

Champion Homes Center

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

| | | | | | |
|---|-----------------------|---|--|-----------------------------|---|
| BUYER 1 Marilyn Jane Langdon | | BUYER 2 | | DATE 4/17/2024 | THIS CONTRACT REVISED FROM 2/20/2024 |
| MAILING ADDRESS 3149 Langdon Rd | | CITY Angier | STATE NC | ZIP 27501 | PHONE (919) 610-6494 |
| DELIVERY ADDRESS 3149 Langdon Rd | | CITY Angier | STATE NC | ZIP 27501 | CELL |
| SALESPERSON Pamela Hubbard - 46828 | | EMAIL ADDRESS 1 marilyn.hairdesign@gmail.com | | EMAIL ADDRESS 2 | |
| MAKE & MODEL Narilton IC-2856-08 by Champion | | YEAR 2024 | BEDROOMS 3 | BATHS 2 | DEN |
| SERIAL NUMBER | NEW / USED NEW | FLOOR SIZE 28' 0" x 56' 0" | HITCH SIZE 28'0" x 60' 0" | APPROX. SQ. FT. 1493 | |
| NOTICE OF CONSTRUCTION & FINAL PAYMENT | | | | | |
| This is a cash transaction. Buyer authorizes Champion Homes Center 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 that the final payment must be paid as indicated under Notations & Remarks. <u>XMP</u> X | | | Retail Price | | IC-2856-08 - Narilton \$ 154,433.97 |
| | | | Factory Direct Discount | | \$ (38,533.97) |
| | | | Sub Total 1 | | \$ 115,900.00 |
| | | | Addendum "A" Upgrades | | \$ 8,632.00 |
| | | | Nationwide Spring Sale | | \$ 0.00 |
| | | | Sub Total 2 | | \$ 124,532.00 |
| | | | Standard Freight Charge | | \$ 3,286.00 |
| | | | Factory Trim Out | | \$ 4,400.00 |
| | | | Document Fee | | \$ 395.00 |
| | | | Taxes | | \$ 3,045.06 |
| | | | Taxes may change based on final delivery address. | | |
| | | | Total | | \$ 135,658.06 |
| | | | Down Payment | | (-) \$ (6,500.00) |
| | | | Additional Payment as Agreed | | (-) \$ 0.00 |
| | | | Unpaid Balance | | \$ 129,158.06 |
| *NO VERBAL PROMISES Changes may only be made via signed change order request and may incur extra charges. <u>XMP</u> X | | | | | |
| Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. <u>XMP</u> X | | | | | |
| Buyer agrees that the unpaid balance due will be paid in full on or before: 30 days prior to <u>XMP</u> X | | | | | |
| I UNDERSTAND THAT 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. <u>XMP</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
 Pamela Hubbard - 46828
 Champion Homes Center Representative

SIGNED Marilyn Langdon 4/20/2024
 X BUYER **Marilyn Jane Langdon** Date

By
 Champion Homes Center MANAGER REVIEW & ACCEPTANCE

SIGNED _____
 X BUYER _____ Date

ADDENDUM "A"

Champion Homes Center

Customer: Marilyn Jane Langdon

Model: IC-2856-08 - Narlton

| | |
|---|-------------|
| PRIMARY BATH #3: 72X42 JET COAT SHOWER W/ GLASS SHOWER BARN DOOR: SLATE | \$ 2,007.00 |
| REMOVE 48" 1PC SHOWER W/ SLIDER DOOR REMOVES 36X72 DROP IN TUB AND PLATFORM ADDS A LINEN CLOSET W/24" 3-PNL DOOR & 18" LOUVERED DOOR ON 2ND LINEN | |
| IC 9 FT WALLS UP TO 56" BOX HUD | \$ 1,046.00 |
| IC WHITE MPL DRS ILO STD: WHITE MAPLE HARDWOOD DOORS AND STILE T/O - KITCHEN ISLAND TO BE BLACK SATIN | \$ 2,937.00 |
| BOARD & BATTEN ILO STD SIDING - WHITE VERTICAL BOARD AND BATTEN IN FEATURE AREA | \$ 125.00 |
| D4.5 LAP PREM SIDING ILO STD. COLOR: SHADOW | \$ 2,767.00 |
| SCR: OMIT SHUTTERS- ADD 3 1/2 window trim ILO Standard Shutters | No charge |
| \$250 OFF Upgrade coupon | \$ (250.00) |

All aspects of home setup outside 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.

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" \$ 8,632.00

ML x _____ DATE: 4/20/2024

Appliance and Electrical Work Sheet

Champion Homes Center

Customer Name: Marilyn Jane Langdon

| | |
|--------------------|------------------------|
| Furnace type | Electric |
| Furnace | Yes |
| Water heater size | 50 GAL |
| Water heater | Electric |
| Dryer hookup type | Electric |
| Dryer hookup | Yes |
| Range type | Electric |
| Range | Yes |
| Microwave location | IN PANTRY CABINET |
| Microwave ready | Yes |
| Dishwasher | Yes |
| Ice maker | Yes |
| Refrigerator size | SS Side by Side |
| Refrigerator | Yes |
| Appliance color | Silver Stainless Steel |
| Amperage | 200 |

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

By _____
Pamela Hubbard - 46828 Champion Homes Center Representative

SIGNED
X BUYER

Marilyn Jane Langdon
Marilyn Jane Langdon

4/20/2024

Date

By _____
Champion Homes Center MANAGER REVIEW & ACCEPTANCE

SIGNED
X BUYER

Date

Color Selections

Champion Homes Center

Customer Name: Marilyn Jane Langdon

Interior

Type: **Tape & Texture**
 Color: **PURE WHITE**

Interior Trim:

Color: **WHITE**

Interior Door:

Color: **WHITE**

Kitchen Sink:

Type: **Std**
 Color: **SS FARM SINK**

Counter Tops:

Kitchen: BELLO ROMANO/ LISOLA ON ISLAND ONLY
 Master Bath Color: **LISOLA**
 Guest Bath: **BELLO ROMANO**

Ceramic Tile Backsplash:

Kitchen: **COY GRAY SILK**
 Master Bath: **COY GRAY SILK**
 Guest Bath: **COY GRAY SILK**

Cabinet:

Type: **Upgrade**
 Style: WHITE MPL HARDWOOD DRS AND STILE ILO STD

Cabinet Color:

Kitchen: WHITE - KITCHEN ISLAND IS BLACK SATIN
 Master Bath: **WHITE**
 Guest Bath: **WHITE**

Floor:

Carpet: **Std**
 Carpet Color: **GREIGE**
 Linoleum: **Std**
 Linoleum Color: **DF9662**

Exterior:

Body: **Upgrade**
 Body Color: **SHADOW**
 Shingles: **Std**
 Shingles Color: **DUAL BLACK**
 Accent Color: **WHITE**
 Shutter Color: **3 1/2 TRIM ILO SHUTTERS**

Notes:

*Kitchen Island: Lisola Countertop with Black Satin Cabinets / *Coy Gray Silk Backsplash in Kitchen includes the wall at the range to the rangehood. / *IRONCLAD ENT CTR- GRAY SHIPLAP WALL W/2 WOODEN SHELVES, BLACK SATIN ENT CONSOLE, LISOLA COUNTERTOP W/ CRESCENT EDGING, (2) LOW VOLTAGE BOXES AND (2) RECEPES / *IRONCLAD ELEVATION FOR HUDS: PACKAGE CONTAINS - 3 HARDI COLUMNS W/ J-CHANNEL - 3.5" WINDOW TRIM ON DBL LIVING ROOM WINDOWS - CONTRASTING VINYL SIDING IN FEATURE AREA: WHITE VERTICAL BOARD AND BATTEN

By Pamela Hubbard - 46828
 Champion Homes Center Representative

SIGNED
 X BUYER

Marilyn Jane Langdon
Marilyn Jane Langdon

4/20/2024

Date

By Champion Homes Center MANAGER REVIEW & ACCEPTANCE

SIGNED
 X BUYER

Date

IRONCLAD MULTI-SECTION SERIES**HUD Standard Specifications**

FBHExpo.com 1-800-504-3238

Last Updated: 6-23-23

CONSTRUCTION:

- Steel Frames (size per print)
- Wind Zone I Construction
- R-30 Ceiling Insulation
- R-11 Wall Insulation
- R-22 Floor Insulation
- OSB Exterior Wall Sheathing
- 7/16" OSB Roof Sheathing
- 2x6 #3 Floor Joists 16" OC (28' Wides)
- 2x8 #2 Floor Joists 16" OC (32' Wides)
- 2x4 Exterior Walls 16" OC
- 2x3, 24" OC Interior Wall Studs
- 2x4, 24" OC Double Mate Line
- 8' Flat Ceilings - All Models
- 19/32" T&G OSB Floor Decking
- 24" OC, HUD Trusses (28' Wides - 36" KP/ 32' Wides - 38" KP)
- Removable Hitch & Recessed Frames
- Stipple Ceiling Texture
- Nominal 12" Overhangs
- Ironclad Elevation

PLUMBING AND HEATING:

- Electric Furnace Per Print
- Perimeter Heat Registers Per Print
- 50 Gallon Electric Water Heater
- PEX Water Supply Lines
- Whole House Shut-Off Valve (location per print)
- Water Shut-Off Valves at All Toilets & Sinks
- Plumb & Wire for Washer & Dryer; Dryer Plug In Wall
- Drop Out Crossover Ducts
- (2) Exterior Water Faucet (per print)
- Plumbing Access for Tubs (per print)

ELECTRICAL:

- Total Electric & 200 AMP Service
- 20 Space Panel Box
- Light Fixtures at All Exterior Doors
- (2) Exterior GFI Electrical Receptacle - (locations per print)
- GFI Receptacles in Kitchen and Baths
- 8 Wire Thermostat
- LED Fixtures T/O
- (3) Light Pendant over Island

EXTERIOR:

- Vinyl Siding
- 25 Year Fiberglass Shingles
- Low E Vinyl Windows w/ Grids (No Sills)
- 38x82 Fiberglass Front Door w/ Dead Bolt (Composite Jambes - No Storm)
- Transom Windows in Bathrooms Where Available
- Raised Panel Shutters (Dormer Area Receives Vinyl Window Trim)
- Metal Fascia

CABINETS:

- 42" Overhead Cabinet Designs per print
- Pocket Screw Construction
- Cabinet Above Refrigerator
- Lined Overhead Cabinets
- Hardwood Shaker Cabinet Doors w/ 2-Hole Pulls
- Concealed Cabinet Door Hinges (Soft Close)
- Matching Toe-Kicks in Kitchens (Same as Cabinet Color)
- 1/2 Center & Finished Bottom Shelf in Base Cabinets
- Flat Cabinet Trim
- Drawers Over Doors in Kitchen Base Cabinets
- Furniture Style Vanities
- Laminate Countertops w/ Crescent Self Edge
- Dual Sinks in Master Baths
- Bank of Drawers - Master Bath & Hall Bath (per plan)

- Ceramic Backsplash T/O
- Ceramic (36" W x 28" H) Wall Behind Range

KITCHEN & BATHS:

- Stainless Steel Farm Kitchen Sink w/ Pull Out Brushed Nickel Faucet
- Black Trimmed One Piece Mirror
- Fiberglass Tubs/Showers (per print) w/ Metal Brushed Nickel Faucets
- 48" Showers with Sliding Doors
- Square Sinks w/ Single Lever Metal Faucets
- Platform Tub w/ Metal Filler
- Comfort Height Toilets in Both Baths

INTERIOR:

- 1/2" Finished Sheetrock w/ Square Corners T/O (Including Closets)
- 3 5/8" Crown Throughout (Painted)
- Craftsman Style Door/Window Trim T/O ex BR Closets (Painted)
- 3 1/4" Baseboard Throughout (Painted)
- Flat Cove Molding in All Non-Walkin Closets
- Vented Wire Shelving in Closets & Over Washer/Dryer Areas
- White 3-Panel Craftsman Interior Doors
- Brushed Nickel Door Knobs & (3) Mortised Hinges
- Ironclad Entertainment Center (per print)

FLOOR COVERING:

- Rebond Carpet Pad
- FHA Grade Carpet by Mohawk® w/ Carpet Bar
- Vinyl Flooring (per print)

APPLIANCES:

- Stainless Steel Venetian Range Hood
- Side by Side Refrigerator (Stainless Steel)
- 30" Free Standing Smooth Top Electric Range (Stainless Steel)
- Dishwasher (Stainless Steel)
- Microwave in Pantry (Stainless Steel)

SOLD BY:

CHAMPION
HOMES CENTER

115 Titan Roberts Rd.
Lillington, NC 27546
Local: 910-814-4256
Fax: 910-814-4261

MANUFACTURED BY:

CHAMPION
MANUFACTURED BEAUTIFULLY™

Our Homes are crafted by Champion Enterprises in Lillington, NC, where the principles of cutting edge technology and design innovation are artfully blended to produce high quality yet VALUE-BASED recreational and residential homes. Leading the competition in experience and value, Champion helped pioneer factory built housing in 1953 and has since become one of America's largest home builders. Thank you for making Factory Expo Home Centers and Champion Enterprises your choice of home builder.

X

ML

4/20/2024

Customer Initials/Date

IMPORTANT: Alta Cima Corp reserves the right to modify, cancel or substitute products or features of this event at any time without prior notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, extra design features, decorations, floor coverings, specialty light fixtures, custom paint and wall coverings, window treatments, landscaping, sound and alarm systems, furnishings, appliances, and other designer/decorator features and amenities that are not included as part of the home and/or may not be available at all locations. Home, pricing and community information is subject to change, and homes to prior sale, at any time without notice or obligation. ©2020 Alta Cima Corp. All rights reserved.



Champion Homes Center
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

Authorization to Build

I/We, Marilyn Jane Langdon, authorize Champion Homes Center 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 our new estimated completion month is **June 2024**.

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

This document, once signed, is herein incorporated as part of your contract dated 4/17/2024.

Marilyn Langdon

4/20/2024

Customer #1

Date

Customer #2

Date

Champion Homes Center

Date

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



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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 **June 2024**.

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

Marilyn Longda

4/20/2024

Customer Signature

Date

Customer Signature

Date



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Storage Fees and Insurance Acknowledgement

ML : Buyer(s) understand(s) that the approximate completion month for their HUD MANUFACTURED MOBILE HOME is June 2024.

ML : FINANCED PROJECTS / OR FOR CASH DEALS NOT DELIVERED WITHIN 30 DAYS OF COMPLETION - 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 Champion Homes Center 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.

ML : 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.

ML : 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 Champion Homes Center. 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 – applies to cash customers only.

ML : 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.

Marilyn Longda

4/20/2024

Customer Signature

Date

Customer Signature

Date