



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

February 14, 2023

Hello,

Please find attached documents for the purchase order of your HUD manufactured mobile home. You will want to review this purchase order package carefully as this is what the factory will use to build your home. Please also review the addendum and all costs for setup of the home closely as this is what will be included in your loan package. Please do not make any changes. If you need to make a change, please call me immediately.

- **Form 500 with updated figures**
- **Addendum A, Appliance worksheet, Color Selection Worksheet.**
- **Customer verification**
- **Final floor plan**
- **Curbside Funding Form**
- **Estimated Completion Date Form**
- **Onsite estimates – please review and confirm amounts are correct, as this is what will be included in your loan package.**
- **Storage Fee and Insurance Acknowledgement Form**
- **Freight and Shipment Disclosure**
- **Authorization to Build Form**
- **Notices- factory provided notices that are in the home at delivery.**
- **Important information regarding project**

Once you have initialed/signed/dated the attached and it has been returned to me, I can then send in for your purchase order. Upon our receipt of the factory's completion date, we can then start working on the scheduling of the delivery of your home.

Although the driver will do their best to deliver the home as close to the site as possible, please be sure to advise your contractor that they will need to have equipment on-site at the time of delivery to take the home from the driver.

Delivery of homes must be taken with-in 12 days of factory completion. Please refer to your purchase agreement regarding storage fee charges and terms. Once we have a completion date, it is imperative that delivery of the home take place as soon as possible to avoid any storage fees.

Of course, should you have any questions, do not hesitate to ask!

Thank you, Keren Hernandez/Project Coordinator/910 814 4263

Factory Expo Home Centers

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

BUYER 1 Marymegan Santiago		BUYER 2 Xian Lee Santiago		DATE 2/14/2023	THIS CONTRACT REVISED FROM 1/16/2023	
MAILING ADDRESS 1217 Artemis Dr		CITY Fayetteville	STATE NC	ZIP 28311	PHONE (910) 489-3497	
DELIVERY ADDRESS 62 South Harnett Lane		CITY Bunnlevel	STATE NC	ZIP 28323	CELL (910) 658-5797	
SALESPERSON Pamela Hubbard - 36358		EMAIL ADDRESS 1 mmfarley93@gmail.com		EMAIL ADDRESS 2 XIANLEESANTIAGO@GMAIL.COM		
MAKE & MODEL Olivia 3258-03 by Champion		YEAR 2023	BEDROOMS 3	BATHS 2	DEN	
SERIAL NUMBER		NEW / USED NEW	FLOOR SIZE 32x58	HITCH SIZE 32x62	APPROX. SQ. FT. 1673	
NOTICE OF CONSTRUCTION & FINAL PAYMENT						
<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. X <u>MS</u> X <u>MS</u></p> <p>NOTICE OF COMPLETION</p> <p>Buyer understands that the approximate completion month for home is: April</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. X <u>MS</u> X <u>MS</u></p> <p>Buyer is financially responsible for insurance coverage on the home once completed by manufacturer and responsible for any damage incurred. X <u>MS</u> X <u>MS</u></p> <p>NOTICE OF FREIGHT</p> <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. X <u>MS</u> X <u>MS</u></p> <p>NOTATIONS & REMARKS</p>			Retail Price		3258-03 - Olivia	\$ 164,845.41
			Factory Direct Discount			\$ (24,130.14)
			Sub Total 1			\$ 140,715.27
			Addendum "A" Upgrades			\$ 10,476.00
			New Year Sales Event			\$ (10,637.90)
			Sub Total 2			\$ 140,553.37
			Standard Freight Charge			\$ 2,686.00
			AC Purchased			\$ 4,950.00
			Setup Charges			\$ 14,865.00
			Home Preparation Fee			\$ 395.00
Taxes			\$ 3,585.16			
Taxes may change based on final delivery address.						
Total			\$ 167,034.53			
Down Payment		(-)	\$ (15,000.00)			
Additional Payment as Agreed		(-)	\$ 0.00			
Unpaid Balance			\$ 152,034.53			

***NO VERBAL PROMISES** Changes may only be made via signed change order request and may incur extra charges. X MS X MS

Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. X MS X MS

Buyer agrees that the unpaid balance due will be paid in full on or before: **Per Lender Requirements** X MS X MS

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 Payment 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 MS X MS

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 3/2/2023 | 1:45 PM MST
 Pamela Hubbard 36358 Factory Expo Home Centers Representative
 DocuSigned by: Sheila Miller 3/2/2023 | 1:46 PM MST
 Sheila Miller 52587463021 Factory Expo Home Centers MANAGER REVIEW & ACCEPTANCE

SIGNED X BUYER Marymegan Santiago 3/1/2023 | 3:26 PM MST
 671E0EE7D Marymegan Santiago Date
 DocuSigned by: XLS 3/2/2023 | 1:40 PM MST
 XLS EEA222FEC45846911 Xian Lee Santiago Date

ADDENDUM "A"

Factory Expo Home Centers

Customer: Marymegan Santiago, Xian Lee Santiago Model: 3258-03 - Olivia

GREEK LV1 SHWR ILO 60" 1PC T/S - 48X72 3 WALL SHOWER W/1 GLASS PANEL	\$ 2,932.00
--	-------------

ARTICULO TILE: FEATURE BEIGE S/L FAUCET W/RAIN MAKER SHOWER HEAD	
--	--

REMOVES 60" 1PC TUB/SHOWER	
----------------------------	--

(3) ROUND SINK W/ S/L FAUCET ROUND PORCELAIN LAVY W/SINGLE LEVER FAUCET (2 in master bath, 1 in hall bath)	\$ 396.00
--	-----------

CAPE FEAR PKG 56'-62' BX- CAPE FEAR DRYWALL T/O (EXCEPT CLOSETS & UTILITY) -	\$ 3,905.00
--	-------------

DRYWALL FINISHED OUT IN KITCHEN & BATHS (NO CHAIR RAIL) - PRIMER COLOR:	
---	--

SUGAR SOAP - ** CASPER CASHMERE ** WALLBOARD IN UTILITY & CLOSETS	
---	--

(UNLESS OTHERWISE NOTED) - CAPE FEAR MOLDING PACKAGE (SEE TRIM) - GLASS	
---	--

OR BRICK BACKSPLASH IN KITCHEN & BATHS (NOTE UNDER ROOMS) - FLOOR	
---	--

MOUNTED DOOR STOPS T/O - 8 FOOT WALL HEIGHT ONLY	
--	--

(4) FAN PREP W/LGHT/2 SWITCH 2 SWITCHES W/14-2 WIRE 5" CEILING LIGHT	\$ 477.00
--	-----------

WGLOBE - LR, MBR, BR2 & BR3	
-----------------------------	--

WHITE RAILS & POST EWALL PORCH	\$ 1,261.00
--------------------------------	-------------

BLACK DISHWASHER INSTALLED	\$ 775.00
----------------------------	-----------

BLACK MICROWAVE RANGEHOOD ILO DUTCH	\$ 730.00
-------------------------------------	-----------

--	--

ONSITE ESTIMATES INCLUDED IN LOAN	
-----------------------------------	--

--	--

All below estimates are ESTIMATES and MAY change based on final site visit by	
---	--

contractor(s) to site. Customer understands and agrees that any amounts above and	
---	--

beyond the below estimates are their financial responsibility and cannot hold funding of	
--	--

the loan. All below estimates do not include sales tax as this is reflective in page 1 of	
---	--

the Purchase	
--------------	--

Agreement.	
------------	--

--	--

Customer understands that any onsite funds that are not used and left in escrow will be	
---	--

sent back to the lender and will be credited back to customer's loan. REFUND CHECKS	
---	--

WILL NOT BE ISSUED UNDER ANY	
------------------------------	--

CIRCUMSTANCE.	
---------------	--

--	--

All other aspects of home setup outside of the below estimates are to be paid directly to	
---	--

the contractor(s) by homeowner(s). If your contractor did not provide pricing for a	
---	--

house cat/toter in the pricing for the setup of the home, this equipment will need to be	
--	--

paid direct to the contractor by homeowner. Driver does not spot the home. If driver is	
---	--

required to bring equipment to spot the home at delivery, customer is to notify Factory	
---	--



Expo Home Centers prior to completion of home so that arrangements may be made	
--	--

with the shipper / driver to provide equipment and scheduling of delivery. Payment of	
---	--

housecat toter will need to be made to the shipping company directly by homeowner at	
--	--

--	--

TOTAL FOR ADDENDUM "A"	\$ 10,476.00
-------------------------------	---------------------

x  x 

DATE: 3/1/2023 | 3:26 PM MST

ADDENDUM "A"

Factory Expo Home Centers

Customer: Marymegan Santiago, Xian Lee Santiago

Model: 3258-03 - Olivia

or before delivery of home. Pricing for delivery equipment varies per

delivery-address/state. Homeowner is to make prior arrangements for delivery

equipment directly with shipping

company.

State Mobile home Movers/Bobby Thomas

\$6015-Block level and Tie Down Double wide home, dryer vent, vapor barrier, crossover

duct, service

receipt.

\$2500-Wiring and Installing Electrical with Panel mounted on side of Home, wire heat

pump and pressure tank.

\$4950-Installing Heat Pump

\$1750-Install water and sewer lines up to 10 feet away from home

\$4600-Dig concrete footer



Total Onsite in loan: \$19,815

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.

IMPORTANT: The manufacturer reserves the right to modify, cancel, or substitute products on the home at any time without prior notice or obligation, this includes but is not limited to standard items and upgrades.

TOTAL FOR ADDENDUM "A"

\$ 10,476.00

X  X 

DATE: 3/1/2023 | 3:26 PM MST

Appliance and Electrical Work Sheet

Factory Expo Home Centers

Customer Name: Marymegan Santiago, Xian Lee Santiago

Dishwasher
 Microwave above stove
 Furnace type
 Furnace
 Water heater size
 Water heater
 Dryer hookup type
 Dryer hookup
 Range type
 Range
 Refrigerator size
 Refrigerator
 Appliance color
 Amperage

Yes
Yes
Electric
Yes
50 GAL
Electric
Electric
Yes
Electric
Yes
18 CF NO ICE
Yes
Black
200

By signing below I/we acknowledge this notice and accept the responsibilities associated with my/our purchase.

DocuSigned by:
 By Pamela Hubbard 3/2/2023 | 1:45 PM MST

3CF58CA7283D9175
 Pamela Hubbard - 36358 Factory Expo Home Centers Representative

DocuSigned by:
 By Sheila Miller 3/2/2023 | 1:46 PM MST

5F2778E80A783D9175
 Sheila Miller - 36358 Factory Expo Home Centers Representative

DocuSigned by:
Marymegan Santiago 3/1/2023 | 3:26 PM MST

671E0EE7D1151A97
 Marymegan Santiago Date

DocuSigned by:
XLS 3/2/2023 | 1:40 PM MST

EEA222FEC45B400A
 Xian Lee Santiago Date

Color Selections

Factory Expo Home Centers

Customer Name: Marymegan Santiago, Xian Lee Santiago

Interior

Type: **Combination Drywall/Vinyl**
Color: CFD Pkg color: SUGARSOAP VDD color: Casper Cashmere

Interior Trim:

Color: **WHITE**

Kitchen Sink:

Type: **Std**

Interior Door:

Color: **WHITE**

Counter Tops:

Kitchen: **& Island: CALCUTTA MARBLE**
Master Bath Color: **PORTORO**
Guest Bath: **PORTORO**

Ceramic Tile Backsplash:

Kitchen: **Slate glass one row 4"x12"**
Master Bath: **Slate glass one row 4"x12"**
Guest Bath: **Slate glass one row 4"x12"**

Cabinet:

Type: **Std**
Style: **craftsman doors with mdf stiles**

Cabinet Color:

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

Floor:

Carpet: **Std**
Carpet Color: **TRADITION**
Linoleum: **Std**
Linoleum Color: **DF9591 - WILD DOVE**

Exterior:

Body: **Std**
Body Color: **CLAY**
Shingles: **Std**
Shingles Color: **DUAL BLACK**
Shutter Color: **BLACK**

Notes:

CERAMIC SHOWER COLOR- ARTICULO TILE: FEATURE BEIGE

DocuSigned by:
Pamela Hubbard 3/2/2023 | 1:45 PM MST
3CF69CA7203D178
Pamela Hubbard - 36358 Factory Expo Home Centers
DocuSigned by:
Sheila Miller 3/2/2023 | 1:46 PM MST
5 Factory Expo Home Centers
MANAGER REVIEW & ACCEPTANCE

DocuSigned by:
Marymegan Santiago 3/1/2023 | 3:26 PM MST
671E0EE7D1E467
Marymegan Santiago Date
DocuSigned by:
XLS 3/2/2023 | 1:40 PM MST
EEA222FEC45B4
Xian Lee Santiago Date



Customer Verification List

Unit:

Page : 1 of 2

32X58 3BR 2BATH ENDLOADER

Order No.: QT103449 Rev 2	Order Type: Retail	Bill To: 1024AZ	Sell To: 2102NC
Model Year: 2023	Ret. Cust.: M. SANTIAGO	Alta Cima Corp	Alta Cima Corp
Retailer P.O.:	Energy Zone: 2	Alta Cima Corp	Factory Expo Home Center
Floor Size: 58'0" X 30'4"	Wind Zone: 1	3135 S. Price Rd. #113	115 Titan Roberts Rd
Brand: DUTCH ELITE	Roof Load: 20	Chandler, AZ 85248	Lillington, NC 27546
Model No.: DE-3258-03	Sales Person: Brandie Jones		PAM
	Construction Type: HUD		
Shipping Agent:	Shipping County: HARNETT, NC	FOB: Factory	

Feature	Option	Variant	Description	Quantity
Construction				
ENGH80	OP0000001		ENGINEERING NOTES - *** STIPPLE CEILINGS STANDARD ***	1
Plumbing/Heating				
HEATSYS	OP1003036		FURNACE PER PRINT	1
Shower				
MBATH	DP42060016		GREEK LV1 SHWR ILO 60" 1PC T/S 48X72 3 WALL SHOWER W/1 GLASS PANEL ARTICULO TILE: FEATURE BEIGE S/L FAUCET W/RAIN MAKER SHOWER HEAD REMOVES 60" 1PC TUB/SHOWER	1
Sink				
MBATH	DP000239		ROUND SINK W/ S/L FAUCET ROUND PORCELAIN LAVY W/SINGLE LEVER FAUCET	2
HALLBATH	DP000239		ROUND SINK W/ S/L FAUCET ROUND PORCELAIN LAVY W/SINGLE LEVER FAUCET	1
Cabinets				
TYPE	DP0000072		41" OVERHEAD CABINET DESGIN WITH 12" CENTER SHELF IN BASE CABINETS 41" OVERHEAD CABINET W/2 CTR SHELVES	1
THROUGHOUT	OP00100301		CRESTON OAK CRAFTSMAN DRS	1
Countertop				
KITCHEN	DP000227	Calcutta Marble	KITCHEN FORMICA	1
ISLAND	OP0000087	Calcutta Marble	COUNTERTOP COLOR	1
MBATH	DP000226	Portoro	MASTER BATH FORMICA	1
HALLBATH	DP000224	Portoro	HALL BATH FORMICA	1
Backsplash				
KITCHEN	DP44050000	Slate	4" GLASS BCKSPL KITCHEN - 1 ROW 4" X 12" GLASS BCKSPL	1
MBATH	DP44060000	Slate	4" GLASS BCKSPL MSTR BATH - 1 ROW 4" X 12" GLASS BCKSPL	1
HALLBATH	DP44070000	Slate	4" GLASS BCKSPL HALL BATH - 1 ROW 4" X 12" GLASS BCKSPL	1
Floor Covering				
CARPET	DP000172	Tradition	FIRECREEK CARPET	71
			- LINO IN LR ILO CRPT	
LINO	OP00100070	DF9591	16' WIDE DIAMOND FLOOR TILE	53
			- WILD DOVE	
			- LINO IN LR ILO CRPT	

DS
MS

DS
KES

Feature	Option	Variant	Description	Quantity
ENTRY	DP0000109 - WILD DOVE	DF9591	DIAMOND FLOOR ENTRY TILE	1

Drywall

THROUGHOUT	DP000184-5662 - CAPE FEAR DRYWALL T/O (EXCEPT CLOSETS & UTILITY) - DRYWALL FINISHED OUT IN KITCHEN & BATHS (NO CHAIR RAIL) - PRIMER COLOR: SUGAR SOAP - ** CASPER CASHMERE ** WALLBOARD IN UTILITY & CLOSETS (UNLESS OTHERWISE NOTED) - CAPE FEAR MOLDING PACKAGE (SEE TRIM) - GLASS OR BRICK BACKSPLASH IN KITCHEN & BATHS (NOTE UNDER ROOMS) - FLOOR MOUNTED DOOR STOPS T/O - 8 FOOT WALL HEIGHT ONLY		CAPE FEAR PKG 56'-62' BX	1
------------	---	--	--------------------------	---

Electrical

CEILINGFAN	OP00099822 2 SWITCHES W/14-2 WIRE 5" CEILING LIGHT W/GLOBE - LR, MBR, BR2 & BR3		FAN PREP W/LGHT/2 SWITCH	4
------------	--	--	--------------------------	---

Exterior

SHINGLES	DP0000042	Dual Black	25YR STD SHINGLES	58
ENTRY	OP0000641		WHITE RAILS & POST EWALL PORCH	1
SHUTTERS	DP000198 - ON PORCH	Black	RAISED PNL SHUTTERS ILO TRIM	1
SIDING	OP00099893	Clay	D5 VINYL SIDING DARK COLORS	1

Trim/Moulding

OTHER	DP000337	Crescent White	TRIM COLOR	1
OTHER	DP000337-01 - 2 1/4" PW DOOR/WINDOW TRIM T/O (EXCEPT CLOSETS) - 2 5/8" CHAIR RAIL T/O (EXCEPT KITCHEN, BATHS, UTILITY & CLOSETS) - 3 1/2" PW CEILING MOLDING (CAPE FEAR DRYWALL AREAS ONLY) - 3" BASE MOLDING (CAPE FEAR DRYWALL AREAS ONLY)		CAPE FEAR MOLDING PKG	1

Appliances

DISHWSHR	DP000122		BLACK DISHWASHER INSTALLED	1
RNGHOOD	DP000232	Black	MICROWAVE RANGEHOOD ILO DUTCH	1
OTHER	DP000358 - 30" STD ELECTRIC RANGE (BLACK) - 18 C. F. FROST FREE REFRIGERATOR (NO ICE) (BLACK)		DUTCH STD APPLIANCES	1

DocuSigned by:

Marymegan Santiago
671E0EE7D1DF4C7...

3/1/2023 | 3:26 PM MST

DocuSigned by:

XLS
EEA222FEC45B487...

3/2/2023 | 1:40 PM MST

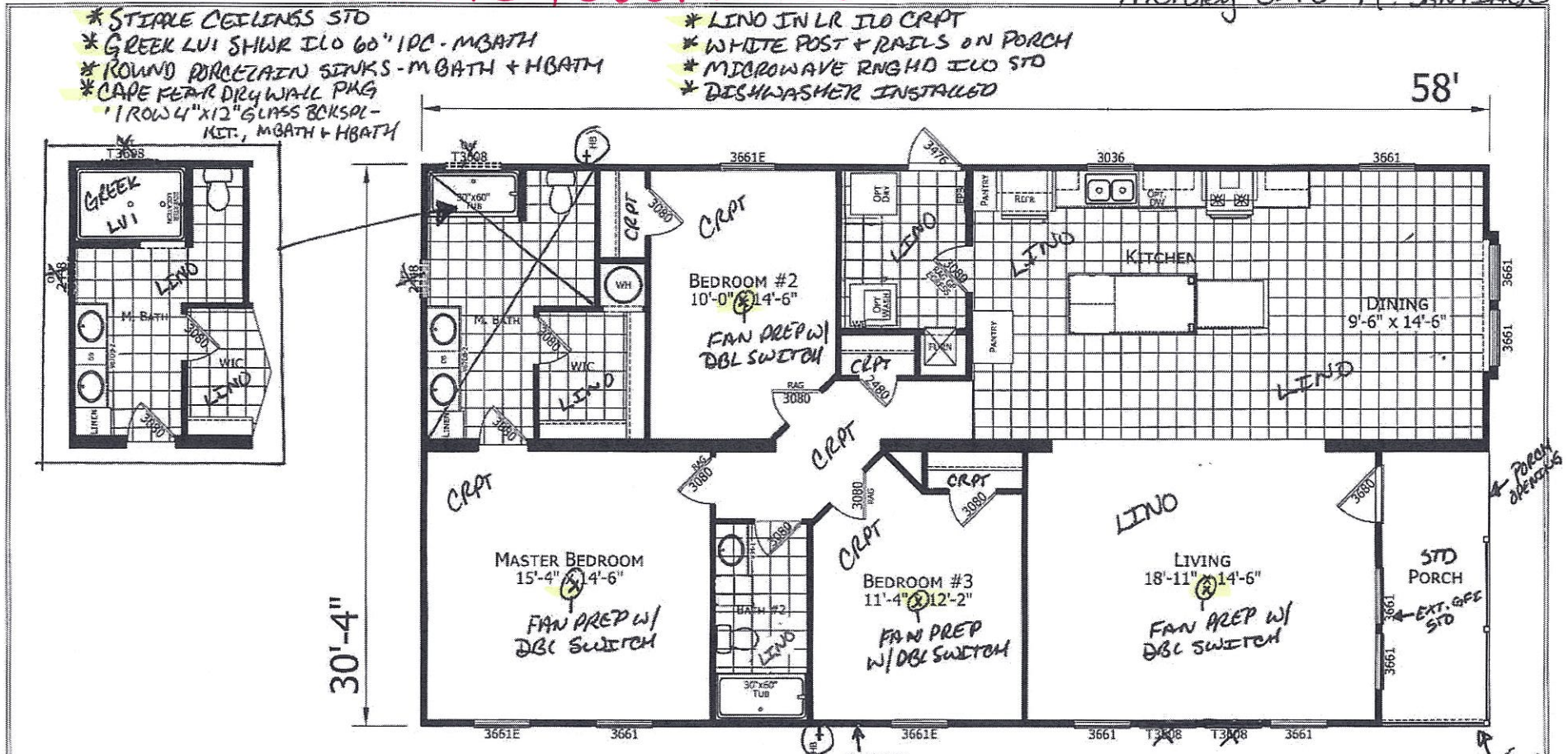
Requested By: PAM

SIGNED X

DATE

FINAL FLOORPLAN

FACTORY EXPO - M. SANTIAGO



- * STIPPLE CEILING STD
- * GREEK LVI SHWR ILO 60" IPC - MBATH
- * ROUND PORCELAIN SINKS - MBATH + HBATH
- * CAPE FEAR DRY WALL PKG
1 ROW 4" X 12" GLASS BCKSL -
KIT., MBATH + HBATH

- * LINO IN LR ILO CRPT
- * WHITE POST + RAILS ON PORCH
- * MICROWAVE RINGHD ILO STD
- * DISHWASHER INSTALLED

23-3258-03
3 BEDROOM 2 BATH
58'-0" x 30'-4"
1673 Sq. Ft. TOTAL

DocuSigned by:

Marymegan Santiago

3/1/2023 | 3:26 PM MST

671E0EE7D1DF4C7...

DocuSigned by:

XLS

3/2/2023 | 1:40 PM MST

EEA222FEC45B487...

**CHAMPION
HOME BUILDERS**

755 W. BIG BEAVER ROAD, SUITE 1000, TROY, MI 48064
PHONE: 313-414-4200

MODIFICATIONS

PROJECT: 023-3258-03
58'-0" x 30'-4"
3 BD 2 BT

DRAWN BY: STAFF
DATE: 01-27-21
SCALE: 3/16" = 1'-0"

TITLE: LITERATURE
PLAN

FILENAME: 23-3258-03 P-3

SHEET: L-101
CORP. # 3258H32091

PROPRIETARY AND CONFIDENTIAL
THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL
PROPERTY AND CONFIDENTIAL MATERIALS OF CHAMPION
CORPORATION © 2022 BY CHAMPION

FACTORY EXPO - M. SANTIAGO

- * SHINGLES (STANDARD) - DUAL BLACK
- * SHUTTERS: BLACK (1 SET ON PORCH)
- * DS VINYL SIDING: CLAY



3258-03
FRONT ELEVATION

DocuSigned by:

Marymegan Santiago

671E0EE7D1DF4C7...

3/1/2023 | 3:26 PM MST

DocuSigned by:

XLS

EEA222FEC45B487...

MODIFICATIONS

3/2/2023 | 1:40 PM MST

CHAMPION

MANUFACTURED BEAUTIFULLY™

720 W. HWY 100, SUITE 1000, DENVER, CO 80202
PHONE 303.411.1000

PROJECT:

TITLE:

2018 SHOW
ELEVATIONS

SHEET:

EV-106

DRAWN BY:

TREMPER 2018 SHOW ELEVATIONS

DATE:

SCALE: 3/16" = 1'-0"

PROPRIETARY AND CONFIDENTIAL
THIS DOCUMENT AND SPECIFICATIONS ARE ORIGINAL
PROPERTY AND CONFIDENTIAL PRIVILEGES OF CHAMPION
CORPORATION © 2018 BY CHAMPION

Updated Approval Notice

Date: 2/23/2023

Customer File #: 3019340

Last Update: 2/23/2023 5:02:01 PM

**Applicants:**

Marymegan Farley Santiago

Xian Lee Santiago

Application Date: 1/16/2023

Approval Expiration Date: 3/17/2023 (22 days)

(May be extended under certain conditions)

Estimated Loan Details			
Monthly Payment		Interest Rate Information	
Principal and Interest	\$1,446.39	Interest Rate - Fixed	10.100%
Property Tax Estimate	\$39.11	Annual Percentage Rate	10.478%
Property Insurance Estimate	\$104.00	Origination Costs	\$4,500.00
Total Monthly Payment	\$1,589.50	Term	300 (25 years)
Loan Amount			
Total Price	\$167,034.53	Down Payment	\$15,000.00
Loan Amount	\$157,944.53	Net Trade-In	N/A
Total Equity	8.98 %	Total Down Payment	\$15,000.00
Collateral Information			
Home Specifications	New 2023 Champion - Double Wide		
Property Address	62 S Hamett Ln, Bunnlevel, NC 28323		
Collateral Type	Manufactured Home only		
Occupancy Type	Primary		
Placement Type	Family Property		

We look forward to helping you through the financing process. If you have any questions, please reach out to us.

Primary ContactAssociate Credit Manager

Michael Blakley, NC License #I-203940, NMLS #2167899

Direct Dial: (865) 801-9270

Toll Free: 833-567-0961

Fax: 1-877-312-2100

MichaelBlakley@21STMORTGAGE.COM

Secondary ContactLoan Originator

Lindsay Long, NC License #I-188496, NMLS #1915195

Direct Dial: (865) 801-9708

Toll Free: 844-226-3286

Fax: 1-877-312-2100

LindsayLong@21stMortgage.com

DocuSigned by:

671E0EE7D1DF4C7...

3/1/2023 | 3:26 PM MST

DocuSigned by:

EEA222FEC45B487...

3/2/2023 | 1:40 PM MST

Updated Approval Notice

Date: 2/23/2023

Customer File Number: 3019340 Santiago

Last Update: 2/23/2023 5:02:01 PM

Best way to send in requested documentation:

- Via the Requested Items Section of the My 21st Loan Account. To access My 21st Loan, please go to the following website: <https://myloan.21stmortgage.com>
- Via email to MyLoan@21stmortgage.com. Include your **customer file number** in the subject line of your email.
- Via fax to 877-312-2100. Include your **customer file number** on a fax cover page.

Requested Documentation

Before Closing

- Items required from seller before signing contracts

Before Funding Loan

- Items required from seller before loan can be finalized

Items Accepted

- ✓ Verify Marymegan Farley Santiago income and/or employment ****Accepted 2/8/2023****
 - Verify income from Primary Employer - City Of Fayetteville in the amount of \$3,817.33 per month with check stub OR Verification of Employment Form completed by your Employer showing year-to-date total of earnings (including base/bonus /commission/overtime breakdown). Check stub must have period end date after 1/16/2023. ****Accepted 2/8/2023****
 - Verify past year of employment. Preferred methods include W-2s OR signed Verification of Employment Form from employer. Please provide an explanation of any employment gaps greater than 30 days. ****Accepted 1/31/2023****
- ✓ Verify Xian Lee Santiago income and/or employment ****Accepted 2/8/2023****
 - Verify income from Primary Employer - Shaw Construction in the amount of \$3,811.25 per month with Verification of Employment Form completed by your employer showing year-to-date total of earnings (including base/bonus/overtime /commission breakdown) with confirmation from employer that bonus/overtime/commission earnings are expected to continue ****Accepted 2/8/2023****
 - Verify past year of employment. Preferred methods include W-2s OR signed Verification of Employment Form from employer. Please provide an explanation of any employment gaps greater than 30 days. ****Accepted 2/8/2023****
- ✓ Verification of source of down payment in the amount of \$15,000.00 (example: Bank Statements, 401K). Any down payment made in cash or from gifted funds must be accompanied by Seller's bank stamped deposit slip. For gifted down payment funds, a signed gift letter from the donor including donor's name and phone number is also required. 21st reserves the right to verbally verify the gifted funds with the donor. ****Accepted 1/31/2023****
- ✓ Applicant must complete phone interview. Please call your MLO or Associate MLO at the phone number listed on this notice. ****Accepted 2/23/2023****
- ✓ Copy of any state issued ID for Marymegan Farley Santiago, may not be expired ****Accepted 1/23/2023****
- ✓ Copy of any state issued ID for Xian Lee Santiago, may not be expired ****Accepted 1/23/2023****
- ✓ Copy of Social Security Card for Marymegan Farley Santiago ****Accepted 1/23/2023****
- ✓ Copy of Social Security Card for Xian Lee Santiago ****Accepted 1/23/2023****
- ✓ Must complete North Carolina condition verification. Please call your MLO or Associate MLO at the phone number listed on this notice. ****Accepted 2/23/2023****
- ✓ Completed 21st Mortgage Landlord Private Property Waiver or letter signed by the landowner verifying there is no site payment, including landowner's name, phone number and relationship, if any, to the applicant(s). A copy of the deed or most recent tax record to document ownership is also required. ****Accepted 1/31/2023****

Important Information

- To be considered for an approval extension, all requested documentation before closing must be accepted by 21st Mortgage and all required down payment must be collected and approved prior to approval expiration.

Curbside Funding

Congratulations, you have been approved for a HUD MANUFACTURED MOBILE HOME loan through 21st Mortgage, for your home purchase with Factory Expo Home Center. Below you will find some important points about the funding process for your home. Please read each statement and initial indicating your understanding of the requirements:

DS
MS DS
Xls

Phone Audit: A phone audit is required in order to instruct the bank to disburse contract funds. The phone audit is to be done when the following conditions have been met: The home has been blocked, leveled and tied down. You should be able to walk from one half to the other. This should be done within 24 hours of delivery. The lender's phone number so audit can be completed is, 1-800-955-0021 ext. 1314 or 1516. Your initials indicate full understanding of this requirement and agreement once the requirements are met. Funding cannot be held for warranty service item, lack of utility connections, or missing add-ons.

DS
MS DS
Xls

Occupancy: The home may not be occupied until Alta Cima Corp, d/b/a Factory Expo Home Center has been fully funded. State laws prohibit a retailer from allowing a consumer to inhabit the home until the financing has been closed and funded. Your keys will be sent to you once funding has occurred. Your initials indicate full understanding of the fact that you may not inhabit this home until Alta Cima Corp, D/B/A Factory Expo Home Center has been disbursed full purchase contract value, including improvements.

DS
MS DS
Xls

Retrieve Property: In the event the phone audit is not accomplished within 24 hours of delivery as laid out above, Alta Cima Corp, d/b/a Factory Expo Home Center has the right to reclaim the unit, at my expense. I am the legal and rightful owner* of the property listed below, and Factory Expo Home Center has the right to enter this property to remove the unit if it is not paid in full within said time period.

DS
MS DS
Xls

Credit & Employment Notice: You have been approved by, 21st Mortgage, your approval is dated 1/16/2023 This section is to inform that depending on the time it takes to complete the building process, your lender may have to re-pull your credit. Factory Expo Home Center would like to ask that you agree not to make any voluntary significant changes to your credit or employment during the time it takes for funding to occur. This will prevent a rate increase any further delays in completing your project.

DS
MS DS
Xls

Insurance: You are required to get insurance for the home. If you decide to purchase insurance from someone other than the lender you are required to provide an insurance binder and a paid in full receipt prior to shipment.

Customer Name:	Marymegan Santiago, Xian Santiago
Contract Value:	\$ 167,034.53
Deposit on hand:	\$ 15,000.00
Contract Balance:	\$ 152,034.53
Home Information:	Olivia DE3258-03 by Champion Serial #TBD
Address:	62 South Harnett Lane, Bunnlevel NC 28323

***If you are not the owner of this property, a separate landlord waiver must be signed.**

DocuSigned by:
Sheila Miller
3/2/2023 | 1:46 PM MST
Factory Expo Representative Date

DocuSigned by:
Marymegan Santiago
3/1/2023 | 3:26 PM MST
Buyer #1 Date
Xls
3/2/2023 | 1:40 PM MST
Buyer #2 (if applicable) Date



Invoice

Submitted on 02/21/2023

Invoice for:

Payable to:

Invoice #1101

Quote for Xian and Marymegan Santiago Benson, NC 27504

Due date


South Harnett Ln Bunnlevel

Prices subject to increase

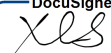
Description	Qty	Total price
Block level and Tie Down Double wide home, dryer vent vapor barrier, crossover duct, service receipt,	1	\$6015.00
Wiring and Installing Electrical with Panel mounted on side of Home, wire heat pump and pressure tank.	1	\$2500.00
Installing Heat Pump	1	\$4950.00
Install water and sewer lines up to 10 feet away from home	1	\$1750.00
Dig concrete footer	1	\$4600.00

Comments or Special Instructions:

Subtotal **\$19,815.00**

DocuSigned by:

 671E0EE7D1DF4C7...

3/1/2023 | 3:26 PM MST

DocuSigned by:

 EEA222FEC45B487...

3/2/2023 | 1:40 PM MST



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

Storage Fees and Insurance Acknowledgement

^{DS}
MS ^{DS} XLS : Buyer(s) understand(s) that the approximate completion month for their HUD MANUFACTURED MOBILE HOME is April/May 2023. As soon as we have a completion date from the factory, we will forward it to you.

^{DS}
MS ^{DS} XLS : FINANCED PROJECTS - Buyer(s) understand(s) that in the event delivery of the manufactured mobile home does not occur to their chosen property within 12 days after the home has been completed at the factory, there will be a \$20/day storage charge that must be paid in full prior to the home shipping. In the event there is an extended period of storage time needed, buyer(s) authorizes Factory Expo Home Centers to re-locate the mobile home to an off-site storage facility. Storage fees are not able to be included in financing and must be paid out of pocket prior to the home shipping.

^{DS}
MS ^{DS} XLS : Homes are NOT designed to be stored for any extended length of time. Homes MUST be shipped, block/tied, setup as soon as possible to help maintain the integrity of the home and frame. Plastic wrapped openings on multi-section homes are meant for temporary wrapping only and are not intended to protect the home for any extended periods of time. If a home needs to be stored for more than 45 days, there may be additional costs to block the home on site to assist in maintaining the integrity of the home. Blocking the home in the shipping yard does not guarantee integrity of the home or frame.

^{DS}
MS ^{DS} XLS : Buyer(s) must also insure the mobile home while it is being stored. Buyer(s) is/are responsible for any damage incurred that is a result of extended storage. Insurance is available to be purchased through Factory Expo Home Centers. Cost to insure the home while it is being stored will be calculated at time of Buyer(s) notification of need to store home. Should Buyer(s) opt to not purchase insurance, request must be made in writing.

^{DS}
MS ^{DS} XLS : Should Buyer(s) have purchased a hinged roof (5/12 roof pitch), the home will need to be monitored as additional damage could occur if home is not delivered and set in a timely manner.

DocuSigned by:

Marymegan Santiago

3/1/2023 | 3:26 PM MST

Customer Signature 674E0EE7D1DF4C7...

Date

DocuSigned by:

XLS

3/2/2023 | 1:40 PM MST

Customer Signature FEA222FEC45B487...

Date



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

FREIGHT AND SHIPMENT OF YOUR HOME

As part of your contract, we will be coordinating the shipment of your HUD MANUFACTURED MOBILE home. The following also applies to 'self-freighted' homes.

The homeowner is responsible for the following:

- 1) You are responsible for making sure there is adequate access for an 18-wheel truck (measurements are approximate).
 - a) Overall length is 70'-80' feet
 - b) Turning radius is 55' feet
 - c) Standard height is 13'-6" (this does not include the height of your home)
 - d) Your home and truck weigh tons. Soil conditions for access and site need to be adequate for weight of home and carrying truck. If property is too wet or saturated due to snowmelt, rains, or other moisture, the home deliver will need to be postponed until the grounds have adequately dried
- Your property and access must be clear of limbs, bushes, fencing, ditches, buildings and debris that could prevent access. (20' ft)
 - The driver can only travel on public roads and per route provided by the Department of Transportation. Insurance does not permit driver to travel on private roads. Your contractor MUST meet the driver on a publicly maintained road and take the home from the driver. Contractor MUST provide adequate equipment to take and move the home to the desired site. The driver does not carry equipment to maneuver the home.
 - Your driveway cannot have too much slope or be too narrow or the truck cannot pull onto the property.
 - You are responsible for making sure your contractor is onsite with his equipment the day of delivery. Shipper does NOT carry equipment to maneuver the home on to the specified spot/site.
 - You are responsible for any costs incurred by the freight company if there is any delay on your part. Delays due to the shipper are not the responsibility of the buyer. These costs are, but not limited to travel permit reissue, driver down time due to no access for delivery, driver down time due to no moving equipment, additional fuel costs, etc.
 - If the shipment is scheduled and you request a rescheduling due to not being ready to take delivery as scheduled, you may be billed a 'rescheduling fee' by Factory Expo Home Centers and the freight company. Fees to be paid accordingly prior to the home shipping. Any delays in readiness must be communicated with Factory Expo Home Centers as soon as possible.
 - Before you/your contractor can hookup to your manufactured home, the delivery certificate provided by the driver must be signed and given back to the driver. You will not be able to hook-up to the manufactured home without required signature.
 - The shipping company will make every effort to place your manufactured home where you want it. However, they have the right to refuse if they feel they cannot place without damage to their truck, your manufactured home, or your property.
 - You are responsible to observe your property to validate that there is adequate access. If you have concerns, please call the office and let us know.

If there are any issues with shipment once your home is delivered, stop immediately and call our office. Do this prior to hooking up to the manufactured home or any additional movement on your property.

DocuSigned by:
Marymegan Santiago
3/1/2023 | 3:26 PM MST
Signature/Date

DocuSigned by:
XLS
3/2/2023 | 1:40 PM MST
EEA222FEC45B487
Signature/Date



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

Estimated Completion Date

I understand that, as of today's date, the estimated completion timeframe for my HUD MANUFACTURED MOBILE HOME is during the month of **April/May 2023**.

The given completion timeframe is an estimated completion date at this time and can change due to factory scheduling.

DocuSigned by:

Marymegan Santiago

3/1/2023 | 3:26 PM MST

Customer Signature

Date

DocuSigned by:

XLS

3/2/2023 | 1:40 PM MST

Customer Signature

Date



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com


Authorization to Build

We, Marymegan Santiago and Xian Santiago, authorize Factory Expo Home Centers to place my/our home into the construction process. By placing my/our home into the construction process, I/we understand that all deposits and subsequent payments are non-refundable, and contingencies have been removed from the contract.


Please select one statement below. I/We understand that my *new estimated completion month is April/May 2023.

- This is a cash transaction.
- This is a finance transaction


This document, once signed, is herein incorporated as part of your contract dated 2/14/2023

DocuSigned by:

 674E0EE7D4DF4C7...
 3/1/2023 | 3:26 PM MST

Customer #1 _____ Date _____

DocuSigned by:

 EA222FEC43B467...
 3/2/2023 | 1:40 PM MST

Customer #2 _____ Date _____

DocuSigned by:

 5125AF4E8092471...
 3/2/2023 | 1:46 PM MST

Factory Expo Home Centers _____ Date _____

*Refer to your executed purchase agreement "Home Completion & Delivery Information", regarding the estimated off-line date from manufacturer.



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

The following notices will be in your new home delivery packet. We like to introduce them to you now, so you are familiar with your responsibility regarding any leaks/service/tightening fixtures.

- Notice of moisture management
- Notice of plumbing and water heater connections – must be rechecked on site
- Notice of how to report warranty items

ALERT: Do not leave your water on in an unoccupied home.

Please be sure to read these notices in their entirety as they contain very important and useful information regarding your home and items that need to be completed by you/your contractor when your home is delivered.

DocuSigned by:
Marymegan Santiago
671E0EE7D1DF4C7...

Buyer

3/1/2023 | 3:26 PM MST

Date

DocuSigned by:
XLS
EEA222FEC45B487...

Buyer

3/2/2023 | 1:40 PM MST

Date



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

MOISTURE & YOUR HOME

Your home protects you from the moisture of the outdoors, but who protects your home from moisture indoors? **YOU DO - OF COURSE!**

TOO MUCH MOISTURE CAN BE YOUR HOME'S BIGGEST ENEMY.

Left unmanaged, it may damage many of the building components, or erode the house's foundation and make it unstable, or it may encourage the growth of mold and mildew.

GOOD MOISTURE MANAGEMENT MEANS MAKING SURE THAT:

- The outside shell of the home continues to resist the weather.
- There are no leaks and the necessary paints, caulks, and sealants are maintained.
- Surrounding plants and structures and the grade of the land do not allow moisture to accumulate or stand on or around the home.
- The space underneath the home is dry.
- Any plumbing leaks are quickly repaired.
- The humidity inside the home is properly controlled.

If you see signs that might point to moisture problems, such as standing water, water stains, or visible mold growth, or if you smell mildew, you may need to look closer.

Take action if necessary!

REMEMBER - YOU CAN PROTECT YOUR INVESTMENT BY GOOD HOME MOISTURE MANAGEMENT AND BY EARLY DETECTION AND CORRECTION OF POSSIBLE MOISTURE PROBLEMS.

ABOUT MOLD AND MILDEW

Molds are fungi that are present almost everywhere - in indoor and outdoor air - and are encouraged to grow by warm and humid conditions. Mold is not unique to a home; it can be found in any structure or building. While it is impossible to eliminate all mold from the indoor environment, uncontrolled mold growth may be related to uncontrolled moisture. If mold is a problem in your home, clean up the mold and eliminate the moisture source. If the problem persists or is severe, seek professional assistance.

TAKE MOISTURE OUT TO DRY!





Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

NOTICE

THE WATER SYSTEM IN THIS HOME HAS BEEN CHECKED BY THE MANUFACTURER BEFORE IT WAS SHIPPED. DUE TO TRANSPORTATION, SOME FITTINGS OR FIXTURES MAY HAVE WORKED LOOSE.

WARNING

- AFTER THE WATER HAS BEEN CONNECTED TO THE HOME, ALL FITTINGS AND FIXTURES, INCLUDING THE WATER HEATER CONNECTIONS, MUST BE RECHECKED FOR LEAKS.
- THE HOME MANUFACTURER WILL NOT BE RESPONSIBLE FOR DAMAGES TO THE HOME DUE TO NEGLIGENCE OF NOT CHECKING ALL FITTINGS AND FIXTURES. INCLUDING WATER HEATER CONNECTIONS FOR LEAKS BEFORE LEAVING THE HOME UNATTENDED.



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com



Dear Homeowner,

We would like to take this opportunity to THANK YOU for buying a CHAMPION HOME.

If you should have any problems with your home that you believe may be warranty related, send us a **dated, written notice** of the item or items. Our address is shown on the bottom of this page, on the data plate in your home and on the front cover of your Homeowner's guide, Limited Warranty & Arbitration Agreement manual included with your Homeowner's packet. The data plate for your home is laminated to the inside of a kitchen cabinet door, usually below or near the kitchen sink.

For items related to the delivery, installation or air conditioning of the home, **dated, written notice** should be provided to your Retailer or Installer. The Retailer, Installer and Manufacturer should be given an opportunity to remedy any item for which they may have responsibility.

The **written notice** should identify:

1. Date the notice is written and submitted
2. Each specific Issue or item in question
3. The location of the item(s)
4. The serial number of your home
5. The date you purchased your home
6. The name of your retailer
7. Your home address, telephone number and e-mail address if available

For questions about your Homeowner's Warranty, please review your Homeowner's Guide, Limited Warranty & Arbitration Agreement manual or contact this office by dialing (800) 530-7335 and follow the prompts to reach the Service Department.

Thank you,

Tammy Bell
Ron Burandt
Co-Assistant Service Managers

DS
MS

DS
Yes

Champion Home Builders, Inc.
4055 US 401 South
Lillington, N.C. 27546
(800) 428-9182



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

IMPORTANT INFORMATION

- Once you have arranged your setup contractor, please be sure to provide us with their contact information. We will pass this along to the freight company so they may contact your contractor the day before your home ships to discuss time/meeting details.
- Although the driver will do their best to deliver the home as close to the site as possible, you will need to be sure that your contractor has the proper equipment to take the home from the driver – the freight company does not carry equipment to maneuver the home to spot.
- Delivery of homes MUST be taken within 12 days of factory completion. You will receive ample time to coordinate with your contractor(s). Please refer to your purchase agreement and included documentation regarding storage fees and terms. Once we have a completion date, it is imperative that the delivery of the home take place as soon as possible. A delivery date will be scheduled by our office and the date will be provided to you.
- Upon delivery of your home, you will have time to complete a delivery verification that you will note any concerns regarding anything that may have happened during transport. You will also have time to complete a punch list regarding items that may be of concern once you have your utilities on. details and documents will be provided once the home has been shipped.

DocuSigned by:

Marymegan Santiago

671E0EE7D1DF4C7...

Signed Buyer #1

3/1/2023 | 3:26 PM MST

Date

DocuSigned by:

XLS

EEA222FEC45B487...

Signed Buyer #2

3/2/2023 | 1:40 PM MST

Date



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

GROUT AND TILE SEALING

THE FACTORY DOES NOT APPLY GROUT SEALER TO TILE WORK. GROUT SEALER MUST BE APPLIED BY THE HOMEOWNER AFTER THE HOME HAS BEEN DELIVERED.

Apply Grout Sealer to ALL tilework in the home before using water: showers, kitchens walls, kitchen backsplash, and backsplash in all bathrooms.

- The final step in tiling a wall, as well as part of its regular maintenance, is applying a protective sealant to the grout. The sealant keeps the grout looking new for years to come and reduces maintenance work. More than a single coat is necessary for the product to serve its purpose.

Prime Purpose

- Sealer prevents stains, and more importantly, stops water from penetrating the grout and reaching the wall behind it. Water absorbed into the grout can cause it to crumble over time and creates a breeding ground for mold and mildew. This is especially important for shower walls since they are subject to running water. It is also vital for backsplashes and tiled walls in bathrooms and other areas.

Timing Is Everything

- Sealer should not be applied until the grout has had a chance to cure. This usually takes about 48 hours. The grout and tile adhesive must also be completely dry. For walls/tile work that are not subject to constant moisture, wait 48 hours for area to dry before applying grout sealant. For shower walls/tile work that have been in use, wait at least 5 days for the surface behind the tiles to become completely dry. Sealing water behind the tiles can result in serious problems.

Proper Preparation


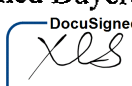
- Any dirt or mildew present when the sealant is applied will be permanently adhered to the grout. It is vital to clean the grout thoroughly before applying the sealant. Cleaning is also the perfect time to check for any damaged sections of grout that are loose, crumbling, or peeling. Make any necessary repairs and let the repaired grout cure before applying sealant.

Coat It Again

- Two coats of sealant are appropriate for most tiled walls. Use additional coats if the grout is still absorbing sealant or water. Apply a thin coat using an applicator, sponge, or toothbrush. Wipe away any excess and then let dry. The next day, apply a second thin coat, remove excess, and wait for it to dry. Spray a small amount of water on a test area and check for 'beading'. If the water 'beads' up on the grout or runs down without absorbing, then the 2 coats are efficient. If the water is absorbed, apply additional thin coats until the grout does not absorb water.

Repairs As Needed

- Most sealants do not offer lasting protection. They must be reapplied regularly at least once a year before the original application wears and deteriorates. Sealant may be applied more often – every 6 months – to keep the grout in pristine condition.

DocuSigned by:

 Signed Buyer(s) _____ Date _____
 3/1/2023 | 3:26 PM MST
 DocuSigned by:

 _____ Date _____
 3/2/2023 | 1:40 PM MST
 EEA222FEC45B487...



Factory Expo Home Centers
 P.O. Box 1829
 Lillington, North Carolina 27546
 Office: 910.814.4256
 Fax: 910.814.4261
 FBHexpo.com

Factory Trim Out

During the set-up portion of your home, the interior and exterior must be connected on site. The Champion Factory does offer these connections, also known as “Trim Out” as a service item. When a customer opts in factory trim out, the customer will have a professional interior and exterior close out and completion of the home connections. Champion contractors have been trained exclusively in the modern connections of all model homes.

The cost for Factory Trim out ranges based on the size of the home and the options selected. This service is strongly recommended by Factory Expo Home Centers. If you decide to decline this service, you will need to hire your own trim out contractor and you will assume all responsibility for all sheetrock repairs. Sheetrock repairs are not a warranty item.

Factory Trim Out Details

Exterior

The exterior of the home does not arrive totally complete. This is due to having several connection points and elevations that must be accomplished on site.

- Complete vinyl ends at connection points
- Complete dormer vinyl and trim
- Complete soffit, facial and eve metal at connection points
- Complete porches and upper elevations (if on invoice)
- Install windows if applicable
- Adjust and realign windows and doors if needed
- Check and repair any transport damage on vinyl siding, vinyl corners, windows, and doors

Interior

Each connection point inside the home must be completed on site.

- Complete all doorways, including hanging doors
- Openings without doors must be finished with drywall
- Baseboard and crown molding must be installed upon completion of the opening
- Carpet must be seamed at openings if applicable
- Tile bars must be installed at openings if applicable
- Corrections must be made to all drywall defects and stress cracks if applicable



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

- All areas that have been corrected have to be painted
- Repaint entire house if applicable
- Re-caulk all molding, ceramic backsplash, tubs, and sinks throughout (if on invoice)
- Correct any defects or loose molding because of transportation
- Adjust all interior doors and cabinet doors hardware
- Make sure all connections are insulated properly
- Make sure countertops, linoleum, carpet, and walls are clean of debris
- Install ship loose linoleum, Elements, Laminate, Hardwood, etc. (if applicable)

Contractors are required to fill out a factory trim out inspection checklist. This checklist is submitted to the Champion Homes upon completion. Copies of the inspection sheet will follow.

Walk-through must be done customer and must be signed.

Additional service items that are found during FTO or walk-through will be completed at that time unless parts must be ordered due to shortages.

** *****CUSTOMER DECLINED** **

I understand that I declined this service and I am responsible for all aspect of interior and exterior trim out and all sheetrock repairs.

DocuSigned by:

Marymegan Santiago

671E0EE7D1DE4C7

DocuSigned by:

XLS

EEA222EFC45B487...

Buyer Signature/Date 3/1/2023 | 3:26 PM MST

Buyer Signature/Date 3/2/2023 | 1:40 PM MST