

Champion Homes Center

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

BUYER 1 John David Livingston III		BUYER 2		DATE 4/30/2025		THIS CONTRACT REVISED FROM 2/1/2025																																																																																	
MAILING ADDRESS 515 Archie St		CITY Spring lake		STATE NC		ZIP 28390																																																																																	
DELIVERY ADDRESS 515 Archie St		CITY Spring lake		STATE NC		ZIP 28390																																																																																	
SALESPERSON Reyna Mondragon - 46927		EMAIL ADDRESS johnlivingston333@gmail.com		EMAIL ADDRESS 2		PHONE (910) 882-2769																																																																																	
CELL (910) 224-6937																																																																																							
MAKE & MODEL Dovalina IC-2876-09 by Champion		YEAR 2025		BEDROOMS 4		BATHS 2																																																																																	
SERIAL NUMBER		NEW / USED NEW		FLOOR SIZE 28' 0" x 76' 0"		HITCH SIZE 80' 0"																																																																																	
				APPROX. SQ. FT. 2026		DEN																																																																																	
NOTICE OF CONSTRUCTION																																																																																							
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. X <u>JK</u> X																																																																																							
NOTICE OF COMPLETION				<table border="1"> <tr> <td>Retail Price</td> <td>IC-2876-09 -</td> <td>\$</td> <td>191,538.91</td> </tr> <tr> <td>Factory Direct Discount</td> <td>Dovalina</td> <td>\$</td> <td>(27,338.83)</td> </tr> <tr> <td colspan="2">Sub Total 1</td> <td>\$</td> <td>164,200.08</td> </tr> <tr> <td colspan="4">Addendum "A" Upgrades</td> </tr> <tr> <td></td> <td></td> <td>\$</td> <td>4,416.00</td> </tr> <tr> <td colspan="4">GM Discount</td> </tr> <tr> <td></td> <td></td> <td>\$</td> <td>(9,665.85)</td> </tr> <tr> <td>Preferred Payment Discount</td> <td>3%</td> <td>\$</td> <td>(4,636.03)</td> </tr> <tr> <td colspan="2">Sub Total 2</td> <td>\$</td> <td>154,314.20</td> </tr> <tr> <td colspan="4">Standard Freight Charge</td> </tr> <tr> <td></td> <td></td> <td>\$</td> <td>3,200.00</td> </tr> <tr> <td colspan="4">Document Fee</td> </tr> <tr> <td></td> <td></td> <td>\$</td> <td>395.00</td> </tr> <tr> <td colspan="4">Taxes</td> </tr> <tr> <td></td> <td></td> <td>\$</td> <td>3,750.34</td> </tr> <tr> <td colspan="4">Taxes may change based on final delivery address.</td> </tr> <tr> <td colspan="2">Total</td> <td>\$</td> <td>161,659.54</td> </tr> <tr> <td>Down Payment</td> <td>(-)</td> <td>\$</td> <td>(16,500.00)</td> </tr> <tr> <td>Additional Payment as Agreed</td> <td>(-)</td> <td>\$</td> <td>(145,159.54)</td> </tr> <tr> <td colspan="2">Unpaid Balance</td> <td>\$</td> <td>(0.00)</td> </tr> </table>				Retail Price	IC-2876-09 -	\$	191,538.91	Factory Direct Discount	Dovalina	\$	(27,338.83)	Sub Total 1		\$	164,200.08	Addendum "A" Upgrades						\$	4,416.00	GM Discount						\$	(9,665.85)	Preferred Payment Discount	3%	\$	(4,636.03)	Sub Total 2		\$	154,314.20	Standard Freight Charge						\$	3,200.00	Document Fee						\$	395.00	Taxes						\$	3,750.34	Taxes may change based on final delivery address.				Total		\$	161,659.54	Down Payment	(-)	\$	(16,500.00)	Additional Payment as Agreed	(-)	\$	(145,159.54)	Unpaid Balance		\$	(0.00)
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NOTICE OF FREIGHT Buyer understands that the approximate completion month for home is: July 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>JK</u> X Buyer is financially responsible for insurance coverage on the home once completed by manufacturer and responsible for any damage incurred. X <u>JK</u> X																																																																																							
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*NO VERBAL PROMISES Changes may only be made via signed change order request and may incur extra charges. X <u>JK</u> X Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. X <u>JK</u> X Buyer agrees that the unpaid balance due will be paid in full on or before: Paid in full X <u>JK</u> 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 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 <u>JK</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 Reyna Mondragon 4/30/25
Reyna Mondragon - 46927Champion Homes Center
RepresentativeSIGNED
X BUYER

John David Livingston III

Date

By Shirley Miller 4/30/2025
Champion Homes Center MANAGER REVIEW
& ACCEPTANCESIGNED
X BUYER

Date

ADDENDUM "A"

Champion Homes Center

Customer: John David Livingston III

Model: IC-2876-09 - Dovalina

2X6 SWALLS W/R19 OVER 66' BOX

\$ 2,364.00

VINYL SGD ILO STD WINDOW - DINING ROOM

\$ 1,122.00

(3)52" 1LT 3 BLD FAN ILO STD (1) SWITCH FOR LIGHT (1) SLIDER FOR FAN SPEED

\$ 930.00

CONTROL BLADE COLOR: WHITE - LR, FAM RM & PBR

As per page 5 B, All aspects of home setup outside are to be paid directly to the
contractor(s) by homeowner(s).

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"

\$ 4,416.00

x JL x _____ DATE: 4/30/25

Appliance and Electrical Work Sheet

Champion Homes Center

Customer Name: John David Livingston III

Dryer hookup type
Dryer hookup
Water heater size
Furnace type
Furnace
Microwave location
Microwave ready
Ice maker
Range type
Range
Water heater
Dishwasher
Refrigerator size
Refrigerator
Appliance color
Amperage

Electric
Yes
50GAL
Electric
Yes
IN PANTRY
Yes
Yes
Electric
Yes
Electric
Yes
SXS
Yes
Silver Stainless Steel
200

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

By Reyna Mondragon 4/30/25
Reyna Mondragon - 46927

Champion Homes Center
Representative

SIGNED
X BUYER

John David Livingston III

4/30/25
Date

By Shirley Miller 4/30/25
Champion Homes Center MANAGER REVIEW
& ACCEPTANCE

SIGNED
X BUYER

Date

Color Selections

Champion Homes Center

Customer Name: John David Livingston III

Interior

Type: _____
Color: _____ Tape & Texture
PURE WHITE

Interior Trim:

Color: _____ WHITE

Counter Tops:

Kitchen: & Island BELLO ROMANO
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: _____ Std
Style: _____ IC PEACHY KEEN CRAFTMANS DOOR AND MDF STILES

Cabinet Color:

Kitchen: Peachy Keen
Master Bath: Peachy Keen
Guest Bath: Peachy Keen

Floor:

Carpet: _____ Std
Carpet Color: _____ Breakwater
Linoleum: _____ Std
Linoleum Color: DF9591 Wild Dove

Exterior:

Body: _____ Std
Body Color: FLINT
Shingles: _____ Std
Shingles Color: DUAL BLACK
Accent Color: WHITE
Shutter Color: BLACK

Notes:

**IRONCLAD ENT CTR 1 Standard GRAY SHIPLAP WALL W/2 WOODEN SHELVES BLACK SATIN ENT CONSOLE LISOLA COUNTERTOP W/ CRESCENT EDGING (2) LOW VOLTAGE BOXES AND (2) RECEPES.
**Cabinets on Kitchen Island- BLACK SATIN. ** COY GRAY SILK BCKSPL KITCHEN INCLUDES THE WALL AT THE RANGE UP TO THE RANGEHOOD. ** IRONCLAD ELEVATION FOR HUDS 1 Standard PACKAGE CONTAINS- 3 HARDI COLUMNS W/ J-CHANNEL- 3.5" WINDOW TRIM ON DBL LIVING ROOM WINDOWS- CONTRASTING VINYL SIDING IN FEATURE AREA: WHITE.

By Reyna Mondragon 4/30/25
Reyna Mondragon - 46927 Champion Homes Center Representative

SIGNED
X BUYER

John David Livingston III
Date

4/30/25
Date

By Shelata Miller 4/30/2025
Champion Homes Center MANAGER REVIEW & ACCEPTANCE

SIGNED
X BUYER

Date



Customer Verification List

Unit:

Page : 1 of 2

28 X 76 4 BR 2 BATH

Order No.:	QT111632 Rev 0	Order Type:	Retail	Bill To:	2335NC	Sell To:	2335NC
Model Year:	2025	Ret. Cust.:	J. LIVINGSTON I	Champion Retail Housing Inc		Champion Retail Housing Inc	
Retailer P.O.:		Energy Zone:	2	Champion Homes Center		Champion Homes Center	
Floor Size:	76'0" X 26'8"	Wind Zone:	1	115 Titan Roberts Rd		115 Titan Roberts Rd	
Brand:	IRONCLAD	Roof Load:	20	Lillington, NC 27546		Lillington, NC 27546	
Model No.:	IC-2876-09	Sales Person:	Brandie Jones			REYNA	
Shipping Agent:		Construction Type:	HUD	Shipping County:		CUMBERLAND, NC	FOB: Factory

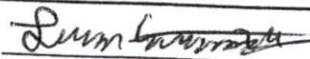
Feature	Option	Variant	Description	Quantity
Construction				
SWALLHT	DP000450		2X6 SWALLS W/R19 OVER 66' BOX	1
Plumbing/Heating				
HEATSYS	OP1003036		FURNACE PER PRINT	1
Toilet				
MBATH	DP0004508		STD COMFORT HEIGHT TOILET	1
HALLBATH	DP0004508		STD COMFORT HEIGHT TOILET	1
Cabinets				
THROUGHOUT	DP82040002	Peachy Keen	IC PEACHY KEEN CRAFTSMAN DRS PEACHY KEEN CRAFTMANS DOOR AND MDF STILES - KITCHEN ISLAND TO BE BLACK SATIN	1
ENTCENTER	DP82040050		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) RECEPTS	1
Countertop				
KITCHEN	DP82050020	Bello Romano	IRONCLAD KITCHEN FORMICA KITCHEN COUNTERTOPS & CRESCENT EDGING DOES NOT INCLUDE ISLAND	1
ISLAND	DP82050021	Bello Romano	IRONCLAD ISLAND FORMICA KITCHEN ISLAND FORMICA & CRESCENT EDGING	1
MBATH	DP82060020	Lisola	IRONCLAD MSTR BATH CTRTP MBATH COUNTERTOP & CRESCENT EDGING	1
TUBDECK	DP82060020	Lisola	IRONCLAD MSTR BATH CTRTP MBATH COUNTERTOP & CRESCENT EDGING	1
HALLBATH	DP82070005	Bello Romano	IRONCLAD HALL BATH COUNTERTOP HBATH COUNTERTOP & CRESCENT EDGING	1
Backsplash				
KITCHEN	DP82050030		COY GRAY SILK BCKSPL KITCHEN INCLUDES THE WALL AT THE RANGE UP TO THE RANGEHOOD	1
MBATH	DP82050027		COY GREY SILK BCKSPL MBATH	1
HALLBATH	DP82050029		COY GRAY SILK BCKSPL 3rd BATH - *** HBATH ***	1
Floor Covering				
CARPET	DP82090004	Breakwater	14W IC RAINDANCE ILO STD	48
LINO	DP82090010	DF9591	IRONCLAD DIAMOND FLOOR TILE	104
Drywall				
- WILD DOVE				

JL

Feature	Option	Variant	Description	Quantity
THROUGHOUT	DP82040000	Pure White	IC FINISHED DRYWALL	1
Electrical				
CEILINGFAN	DP0000097		52" 1LT 3 BLD FAN ILO STD	3
	(1) SWITCH FOR LIGHT			
	(1) SLIDER FOR FAN SPEED CONTROL			
	BLADE COLOR: WHITE			
	- LR, FAM RM & PBR			
Exterior				
PATIO DOOR	DP000220		VINYL SGD ILO STD WINDOW	1
	- DINING ROOM			
SHINGLES	DP0000042	Dual Black	25YR STD SHINGLES	76
ACCENTS	DP82030019		IRONCLAD ELEVATION FOR HUDS	1
	PACKAGE CONTAINS			
	- 3 HARDI COLUMNS W/ J-CHANNEL			
	- 3.5" WINDOW TRIM ON DBL LIVING ROOM WINDOWS			
	- CONTRASTING VINYL SIDING IN FEATURE AREA: WHITE			
ACCENTS	DP82030021	White	IRONCLAD D5 VINYL ACCENT	1
SHUTTERS	OP00099549	Black	RAISED PANEL SHUTTERS	4
SIDING	OP00099893	Flint	D5 VINYL SIDING DARK COLORS	1
Appliances				
OTHER	DP82110005		IRONCLAD STD APPLIANCES	1
	IRONCLAD APPLIANCE PACKAGE:			
	- 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)			

Requested By: REYNA

SIGNED X



DATE

4/30/25

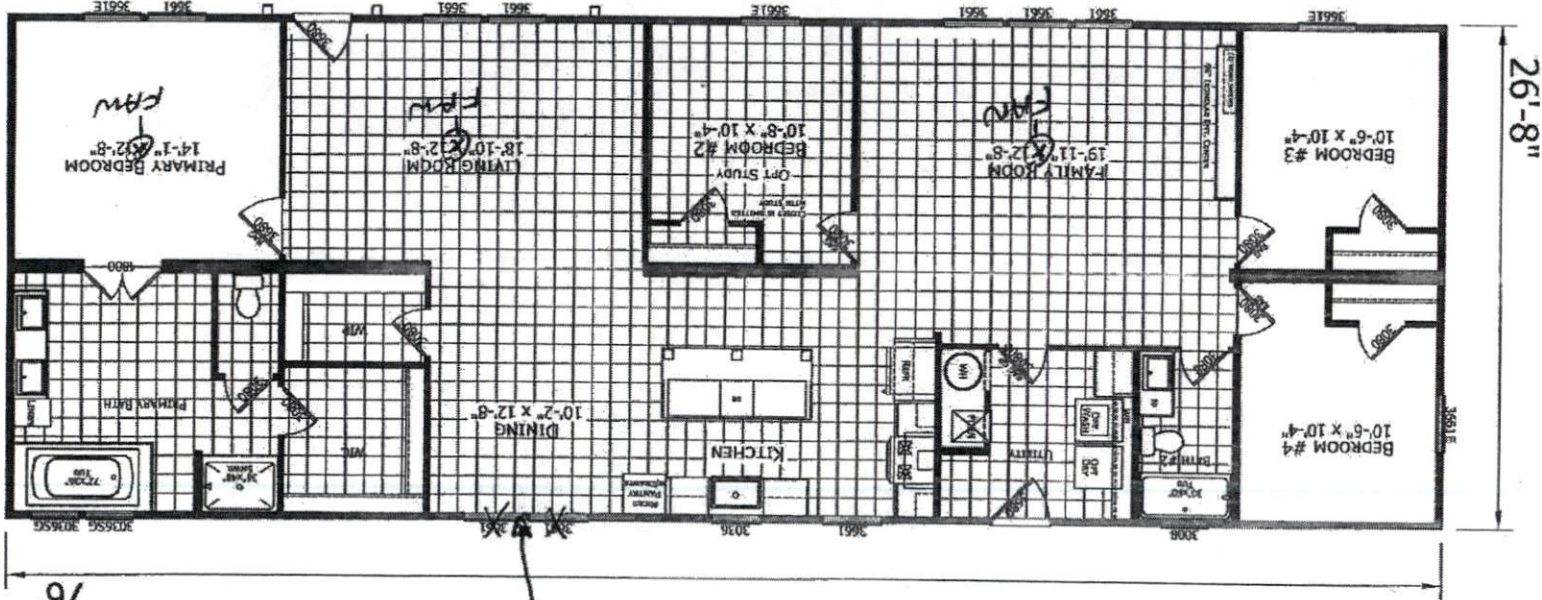
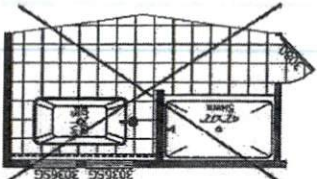
FINAL FLOOR PLAN

* JUST PERCY - IRONCLAD COLOR PALETTE *

CHAMPION HOMES CENTER
J. LIVINGSTON III
HUD IRONCLAD

* 2x6 STUDS w/19
* SLEEPING GLASS DOOR - DR

* 52" LT 38LD FAN - WHITE BLADES - LR, FAM RM + DR
* PERCY KEEN CABS - KITCHEN ISLAND TO BE BLACK STAIN
* IRONCLAD STD APPLIANCES



23-2876-09 HUD
0 BEDROOM 0 BATH
76'-0" x 26'-8"
2027 Sq. Ft. TOTAL

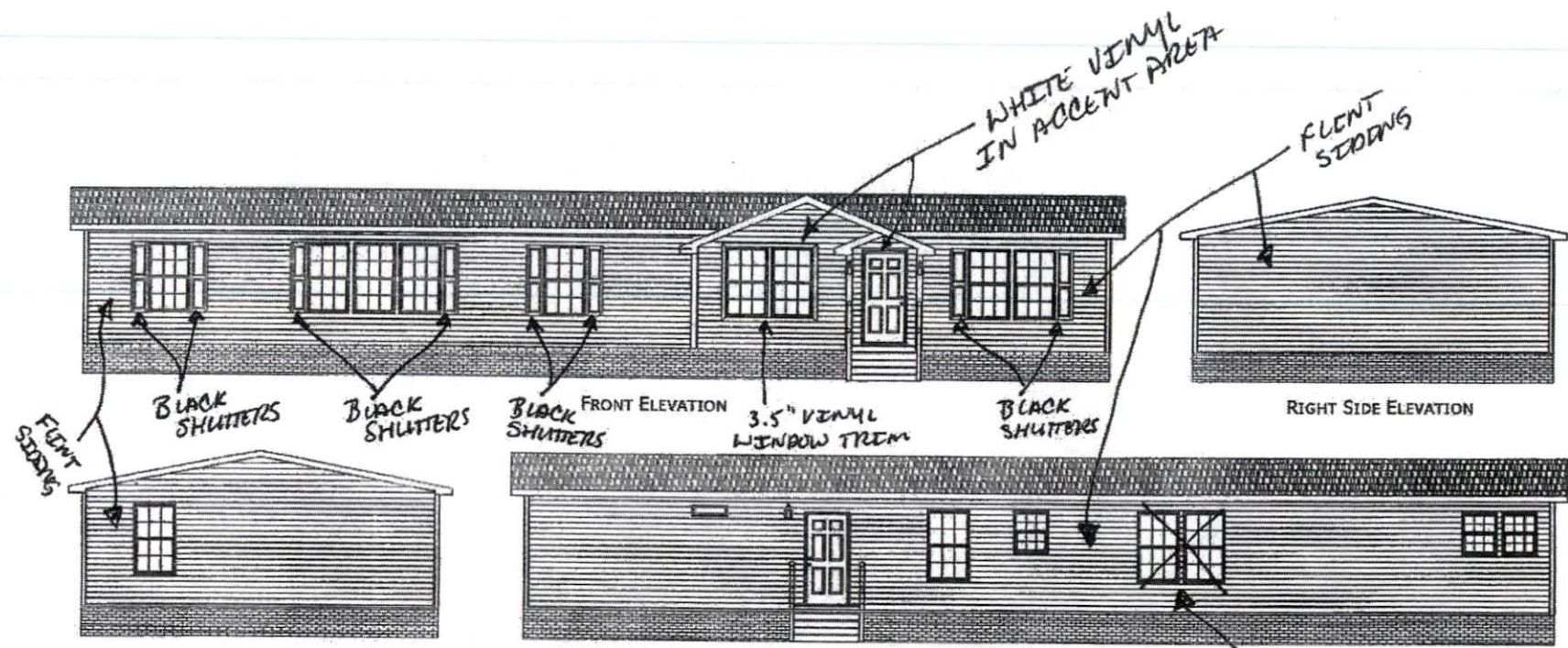
* Sam Livingston
4/30/25
Sign / Date

CHAMPION HOME BUILDERS <small>2325 W. 10th Street, Suite 100, Lincoln, NE 68504 PHONE: 402.441.4200</small>		PROJECT: 023-2876-09 DATE: 11-30-22 <small>SCALE: 3/16" = 1'-0"</small>		TITLE: LITERATURE PLAN PROJECT: 023-2876-09 DATE: 11-30-22 <small>SCALE: 3/16" = 1'-0"</small>		CORP. # 2876H42A1S L-101 <small>PERMANENT AND CONFIDENTIAL THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CHAMPION HOMES AND SHALL REMAIN THE PROPERTY OF CHAMPION HOMES AND SHALL NOT BE REPRODUCED OR COPIED</small>	
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* IRONCLAD STD HUD ELEVATION *

* DUAL BLACK SHINGLES

CHAMPION HOMES CENTER
J. LIVINGSTON III HUD IRONCLAD



LEFT SIDE ELEVATION

FOUNDATIONS, STEPS, PORCHES
AND RAILS DONE ON SITE BY OTHERS

Give 2 months 4/30/25
* sign / date

BACK ELEVATION

SLIDING
GLASS DOOR

CHAMPION
HOME BUILDERS
755 W. ING MEYER ROAD, SUITE 1000 TROY, MI 48064
PHONE: 248-614-8200

MODIFICATIONS

PROJECT: 023-2876-09
76'-0" x 26'-8"
4 BD 2 BT
DRAWN BY: STAFF
DATE: 11-30-22
SCALE: N.T.S.

TITLE: ELEVATIONS
STANDARD
ROOF PITCH
FILENAME: 2876-09

SHEET: EV-101
CORP. # 2876H42A1S
PROPRIETARY AND CONFIDENTIAL
THESE DRAWINGS AND SPECIFICATIONS ARE EXCLUSIVE
PROPERTY AND CONFIDENTIAL MATERIALS OF CHAMPION
COPYRIGHT © 1979-2023 BY CHAMPION

FREIGHT AND SHIPMENT OF YOUR HOME

As part of your contract, we will be coordinating the shipment of your HUD MANUFACTURED MOBILE home. The following also applies to 'self-freighted' homes.

The homeowner is responsible for the following:

- 1) You are responsible for making sure there is adequate access for an 18-wheel truck (measurements are approximate).
 - a) Overall length is 70'-80' feet
 - b) Turning radius is 55' feet
 - c) Standard height is 13'-6" (this does not include the height of your home)
 - d) Your home and truck weigh tons. Soil conditions for access and site need to be adequate for weight of home and carrying truck. If property is too wet or saturated due to snowmelt, rains, or other moisture, the home deliver will need to be postponed until the grounds have adequately dried
- Your property and access must be clear of limbs, bushes, fencing, ditches, buildings and debris that could prevent access. (20' ft)
- The driver can only travel on public roads and per route provided by the Department of Transportation. Insurance does not permit driver to travel on private roads. Your contractor MUST meet the driver on a publicly maintained road and take the home from the driver. Contractor MUST provide adequate equipment to take and move the home to the desired site. The driver does not carry equipment to maneuver the home.
- Your driveway cannot have too much slope or be too narrow or the truck cannot pull onto the property.
- You are responsible for making sure your contractor is onsite with his equipment the day of delivery. Shipper does NOT carry equipment to maneuver the home on to the specified spot/site.
- You are responsible for any costs incurred by the freight company if there is any delay on your part. Delays due to the shipper are not the responsibility of the buyer. These costs are, but not limited to travel permit reissue, driver down time due to no access for delivery, driver down time due to no moving equipment, additional fuel costs, etc.
- If the shipment is scheduled and you request a rescheduling due to not being ready to take delivery as scheduled, you may be billed a 'rescheduling fee' by Champion Homes Center and the freight company. Fees to be paid accordingly prior to the home shipping. Any delays in readiness must be communicated with Champion Homes Center as soon as possible.
- Before you/your contractor can hookup to your manufactured home, the delivery certificate provided by the driver must be signed and given back to the driver. You will not be able to hook-up to the manufactured home without required signature.
- The shipping company will make every effort to place your manufactured home where you want it. However, they have the right to refuse if they feel they cannot place without damage to their truck, your manufactured home, or your property.
- You are responsible to observe your property to validate that there is adequate access. If you have concerns, please call the office, and let us know.

If there are any issues with shipment once your home is delivered, stop immediately and call our office. Do this prior to hooking up to the manufactured home or any additional movement on your property.



Signature/ Date

4/30/25

Signature/Date



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

The following notices will be provided to you at completion of your home in your delivery packet. We like to introduce them to you now, so you are familiar with your responsibility regarding any leaks/service/tightening fixtures.

- Notice of moisture management
- Notice of plumbing and water heater connections – must be rechecked on site

ALERT: Do not leave your water on in an unoccupied home.

Please be sure to read these notices in their entirety as they contain very important and useful information regarding your home and items that need to be completed by you/your contractor when your home is delivered.



Buyer

4/30/25

Date

Buyer

Date

MOISTURE & YOUR HOME

Your home protects you from the moisture of the outdoors, but who protects your home from moisture indoors? **YOU DO - OF COURSE!**

TOO MUCH MOISTURE CAN BE YOUR HOME'S BIGGEST ENEMY.

Left unmanaged, it may damage many of the building components, or erode the house's foundation and make it unstable, or it may encourage the growth of mold and mildew.

GOOD MOISTURE MANAGEMENT MEANS MAKING SURE THAT:

- The outside shell of the home continues to resist the weather.
- There are no leaks and the necessary paints, caulks, and sealants are maintained.
- Surrounding plants and structures and the grade of the land do not allow moisture to accumulate or stand on or around the home.
- The space underneath the home is dry.
- Any plumbing leaks are quickly repaired.
- The humidity inside the home is properly controlled.

If you see signs that might point to moisture problems, such as standing water, water stains, or visible mold growth, or if you smell mildew, you may need to look closer.

Take action if necessary!

**REMEMBER - YOU CAN PROTECT
YOUR INVESTMENT BY GOOD HOME
MOISTURE MANAGEMENT AND BY
EARLY DETECTION AND CORRECTION OF
POSSIBLE MOISTURE PROBLEMS.**

ABOUT MOLD AND MILDEW

Molds are fungi that are present almost everywhere - in indoor and outdoor air - and are encouraged to grow by warm and humid conditions. Mold is not unique to a home; it can be found in any structure or building. While it is impossible to eliminate all mold from the indoor environment, uncontrolled mold growth may be related to uncontrolled moisture. If mold is a problem in your home, clean up the mold and eliminate the moisture source. If the problem persists or is severe, seek professional assistance.

TAKE MOISTURE OUT TO DRY!

CHAMPION
HOME BUILDERS

SL

NOTICE

THE WATER SYSTEM IN THIS HOME HAS BEEN CHECKED BY THE MANUFACTURER BEFORE IT WAS SHIPPED. DUE TO TRANSPORTATION, SOME FITTINGS OR FIXTURES MAY HAVE WORKED LOOSE.

WARNING

- **AFTER THE WATER HAS BEEN CONNECTED TO THE HOME, ALL FITTINGS AND FIXTURES, INCLUDING THE WATER HEATER CONNECTIONS, MUST BE RECHECKED FOR LEAKS.**
- **THE HOME MANUFACTURER WILL NOT BE RESPONSIBLE FOR DAMAGES TO THE HOME DUE TO NEGLIGENCE OF NOT CHECKING ALL FITTINGS AND FIXTURES. INCLUDING WATER HEATER CONNECTIONS FOR LEAKS BEFORE LEAVING THE HOME UNATTENDED.**

52

CHAMPION[®]
HOMES CENTER

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

CHAMPION[®]
HOME BUILDERS

Dear Homeowner,

We would like to take this opportunity to THANK YOU for buying a CHAMPION HOME.

If you should have any problems with your home that you believe may be warranty related, send us a **dated, written notice** of the item or items. Our address is shown on the bottom of this page, on the data plate in your home and on the front cover of your Homeowner's guide, Limited Warranty & Arbitration Agreement manual included with your Homeowner's packet. The data plate for your home is laminated to the inside of a kitchen cabinet door, usually below or near the kitchen sink.

For items related to the delivery, installation or air conditioning of the home, **dated, written notice** should be provided to your Retailer or Installer. The Retailer, Installer and Manufacturer should be given an opportunity to remedy any item for which they may have responsibility.

The **written notice** should identify:

1. Date the notice is written and submitted
2. Each specific Issue or item in question
3. The location of the item(s)
4. The serial number of your home
5. The date you purchased your home
6. The name of your retailer
7. Your home address, telephone number and e-mail address if available

For questions about your Homeowner's Warranty, please review your Homeowner's Guide, Limited Warranty & Arbitration Agreement manual or contact this office by dialing (800) 530-7335 and follow the prompts to reach the Service Department.

Thank you,

Tammy Bell
Ron Burandt
Co-Assistant Service Managers

Champion Home Builders, Inc.
4055 US 401 South
Lillington, N.C. 27546
(800) 428-9182

JL 4/30/25

IMPORTANT INFORMATION

- Once you have arranged your setup contractor, please be sure to provide us with their contact information. We will pass this along to the freight company so they may contact your contractor the day before your home ships to discuss time/meeting details.
- Although the driver will do their best to deliver the home as close to the site as possible, you will need to be sure that your contractor has the proper equipment to take the home from the driver – the freight company does not carry equipment to maneuver the home to spot.
- Delivery of homes MUST be taken within 12 days of factory completion. You will receive ample time to coordinate with your contractor(s). Please refer to your purchase agreement and included documentation regarding storage fees and terms. Once we have a completion date, it is imperative that the delivery of the home take place as soon as possible. A delivery date will be scheduled by our office and the date will be provided to you.
- Upon delivery of your home, you will have time to complete a delivery verification that you will note any concerns regarding anything that may have happened during transport. You will also have time to complete a punch list regarding items that may be of concern once you have your utilities on. details and documents will be provided once the home has been shipped.


Signed Buyer #1

4/30/25
Date

Signed Buyer #2

Date

GROUT AND TILE SEALING

THE FACTORY DOES NOT APPLY GROUT SEALER TO TILE WORK. GROUT SEALER MUST BE APPLIED BY THE HOMEOWNER AFTER THE HOME HAS BEEN DELIVERED.

Apply Grout Sealer to ALL tilework in the home before using water: showers, kitchens walls, kitchen backsplash, and backsplash in all bathrooms.

- The final step in tiling a wall, as well as part of its regular maintenance, is applying a protective sealant to the grout. The sealant keeps the grout looking new for years to come and reduces maintenance work. More than a single coat is necessary for the product to serve its purpose.

Prime Purpose

- Sealer prevents stains, and more importantly, stops water from penetrating the grout and reaching the wall behind it. Water absorbed into the grout can cause it to crumble over time and creates a breeding ground for mold and mildew. This is especially important for shower walls since they are subject to running water. It is also vital for backsplashes and tiled walls in bathrooms and other areas.

Timing Is Everything

- Sealer should not be applied until the grout has had a chance to cure. This usually takes about 48 hours. The grout and tile adhesive must also be completely dry. For walls/tile work that are not subject to constant moisture, wait 48 hours for area to dry before applying grout sealant. For shower walls/tile work that have been in use, wait at least 5 days for the surface behind the tiles to become completely dry. Sealing water behind the tiles can result in serious problems.

Proper Preparation

- Any dirt or mildew present when the sealant is applied will be permanently adhered to the grout. It is vital to clean the grout thoroughly before applying the sealant. Cleaning is also the perfect time to check for any damaged sections of grout that are loose, crumbling, or peeling. Make any necessary repairs and let the repaired grout cure before applying sealant.

Coat It Again

- Two coats of sealant are appropriate for most tiled walls. Use additional coats if the grout is still absorbing sealant or water. Apply a thin coat using an applicator, sponge, or toothbrush. Wipe away any excess and then let dry. The next day, apply a second thin coat, remove excess, and wait for it to dry. Spray a small amount of water on a test area and check for 'beading'. If the water 'beads' up on the grout or runs down without absorbing, then the 2 coats are efficient. If the water is absorbed, apply additional thin coats until the grout does not absorb water.

Repairs As Needed

- Most sealants do not offer lasting protection. They must be reapplied regularly at least once a year before the original application wears and deteriorates. Sealant may be applied more often – every 6 months – to keep the grout in pristine condition.


Signed Buyer(s)

4/30/25
Date



Authorization to Build

Please select one statement below. I/We understand that my *new estimated completion month is July 2025.

This document, once signed, is herein incorporated as part of your contract dated 4/30/2025

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.



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

Factory Trim Out

During the set-up portion of your home, the interior and exterior must be connected on site. The Champion Factory offers these connections, known as "Trim Out." When a customer opts in factory trim out, the customer will have a professional interior and exterior close out. The cost for Factory Trim out ranges based on the size of the home and the options selected. **\$ 5050**

This service is strongly recommended by Champion Homes Center. If you decide to decline this service, you will need to hire your own trim out contractor and you will assume all responsibility for all sheetrock repairs. Sheetrock repairs are not a warranty item.

Exterior: The exterior of the home does not arrive totally complete. This is due to having several connection points and elevations that must be accomplished on site.

- Complete vinyl ends at connection points
- Complete dormer vinyl and trim
- Complete soffit, facial and eve metal at connection points
- Adjust and realign windows and doors if needed

Interior: Each connection point inside the home must be completed on site.

- Complete all doorways, including hanging doors
- Openings without doors must be finished with drywall
- Baseboard and crown molding must be installed upon completion of the opening
- Carpet must be seamed at openings if applicable
- Tile bars must be installed at openings if applicable
- Corrections must be made to all drywall defects and stress cracks
- Drywall is a level 3 finish.
- Correct any defects or loose molding
- Make sure all connections are insulated properly
- Make sure countertops, linoleum, carpet, and walls are clean of debris

Contractors are required to fill out a factory trim out inspection checklist. Once the trim out contractor is finished, a walk-through must be done by customer and must be signed.

I acknowledge I have received this brochure on factory trim out. I understand that if I decline this service, I will need to hire my own trim out contractor and I assume all responsibility for all sheetrock repairs.

CUSTOMER DECLINED

\$ 5,050

not included must
circle one complete
change
order
if
cust
selects.

Sam Murray 4/30/25
Signature/Date

Signature/Date



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Storage Fees and Insurance Acknowledgement

JL ____: Buyer(s) understand(s) that the approximate completion month for their HUD MANUFACTURED MOBILE HOME is July 2025.

JL ____: 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 Factory Expo Home Centers 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.

JL ____: 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.

JL ____: 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 Factory Expo Home Centers. 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.



4/30/25

Customer Signature

Date

Customer Signature

Date



Factory Expo Home Centers
P.O. Box 1829
Lillington, North Carolina 27546
Office: 910.814.4256
Fax: 910.814.4261
FBHexpo.com

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 **July 2025**.

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



4/30/25

Customer Signature

Date

Customer Signature

Date