			
1ST DRAW--to order home	10%	\$23,264.20	
2ND DRAW--when set on foundation	80%	\$186,113.60	
BALANCE DUE UPON COMPLETION	10%	\$23,264.20	

HBY CONSTRUCTION PROGRAM W/ DEED OF TRUST & BANK APPROVAL
 TITLE INSURANCE & APPRASAL FEES WILL BE REMOVED FROM ALLOWANCES
 ALL MORTGAGE FINANCING IS BETWEEN THE BUYER AND THEIR LENDER

CONTRACT PRICE:
 DOWN PAYMENT:
 BALANCE UPON CERTIFICATE OF OCCUPANCY:
 CASH PAYMENT WITH DEED OF TRUST:
 TITLE INSURANCE & APPRASAL FEES WILL BE REMOVED FROM ALLOWANCES

CONTRACT PRICE:
 DOWN PAYMENT:
 20% DEPOSIT & DEED OF TRUST TO ORDER HOME:
 70% DUE PRIOR TO HOME PLACED ON FOUNDATION:
 5% WHEN HOME SET ON FOUNDATION
 BALANCE DUE UPON COMPLETION

HOMES BY VANDERBUILT MUST BE PAID IN FULL PRIOR TO OCCUPANCY

OTHER NOTES: *****SELLER TO PAY UP TO \$7500 IN CLOSING COST*****

HOME MUST BE ORDERED BY	October 29, 2020	TO HONOR THIS PRICE	
I HAVE NOT BEEN PROMISED ANYTHING NOT LISTED ON MY SPEC SHEET			INITIALS <u>CV</u>
ALL AGREEMENTS MUST BE IN WRITING AND LISTED ON SPEC SHEET- NO EXCEPTIONS			INITIALS <u>CV</u>
I/WE/AUTHORIZE HOMES BY VANDERBUILT TO DESIGNATE THE LEND AGENT ON OUR BEHALF-PERMITS			INITIALS <u>CV</u>
I UNDERSTAND MY HOME WILL BE BUILT TO MY SPEC SHEET AND THE SIGNED FACTORY FLOOR PLAN.			INITIALS <u>CV</u>
I UNDERSTAND THE MODELS ARE SEVERAL YEARS OLD AND DO NOT REPRESENT CURENT STANDARDS			INITIALS <u>CV</u>

HOMES BY VANDERBUILT DOES NOT GUARANTEE A COMPLETION DATE OR A DELIVERY DATE. TOO MANY THINGS CAN DELAY CONSTRUCTION SUCH AS DELAYS IN OBTAINING A HEALTH PERMIT, THE AUTHORIZATION TO CONSTRUCT HEALTH PERMIT, SIGNED PRINTS, BUILDING PERMITS, FULL FINANCING APPROVAL, WEATHER, COUNTY INSPECTIONS AND MANUFACTURER BACKLOGS. ALL OF THESE ITEMS CAN DELAY CONSTRUCTION. WE ARE NOT RESPONSIBLE IF OUR CUSTOMER LOCKS IN A FINANCING RATE AND THAT DATE IS MISSED.

BUYER: CLAY VAUGHAN SIGNATURE: [Signature] DATE SIGNED: 9-14-20
 BUYER: NATALIE VAUGHAN SIGNATURE: [Signature] DATE SIGNED: 9-14-20
 SALES ASSOCIATE: Kevin Capps SIGNATURE: [Signature] DATE SIGNED: 9-14-20

PLEASE SEE SPEC SHEET, COLOR FORMS AND DISCLOSURE FORMS FOR MORE INFORMATION