

**Factory Expo Home Centers**

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

BUYER 1 <b>John byrd</b>		BUYER 2		DATE <b>2/22/2021</b>	THIS CONTRACT REVISED FROM
MAILING ADDRESS <b>6757 Ross Road</b>		CITY <b>Erwin</b>	STATE <b>NC</b>	ZIP <b>28339</b>	PHONE <b>(910) 985-7788</b>
DELIVERY ADDRESS <b>titan roberts road</b>		CITY <b>lillington</b>	STATE <b>NC</b>	ZIP <b>27546</b>	CELL
SALESPERSON <b>Deborah Parks - 46083</b>		EMAIL ADDRESS 1		EMAIL ADDRESS 2	
MAKE & MODEL <b>Thrifty (L) 9432 by Champion</b>		YEAR <b>2021</b>	BEDROOMS <b>1</b>	BATHS <b>1</b>	DEN
SERIAL NUMBER	NEW / USED <b>NEW</b>	FLOOR SIZE <b>13.333 x 32</b>	HITCH SIZE <b>36</b>	APPROX. SQ. FT. <b>427</b>	
<b>NOTICE OF CONSTRUCTION &amp; FINAL PAYMENT</b>					
Buyer intends to finance this purchase and through buyer's lender will provide a loan approval letter to Factory Expo Home Centers. Purchase Agreement is contingent as indicated under Notation & Remarks. Buyer agrees to and understands that all down payments will be handled per the Payment Disclosure and Notice of Cancellation and are non-refundable after 30 days. X <u>JB</u> X			Retail Price	<b>9432 - Thrifty (L)</b>	\$ <b>42,814.06</b>
			Factory Direct Discount		\$ <b>(18,914.06)</b>
			Sub Total 1	\$	<b>23,900.00</b>
			Addendum "A" Upgrades	\$	<b>1,890.00</b>
			Sub Total 2	\$	<b>25,790.00</b>
			Standard Freight Charge	\$	<b>900.00</b>
			Home Preparation Fee	\$	<b>395.00</b>
			Taxes	\$	<b>643.27</b>
			Taxes may change based on final delivery address.		
			Total	\$	<b>27,728.27</b>
			Down Payment	(-) \$	<b>(5,500.00)</b>
			Additional Payment as Agreed	(-) \$	<b>0.00</b>
			Unpaid Balance	\$	<b>22,228.27</b>
<b>NOTICE OF COMPLETION</b>					
Buyer understands that the approximate completion month for home is: <b>June</b>					
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. X <u>JB</u> X					
<b>NOTICE OF FREIGHT</b>					
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 <u>JB</u> X					
<b>NOTATIONS &amp; REMARKS</b>					
Contingent upon clearing lenders conditions. Contingent upon financing approval. Contingent upon being able to put the home on the property via perc test and/or build permit. Remainder down payment payable by 4/05/2021.					
<b>*NO VERBAL PROMISES</b> Changes may only be made via signed change order request and may incur extra charges. X <u>JB</u> X					
Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. X <u>JB</u> X					
Buyer agrees that the unpaid balance due will be paid in full on or before: <u>Per Lender Requirements</u> X <u>JB</u> 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 <u>JB</u> 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 Deborah Parks  
Deborah Parks - 46083  
Factory Expo Home Centers  
Representative

SIGNED John Byrd  
X BUYER John byrd  
Date 2-25-21

By \_\_\_\_\_  
Factory Expo Home Centers **MANAGER REVIEW**  
& ACCEPTANCE  
SIGNED \_\_\_\_\_  
X BUYER \_\_\_\_\_  
Date \_\_\_\_\_

ADDENDUM "A"

Factory Expo Home Centers

Customer: John byrd

Model: 9432 - Thrifty (L)

exterior water faucet (see print)

\$ 90.00

linoleum in living room ilo std

No charge

Osb siding backer with house wrap ilo std

\$ 1,800.00

Homeowner understands and agrees that any amounts above and beyond they are financially responsible for and cannot withhold funding of the loan. The above quotes do not include sales tax as this is reflective on page 1.

TOTAL FOR ADDENDUM "A"

\$ 1,890.00

x STB x \_\_\_\_\_ DATE: 2-25-21