

**Champion Homes Center**

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

BUYER 1 <b>Joshua Lee Yeoman</b>		BUYER 2 <b>Amy Kaye Strum</b>		DATE <b>2/16/2024</b>	THIS CONTRACT REVISED FROM
MAILING ADDRESS <b>17 Northview Drive</b>		CITY <b>Sanford</b>	STATE <b>NC</b>	ZIP <b>27332</b>	PHONE <b>(910) 658-1957</b>
DELIVERY ADDRESS <b>165 Tom Meyers Rd</b>		CITY <b>Lillington</b>	STATE <b>NC</b>	ZIP <b>27546</b>	CELL <b>(919) 352-2689</b>
SALESPERSON <b>Deborah Parks - 46083</b>		EMAIL ADDRESS 1 <b>yeomanjoshua@gmail.com</b>		EMAIL ADDRESS 2 <b>astrum1724@gmail.com</b>	
MAKE & MODEL <b>Narltton IC-2856-08 by Champion</b>		YEAR <b>2024</b>	BEDROOMS <b>3</b>	BATHS <b>2</b>	DEN
SERIAL NUMBER		NEW / USED <b>NEW</b>	FLOOR SIZE <b>28 X 56</b>	HITCH SIZE <b>28 X 60</b>	APPROX. SQ. FT. <b>1493</b>
<b>NOTICE OF CONSTRUCTION &amp; FINAL PAYMENT</b>					
<p>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 &amp; 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>JL</u> X <u>AS</u></p>			Retail Price	IC-2856-08 - Narltton	\$ 136,994.14
			Factory Direct Discount		\$ (27,094.14)
			Sub Total 1		\$ 109,900.00
			Addendum "A" Upgrades		\$ 7,007.00
			National Home Sale		\$ 0.00
			Sub Total 2		\$ 116,907.00
<b>NOTICE OF COMPLETION</b>					
<p>Buyer understands that the approximate completion month for home is: <b>May</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. X <u>JL</u> X <u>AS</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>JL</u> X <u>AS</u></p>			<p>Standard Freight Charge</p> <p>\$ 3,126.00</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. X <u>JL</u> X <u>AS</u></p>			<p>Home Preparation Fee</p> <p>\$ 395.00</p>		
<b>NOTATIONS &amp; REMARKS</b>					
<p>Contingent upon ability to clear lenders conditions. Contingent upon county approving the home going on the property via septic permit and/or building permit. Champion Homes Center requires supporting documentation for cancellation request.</p>			<p>Taxes</p> <p>\$ 2,860.16</p>		
			<p>Taxes may change based on final delivery address.</p>		
			<p>Total</p> <p>\$ 123,288.16</p>		
			<p>Down Payment (-)</p> <p>\$ (8,000.00)</p>		
			<p>Additional Payment as Agreed (-)</p> <p>\$ 0.00</p>		
			<p>Unpaid Balance</p> <p>\$ 115,288.16</p>		
<p><b>*NO VERBAL PROMISES</b> Changes may only be made via signed change order request and may incur extra charges. X <u>JL</u> X <u>AS</u></p>					
<p>Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. X <u>JL</u> X <u>AS</u></p>					
<p>Buyer agrees that the unpaid balance due will be paid in full on or before: <u>Per Lender Requirements</u> X <u>JL</u> X <u>AS</u></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 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.</p>					
<p>Please read your Payment 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. X <u>JL</u> X <u>AS</u></p>					
<p>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.</p>					

By Deborah Parks 2/16/2024  
Deborah Parks - 46083 Champion Homes Center Representative

SIGNED Joshua Lee Yeoman  
X BUYER Joshua Lee Yeoman

2-17-24  
Date

By Shelvia Miller 2/19/2024  
Champion Homes Center MANAGER REVIEW & ACCEPTANCE

SIGNED Amy Kaye Strum  
X BUYER Amy Kaye Strum

2-17-24  
Date