

Champion Homes Center

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

BUYER 1 MARGARET ANNA SANDROCK		BUYER 2		DATE 9/22/2023	THIS CONTRACT REVISED FROM
MAILING ADDRESS 1189 Titan Roberts Rd		CITY Lillington	STATE NC	ZIP 27546	PHONE (910) 658-8175
DELIVERY ADDRESS TBD James Tart Rd		CITY Lillington	STATE NC	ZIP 27546	CELL
SALESPERSON Pamela Hubbard - 46828		EMAIL ADDRESS 1 maggiesandrock@gmail.com		EMAIL ADDRESS 2	
MAKE & MODEL Dovalina IC-2876-09 by Champion		YEAR 2024	BEDROOMS 4	BATHS 2	DEN 1
SERIAL NUMBER		NEW / USED NEW	FLOOR SIZE 28' 0" x 76' 0"	HITCH SIZE 80' 0"	APPROX. SQ. FT. 2026
NOTICE OF CONSTRUCTION & FINAL PAYMENT					
Buyer intends to finance this purchase and through buyer's lender will provide a loan approval letter to Champion Homes Center. 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. <input checked="" type="checkbox"/> <input type="checkbox"/>			Retail Price		IC-2876-09 - \$ 182,223.18
			Factory Direct Discount		Dovalina \$ (26,673.90)
			Sub Total 1		\$ 155,549.28
			Addendum "A" Upgrades		\$ 7,578.00
			Sub Total 2		\$ 163,127.28
			Standard Freight Charge		\$ 2,986.00
NOTICE OF COMPLETION					
Buyer understands that the approximate completion month for home is: November			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. <input checked="" type="checkbox"/> <input type="checkbox"/>		
Buyer is financially responsible for insurance coverage on the home once completed by manufacturer and responsible for any damage incurred. <input checked="" type="checkbox"/> <input type="checkbox"/>			Home Preparation Fee \$ 395.00		
NOTICE OF FREIGHT					
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. <input checked="" type="checkbox"/> <input type="checkbox"/>			Taxes \$ 3,954.57		
NOTATIONS & REMARKS					
**** CONTINGENT ON FINANCE APPROVAL - LENDERS RATES, TERMS, DOWN PAYMENT REQUIREMENTS & MEETING ALL LENDERS CONDITIONS & COUNTY APPROVAL. IF LENDER IS UNALBE TO OFFER A FINANCE OPTION CUSTOMER WILL NOTIFY CHAMPION HOMES CENTER ON HOW THEY WISH TO PROCEED WITHIN 3 DAYS. SUPPORTING DOCUMENTATION IS REQUIRED FOR			Taxes may change based on final delivery address.		
*NO VERBAL PROMISES Changes may only be made via signed change order request and may incur extra charges. <input checked="" type="checkbox"/> <input type="checkbox"/>			- Total \$ 170,462.85		
Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. <input checked="" type="checkbox"/> <input type="checkbox"/>			Down Payment (-) \$ (10,000.00)		
Buyer agrees that the unpaid balance due will be paid in full on or before: Per Lender Requirements <input checked="" type="checkbox"/> <input type="checkbox"/>			Additional Payment as Agreed (-) \$ 0.00		
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.			Unpaid Balance \$ 160,462.85		
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. <input checked="" type="checkbox"/> <input type="checkbox"/>					
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 9.22.23
 Pamela Hubbard - 46828
 Champion Homes Center Representative

SIGNED Margaret Anna Sandro 9.22.23
 X BUYER **MARGARET ANNA SANDROCK** Date

By _____ SIGNED _____ Date
 Champion Homes Center **MANAGER REVIEW & ACCEPTANCE** X BUYER

ADDENDUM "A"

Champion Homes Center

Customer: MARGARET ANNA SANDROCK

Model: IC-2876-09 - Dovalina

IRONCLAD 32X76 OPTIONAL PRIMARY BATH - PER PRINT - MAY NOT WORK IN ALL	\$ 3,825.00
MODELS; REMOVES THE DROPIN TUB DECK AND TUB; INSTALLS A FREE STANDING TUB WITH FLOOR MOUNTED FAUCET; 42" X 72" JET COAT SHOWER W/BARN DOOR; SHOWER COLOR: BASED ON COLOR	
HARDWOOD CABINET STILES - THROUGHOUT ENTIRE UNIT	\$ 2,019.00
SLIDING GLASS DOOR	\$ 1,155.00
Lino T/O	\$ 579.00

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.

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" \$ 7,578.00

x ① x _____ DATE: 9.22.23