

Champion Homes Center

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

BUYER 1 <b>Janet Matias Soto</b>		BUYER 2		DATE <b>8/17/2024</b>	THIS CONTRACT REVISED FROM
MAILING ADDRESS <b>327 Lilly Pad Ln Southpark Village</b>		CITY <b>Sanford</b>	STATE <b>NC</b>	ZIP <b>27332</b>	PHONE <b>(919) 895-2046</b>
DELIVERY ADDRESS <b>TBD Gilchrist Rd</b>		CITY <b>Cameron</b>	STATE <b>NC</b>	ZIP <b>28326</b>	CELL
SALESPERSON <b>Reyna Mondragon - 46927</b>		EMAIL ADDRESS 1 <b>matiasjanet34@gmail.com</b>		EMAIL ADDRESS 2	
MAKE & MODEL <b>Juneberry IC-2856-07 by Champion</b>		YEAR <b>2025</b>	BEDROOMS <b>3</b>	BATHS <b>2</b>	DEN
SERIAL NUMBER	NEW / USED <b>NEW</b>	FLOOR SIZE <b>28' 0" x 56' 0"</b>	HITCH SIZE <b>60' 0"</b>	APPROX. SQ. FT. <b>1493</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 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. X <input checked="" type="checkbox"/> X <input type="checkbox"/>					
<b>NOTICE OF COMPLETION</b>		Retail Price IC-2856-07 - \$ 159,978.63			
Buyer understands that the approximate completion month for home is: <b>October</b>		Factory Direct Discount Juneberry \$ (22,834.15)			
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 \$25 per day storage charge that must be paid prior to shipment. X <input checked="" type="checkbox"/> X <input type="checkbox"/>		Sub Total 1 \$ 137,144.48			
Buyer is financially responsible for insurance coverage on the home once completed by manufacturer and responsible for any damage incurred. X <input checked="" type="checkbox"/> X <input type="checkbox"/>		Addendum "A" Upgrades \$ 2,800.00			
<b>NOTICE OF FREIGHT</b>		Sub Total 2 \$ 139,944.48			
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 other complicated placements based on terrain of delivery site. X <input checked="" type="checkbox"/> X <input type="checkbox"/>		Standard Freight Charge \$ 3,320.00			
<b>NOTATIONS &amp; REMARKS</b>		Home Preparation Fee \$ 395.00			
Contingent on financing terms and conditions. Contingent on county issuing build permit. Champion Homes Center requires documentation for any cancellation request. Remainder of down payment due on or before 9/27/24.		Taxes \$ 3,411.91			
		Taxes may change based on final delivery address.			
		Total \$ 147,071.39			
		Down Payment (-) \$ (200.00)			
		Additional Payment as Agreed (-) \$ 0.00			
		Unpaid Balance \$ 146,871.39			
<b>*NO VERBAL PROMISES</b> Changes may only be made via signed change order request and may incur extra charges. X <input checked="" type="checkbox"/> X <input type="checkbox"/>					
Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. X <input checked="" type="checkbox"/> X <input type="checkbox"/>					
Buyer agrees that the unpaid balance due will be paid in full on or before: <b>Per Lender Requirements</b> X <input checked="" type="checkbox"/> X <input type="checkbox"/>					
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 CANCELLATION 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 <input checked="" type="checkbox"/> X <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 Reyna Mondragon 8/17/24  
 Reyna Mondragon - 46927 Champion Homes Center Representative SIGNED X BUYER  
 By Janet Matias Soto 8/17/24  
 Champion Homes Center MANAGER REVIEW & ACCEPTANCE SIGNED X BUYER  
 Date