

**Champion Homes Center**

J0300

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

BUYER 1 <b>Kimberly Suzanne Tirbovich</b>		BUYER 2		DATE <b>2/17/2025</b>	THIS CONTRACT REVISED FROM
MAILING ADDRESS <b>257 Fox Hunters Lane</b>		CITY <b>Broadway</b>	STATE <b>NC</b>	ZIP <b>27505</b>	PHONE <b>(330) 807-5032</b>
DELIVERY ADDRESS <b>TBD Emerald Ln</b>		CITY <b>Broadway</b>	STATE <b>NC</b>	ZIP <b>27505</b>	CELL
SALESPERSON <b>Pamela Hubbard - 46828</b>		EMAIL ADDRESS 1 <b>babydogtoby@gmail.com</b>		EMAIL ADDRESS 2	
MAKE & MODEL <b>Shawboro 3252H32P03 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>32' 0" x 52' 0"</b>	HITCH SIZE <b>56' 0"</b>	APPROX. SQ. FT. <b>1577</b>
<b>NOTICE OF CONSTRUCTION &amp; FINAL PAYMENT</b>					
This is a cash transaction. 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"/>			Retail Price	<b>3252H32P03 -</b>	\$ <b>110,565.07</b>
			Factory Direct Discount	<b>Shawboro</b>	\$ <b>(15,781.24)</b>
			<b>Sub Total 1</b>	\$	<b>94,783.83</b>
			<b>Addendum "A" Upgrades</b>	\$	<b>1,295.00</b>
			<b>National Home Sale</b>	\$	<b>(6,957.24)</b>
			<b>Preferred Payment Discount</b>	3%	\$ <b>(2,634.80)</b>
			<b>Sub Total 2</b>	\$	<b>86,486.79</b>
			<b>Standard Freight Charge</b>	\$	<b>3,286.00</b>
<b>NOTICE OF COMPLETION</b>					
Buyer understands that the approximate completion month for home is: <b>March</b>					
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 <input checked="" type="checkbox"/> X					
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					
<b>NOTICE OF FREIGHT</b>					
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 <input checked="" type="checkbox"/> X					
<b>NOTATIONS &amp; REMARKS</b>					
***** PREFERRED PAYMENT DISCOUNT VALID IF BLANACE OF HOME IS PAID IN FULL ON OR BEOFRE 2/25/25 ***** CONTINGENT ON COUNTY APPROVAL, PERK TEST & DUKE POWER APPROVAL **** IF UNABLE TO MOVE FORWARD CUSTOMER WILL PROVIDE SUPPORTING DOCUMENTATION FOR CANCELLATION & REFUND MINUS \$395 DOC FEE ****					
<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					
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					
Buyer agrees that the unpaid balance due will be paid in full on or before: <b>ON OR BEFORE 2/25/2025</b> X <input checked="" type="checkbox"/> X					
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 <input checked="" type="checkbox"/> 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 2/17/25  
Pamela Hubbard - 46828  
Champion Homes Center  
Representative

SIGNED X BUYER Kimberly Suzanne Tirbovich 2-17-2025  
Date

By [Signature] 2/17/2025  
Champion Homes Center MANAGER REVIEW  
& ACCEPTANCE

SIGNED X BUYER \_\_\_\_\_  
Date