

**Factory Expo Home Centers**  
 • 115 Titan Roberts Rd., PO Box 1829 • Lillington, NC 27546 • 1 (800) 504-3238

BUYER 1 <b>Rodney Duke</b>		BUYER 2 <b>Patrick Duke</b>		DATE <b>12/31/2020</b>	THIS CONTRACT REVISED FROM <b>12/11/2020</b>																																										
MAILING ADDRESS <b>665 Main Street Apt 17</b>		CITY <b>Lillington</b>	STATE <b>NC</b>	ZIP <b>27546</b>	PHONE <b>(704) 819-7398</b>																																										
DELIVERY ADDRESS <b>71 Esther Stone Lane</b>		CITY <b>Coats</b>	STATE <b>NC</b>	ZIP <b>27521</b>	CELL <b>(704) 858-0942</b>																																										
SALESPERSON <b>Keren Hernandez - 47320</b>		EMAIL ADDRESS <b>rpc337@gmail.com</b>		EMAIL ADDRESS 2																																											
MAKE & MODEL <b>Lenoir 2852-02 by Champion</b>		YEAR <b>2021</b>	BEDROOMS <b>3</b>	BATHS <b>2</b>	DEB <b>1</b>																																										
SERIAL NUMBER <b>023-000-H-A</b>	NEW / USED <b>NEW</b>	FLOOR SIZE <b>28x52</b>	HITCH SIZE <b>28x56</b>	APPROX. SQ. FT. <b>1386</b>																																											
<b>NOTICE OF CONSTRUCTION &amp; FINAL PAYMENT</b>			<table border="1"> <tr> <td>Retail Price</td> <td><b>2852-02 - Lenoir</b></td> <td>\$ <b>86,543.00</b></td> </tr> <tr> <td>Factory Direct Discount</td> <td></td> <td>\$ <b>(14,659.00)</b></td> </tr> <tr> <td>Sub Total 1</td> <td></td> <td>\$ <b>71,884.00</b></td> </tr> <tr> <td>Addendum "A" Upgrades</td> <td></td> <td>\$ <b>5,928.00</b></td> </tr> <tr> <td>Our Best Ever Annual Event</td> <td></td> <td>\$ <b>(3,594.00)</b></td> </tr> <tr> <td>Sub Total 2</td> <td></td> <td>\$ <b>74,218.00</b></td> </tr> <tr> <td>Standard Freight Charge</td> <td></td> <td>\$ <b>1,900.00</b></td> </tr> <tr> <td>Setup Charges</td> <td></td> <td>\$ <b>28,000.00</b></td> </tr> <tr> <td>Home Preparation Fee</td> <td></td> <td>\$ <b>395.00</b></td> </tr> <tr> <td>Taxes</td> <td></td> <td>\$ <b>1,817.19</b></td> </tr> <tr> <td>Total</td> <td></td> <td>\$ <b>106,330.19</b></td> </tr> <tr> <td>Down Payment</td> <td>(-)</td> <td>\$ <b>(7,000.00)</b></td> </tr> <tr> <td>Additional Payment as Agreed</td> <td>(-)</td> <td>\$ <b>(3,633.00)</b></td> </tr> <tr> <td>Unpaid Balance</td> <td></td> <td>\$ <b>95,697.19</b></td> </tr> </table>			Retail Price	<b>2852-02 - Lenoir</b>	\$ <b>86,543.00</b>	Factory Direct Discount		\$ <b>(14,659.00)</b>	Sub Total 1		\$ <b>71,884.00</b>	Addendum "A" Upgrades		\$ <b>5,928.00</b>	Our Best Ever Annual Event		\$ <b>(3,594.00)</b>	Sub Total 2		\$ <b>74,218.00</b>	Standard Freight Charge		\$ <b>1,900.00</b>	Setup Charges		\$ <b>28,000.00</b>	Home Preparation Fee		\$ <b>395.00</b>	Taxes		\$ <b>1,817.19</b>	Total		\$ <b>106,330.19</b>	Down Payment	(-)	\$ <b>(7,000.00)</b>	Additional Payment as Agreed	(-)	\$ <b>(3,633.00)</b>	Unpaid Balance		\$ <b>95,697.19</b>
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<p>Buyer intends to finance this purchase and through buyer's lender will provide a loan approval letter to Factory Expo Home Centers. 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 to and understands that final payment must be made by lender prior to or upon delivery of home. <i>X RD X PD</i></p>			<p>Taxes may change based on final delivery address.</p>																																												
<b>NOTICE OF COMPLETION</b>			<p>Buyer understands that the approximate completion month for home is: <b>June</b></p>																																												
<p>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. In the event there is an extended period of storage time needed buyer authorizes Factory Expo Home Centers to relocate the home to an off-site storage facility. Buyer must insure the home and is responsible for any damage incurred as a result of extended storage. <i>X RD X PD</i></p>			<p>Per Lender Requirements <i>X RD X PD</i></p>																																												
<b>NOTICE OF FREIGHT</b>			<p>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. <i>X RD X PD</i></p>																																												
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<p><b>*NO VERBAL PROMISES</b> Changes may only be made via signed change order request and may incur extra charges. <i>X RD X PD</i></p> <p>Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. <i>X RD X PD</i></p> <p>Buyer agrees that the unpaid balance due will be paid in full on or before: <b>Per Lender Requirements</b> <i>X RD X PD</i></p> <p>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 CANCELLATION 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.</p> <p>Please read your deposit disclosure carefully for termination of Purchase Agreement by any party. All sales are subject to fees for cancellation.</p> <p>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. <i>X RD X PD</i></p>																																															
<p>THIS AGREEMENT, WITH ADDENDUMS CONTAIN THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER DOCUMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONSIDERED PART OF THIS PURCHASE AGREEMENT.</p>																																															
DocuSigned by: <b>Keren Hernandez</b> 28051F74073A0E		DocuSigned by: <b>Rodney P. Duke</b> 02E28BC0247426...		DocuSigned by: <b>Patrick Duke</b> E5112510B8AC448...																																											
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1259849

*Rodney P Duke*  
 Rodney P Duke      1-25-21  
 Date

*Patrick K Duke*  
 Patrick K Duke      1-25-21  
 Date