

**Champion Homes Center**

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

BUYER 1 <b>Bryant Lockamy</b>		BUYER 2		DATE <b>7/14/2025</b>	THIS CONTRACT REVISED FROM																																																								
MAILING ADDRESS <b>PO BOX 2135</b>		CITY <b>Angier</b>	STATE <b>NC</b>	ZIP <b>27501</b>	PHONE <b>(919) 524-3354</b>																																																								
DELIVERY ADDRESS <b>1821 MABRY ROAD</b>		CITY <b>Angier</b>	STATE <b>NC</b>	ZIP <b>27501</b>	CELL																																																								
SALESPERSON <b>Deborah Parks - 46083</b>		EMAIL ADDRESS 1 <b>southerntouchhomesllc@gmail.com</b>		EMAIL ADDRESS 2																																																									
MAKE & MODEL <b>Leebury 1656H22P01 by Champion</b>		YEAR <b>2026</b>	BEDROOMS <b>2</b>	BATHS <b>2</b>	DEN																																																								
SERIAL NUMBER <b>042-000-H-A00TBD</b>		NEW / USED <b>NEW</b>		FLOOR SIZE <b>16' 0" x 56' 0"</b>	HITCH SIZE <b>60' 0"</b>																																																								
				APPROX. SQ. FT. <b>850</b>																																																									
<b>NOTICE OF CONSTRUCTION</b>		<table border="1"> <tr> <td>Retail Price</td> <td><b>1656H22P01 -</b></td> <td>\$</td> <td><b>73,082.53</b></td> </tr> <tr> <td>Factory Direct Discount</td> <td><b>Leebury</b></td> <td>\$</td> <td><b>(10,431.25)</b></td> </tr> <tr> <td colspan="2">Sub Total 1</td> <td>\$</td> <td><b>62,651.28</b></td> </tr> <tr> <td>Addendum "A" Upgrades</td> <td></td> <td>\$</td> <td><b>150.00</b></td> </tr> <tr> <td colspan="2">Regional Discount</td> <td>\$</td> <td><b>(15,856.23)</b></td> </tr> <tr> <td colspan="2">Sub Total 2</td> <td>\$</td> <td><b>46,945.05</b></td> </tr> <tr> <td>Standard Freight Charge</td> <td></td> <td>\$</td> <td><b>1,499.99</b></td> </tr> <tr> <td colspan="2">Document Fee</td> <td>\$</td> <td><b>395.00</b></td> </tr> <tr> <td colspan="2">Taxes</td> <td>\$</td> <td><b>1,159.96</b></td> </tr> <tr> <td colspan="2">Taxes may change based on final delivery address.</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Total</td> <td>\$</td> <td><b>50,000.00</b></td> </tr> <tr> <td colspan="2">Down Payment</td> <td>(-)</td> <td>\$ <b>(1,000.00)</b></td> </tr> <tr> <td colspan="2">Additional Payment as Agreed</td> <td>(-)</td> <td>\$ <b>0.00</b></td> </tr> <tr> <td colspan="2">Unpaid Balance</td> <td>\$</td> <td><b>49,000.00</b></td> </tr> </table>				Retail Price	<b>1656H22P01 -</b>	\$	<b>73,082.53</b>	Factory Direct Discount	<b>Leebury</b>	\$	<b>(10,431.25)</b>	Sub Total 1		\$	<b>62,651.28</b>	Addendum "A" Upgrades		\$	<b>150.00</b>	Regional Discount		\$	<b>(15,856.23)</b>	Sub Total 2		\$	<b>46,945.05</b>	Standard Freight Charge		\$	<b>1,499.99</b>	Document Fee		\$	<b>395.00</b>	Taxes		\$	<b>1,159.96</b>	Taxes may change based on final delivery address.				Total		\$	<b>50,000.00</b>	Down Payment		(-)	\$ <b>(1,000.00)</b>	Additional Payment as Agreed		(-)	\$ <b>0.00</b>	Unpaid Balance		\$	<b>49,000.00</b>
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<p>This is a cash transaction. 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>Bl</u></p> <p>X <u>Bl</u></p>																																																													
<b>NOTICE OF COMPLETION</b>																																																													
<p>Buyer understands that the approximate completion month for home is:</p> <p><b>August</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.</p> <p>X <u>Bl</u> X</p> <p>Buyer is financially responsible for insurance coverage on the home once completed by manufacturer and responsible for any damage incurred.</p> <p>X <u>Bl</u> X</p>																																																													
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<p>Buyer understands that unless otherwise stated, the quoted freight price is estimated for the current date and may increase due to fluctuating fuel prices, road construction, re-routing, escort vehicles, or complicated placements based on location and terrain of delivery site. X <u>Bl</u></p> <p>X <u>Bl</u></p>																																																													
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<p>Contingent on Customer receiving county approval on any applicable permits such as: septic and build permits. Balance is due once contingency is met. Home will not be ordered until contingency is met and final paperwork removing the contingency is met is signed. Discount is Champion Corporate approved.</p>																																																													
<p><b>*NO VERBAL PROMISES</b> Changes may only be made via signed change order request and may incur extra charges. X <u>Bl</u> X</p> <p>Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. X <u>Bl</u> X</p> <p>Buyer agrees that the unpaid balance due will be paid in full on or before: <b>30 days prior to completion</b> X <u>Bl</u> X</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>Bl</u> X</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>																																																													

7/14/2025

By  
Deborah Parks - 46083 Champion Homes Center Representative

SIGNED  
X BUYER

Bryant Lockamy

Date

By  
Champion Homes Center MANAGER REVIEW  
& ACCEPTANCE

SIGNED  
X BUYER

Date

Addendum - Page 2  
Created: 7/14/2025 2:58:13 PM

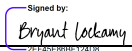
# Appliance and Electrical Work Sheet

Champion Homes Center

Customer Name: Bryant Lockamy

Dryer hookup type	Electric
Dryer hookup	Yes
Furnace type	Electric
Furnace	Yes
Water heater size	40 GAL
Water heater	Electric
Range type	Electric
Range	Yes
Appliance color	Black
Refrigerator size	18 cft no ice
Refrigerator	Yes
Amperage	200

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

By		SIGNED	<div>Signed by: </div>	7/14/2025
	Deborah Parks - 46083 Champion Homes Center Representative	X BUYER	Bryant Lockamy	Date
By		SIGNED		
	Champion Homes Center MANAGER REVIEW & ACCEPTANCE	X BUYER		Date

Color Selections

Champion Homes Center

Customer Name: Bryant Lockamy

Interior

Type: Vinyl  
Color: NEUTRAL

Interior Trim:

Color: BROWN

Interior Door:

Color: White

Counter Tops:

Kitchen: DEEP SPRINGS  
Master Bath Color: DEEP SPRINGS  
Guest Bath: DEEP SPRINGS

Cabinet:

Type: Std  
Style: SHAKER CAB DOORS IPO SLAB

Cabinet Color:

Kitchen: ARTIC WHITE  
Master Bath: ARTIC WHITE  
Guest Bath: ARTIC WHITE

Floor:

Linoleum: Std  
Linoleum Color: RAINDANCE

Exterior:

Body: Std  
Body Color: TBD  
Shingles: Std  
Shingles Color: BLACK  
Shutter Color: TBD

By Deborah Parks - 46083 Champion Homes Center Representative

SIGNED X BUYER

Signed by: Bryant Lockamy

Bryant Lockamy

7/14/2025

Date

By Champion Homes Center MANAGER REVIEW & ACCEPTANCE

SIGNED X BUYER

Date

## FACTORY DIRECT SALE & NON-INSTALLATION DISCLOSURE

### Champion Homes Center

It is very important to our company that you are satisfied with the purchase of your new home. It is in that spirit that we would like to explain your responsibilities associated with purchasing your home factory direct. All homes are sold FOB Pembroke. This means that you are responsible for paying the freight costs to your destination.

**Please read this entire page. If you do not understand all or part of this notice we will explain to you.**

Buyer understands that unless otherwise noted within the purchase agreement, buyer is responsible for the following items:

x <sup>Initial</sup> Bl x \_\_\_\_\_ Buyer is responsible for choosing, hiring, arranging, and paying all contractors needed to install home. Contractors must be licensed, bonded and insured to perform all services on your home. Most state laws require a licensed installer. Check with state and local municipality for details.

x <sup>Initial</sup> Bl x \_\_\_\_\_ **Buyer is responsible for all aspects of home installation, home-site/land improvements, and obtaining all permits to be in compliance with state of local licensing agencies, if needed, Champion Homes Center reserves the right to request copies of building permits from buyer prior to delivery of home.**

x <sup>Initial</sup> Bl x \_\_\_\_\_ Buyer is responsible for all aspects of home installation including but not limited to drywall marriage and repairs, interior door adjustment, carpet installation, interior and exterior trim, final cleaning, purchase/installation of all light bulbs, etc.

x <sup>Initial</sup> Bl x \_\_\_\_\_ In the event the manufactured home is equipped with interior Tape and Texture treatment, minor stress cracks, that are less than thickness of 2 quarters and 24 inches in length, are the Buyer's responsibility. These minor stress cracks may appear during transportation, placement on property, and as home settles, particularly around window and door areas. Extreme cracking can be caused during shipment of home over rough terrain and sharp turns as well as setting of home into position on property, with the use of crawlers, cranes or helicopters. Buyer is responsible for repairing/filling these areas and completing the "marriage line close-up" at Buyers expense.

x <sup>Initial</sup> Bl x \_\_\_\_\_ Interior doors are in a square and even position when home is shipped from the factory. If doors get out of square, buyer understands that this is not a warranty item and doors must be adjusted and fixed into place at buyers expense by the home installation contractor or other designated individual.

x <sup>Initial</sup> Bl x \_\_\_\_\_ Homes do not come with an air conditioning unit or hook-up, unless otherwise noted within the purchase agreement. Buyer is responsible to purchase, install, and make required connections.

x <sup>Initial</sup> Bl x \_\_\_\_\_ Evaporative coolers mounted on the ground and ducted in through the floor vent system are not recommended by Champion Homes Center or the manufacturer of the home. Past experience shows that damage will occur in most cases.

x <sup>Initial</sup> Bl x \_\_\_\_\_ Buyer is responsible for all aspects of any home-site/land improvements needed including but not limited to septic tanks, well preparation, utility connections, and clearing.

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

x <sup>Initial</sup> Bl \_\_\_\_\_ x \_\_\_\_\_  
Initials Initials

DATE: 7/14/2025 \_\_\_\_\_

x <sup>Initial</sup> Bl x \_\_\_\_\_ Buyer is responsible for all permits/fire codes/flood zone requirements/inspections/occupancy arrangements. Local codes, reflecting the different climates and soil conditions can also be a big determining factor in the type of foundation system that should be installed.

x <sup>Initial</sup> Bl x \_\_\_\_\_ Buyer is responsible to verify that the manufactured home is compatible with site, including but not limited to community approval, city, and county zoning requirements if necessary. Buyer must provide transport company with an accessible right of way both physically and legally over which the home can be delivered. If buyer is placing home on a site that is not prepared we recommend that buyer has a compaction test done on the soil to determine compatibility.

x <sup>Initial</sup> Bl x \_\_\_\_\_ This notice is to inform you, our buyer, that the utility service facilities for manufactured home spaces are not standardized and compatibility between a chosen manufactured home space and a manufactured home to be purchased is the buyer's responsibility.

x <sup>Initial</sup> Bl x \_\_\_\_\_ If local zoning requires a permanent foundation or architectural changes it will be buyers responsibility to notify contractor. If the home requires special blocking or tie-downs because of flood plain restrictions it will be buyers responsibility to make arrangements to pay the contractor. Buyer is responsible for purchasing and obtaining all permits. All utility connections and the installation of home will be buyers responsibility.

x <sup>Initial</sup> Bl x \_\_\_\_\_ Buyer is responsible for ensuring the home will meet state, county, or local jurisdictional codes for fire safety compliance. Buyer is required to provide all Wildland Urban Interface (WUI) code requirements to your sales representative prior to the production of home. Failure to do so will leave buyer financially responsible for the correction of home to meet all WUI code requirements that are specific to property. If buyer plans to install additions to home (i.e. -garage, add-ons, porches, decks) it will be buyers responsibility to ensure that those structures are in compliance with local WUI codes. Buyer will be financially responsible for any additional fees incurred to manufacture home to the required WUI code standards.

<u>                    </u> Initials	<u>                    </u> Initials	<input type="checkbox"/> Property is in a WUI zone, and I/we have confirmed that the necessary options to meet these codes are listed on the Addendum A.
<u><sup>Initial</sup> Bl</u> Initials	<u>                    </u> Initials	<input checked="" type="checkbox"/> Property is not in a WUI zone, and I/we have confirmed with proper regulatory agency.
<u>                    </u> Initials	<u>                    </u> Initials	<input type="checkbox"/> As of today's date I/we are not sure and will provide necessary information to our sales representative.

x <sup>Initial</sup> Bl x \_\_\_\_\_ Buyer will be supplied a floor plan. Sizes on all prints are nominal and any measurements for installation purposes should be taken from the actual home.

x <sup>Initial</sup> Bl x \_\_\_\_\_ Champion Homes Center is not responsible for the referral or workmanship of contractors hired by Buyer.

**In summary let us remind you that you have purchased a manufactured home to be delivered to a prepared land/park space. If the land/park space is not ready you are financially responsible for its preparation.**

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

By _____ <b>Deborah Parks - 46083</b> Champion Homes Center Representative	SIGNED X BUYER	<u><sup>Signed by:</sup> Bryant Lockamy</u> <small>2EFA5E38B8F124D8</small> <b>Bryant Lockamy</b>	<u>7/14/2025</u> Date
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By _____ <i>Champion Homes Center MANAGER REVIEW &amp; ACCEPTANCE</i>	SIGNED X BUYER	_____	_____ Date
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# Home Installation Checklist

## Champion Homes Center

This form is provided for your convenience and assistance with the installation of your new home and potential necessary items needed to complete the process. Discuss these items with your contractor(s).

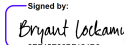
### Needed Not Needed N/A Property Improvements

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Land improvements (septic/sewer, electric, water lines/well, gas, gates, posts, and fences).   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Permits, zoning, numeration, and percolation test. If home is going onto a gravel pad, compaction test results.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Land prepped (trees and rocks removed, land level, lot prepared for home set as required by applicable county, utility, and construction guidelines).                        |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Utilities stubbed (plumbing, septic/sewer, water, electric, etc.).   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access (driveway, culvert, and gravel). Verify obstructions are removed and access is ready for home delivery, including electric lines, telephone posts, gates, and fences. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Obtain any written authorization from neighbors if access to their property is needed for home placement.  |

### Needed Not Needed N/A Installation and Set-up

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Poured footers for block pillars and perimeter if needed. For single wides, ABS pads in place of poured footers. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Connect all utilities.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Prep for staging.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stage and marriage.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vapor barrier.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Block for pillars.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Level.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Anchor/tie down.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ridge cap (for double or triple wides).  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vinyl ends.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sticker/decal.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Trim-outs for interior and exterior.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drywall interior finish.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps, landings, railings, and decks.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Skirting (vinyl, aluminum, block, or other perimeter close up).  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gutters, awnings, and downspouts.  |

Buyer understands that unless otherwise noted within the Purchase Agreement on Addendum "A", buyer is responsible for choosing, hiring, arranging and paying all contractors needed.

By		SIGNED		7/14/2025
	Deborah Parks - 46083 Champion Homes Center Representative	X BUYER	Bryant Lockamy	Date

By		SIGNED		
	Champion Homes Center MANAGER REVIEW & ACCEPTANCE	X BUYER		Date

# NOTICE TO HOMEOWNERS REGARDING WIND ZONE REQUIREMENTS

## Champion Homes Center

This notice is in addition to the disclosures noted in Addendum B, Factory Direct Sales and Non-Installation Disclosure. **If you do not understand all or part of this notice, we will explain it to you.**

You are responsible for ensuring that your home will meet state, county or local jurisdictional codes for Wind Zone compliance. The HUD code stipulates that a home shall be designed and constructed to conform to one of three wind zones. The appropriate wind zone is determined by where the home is installed. A higher wind zone home may be placed in a lower wind zone area, but a lower wind zone home CANNOT be placed in a higher wind zone area. (Example: A wind zone III home can be installed in a wind zone I or II area, but a wind zone I home CANNOT be installed in a wind zone II or III area).

You are required to provide your Wind Zone requirements to your sales representative prior to production of your home. You may use the map below as a guide, but you should first check with your local permitting authorities to confirm the wind zone of your area.

HUD also has specific codes that pertain to installation in higher wind zone areas. The installation manual provided with your home will provide the specifics which pertain to your wind zone. Your contractor must utilize the proper requirements for your wind zone area.

If you plan to install additions to your home (i.e. -garage, add-ons, porches, decks) it will be your responsibility to ensure that those structures are in compliance with your local building officials. You will be financially responsible for any additional fees incurred to the manufacture of your home to meet the required Wind Zone Code.



Please denote your wind zone below:

<small>Initial</small> BL <small>Initials</small>	<small>Initials</small>	<input checked="" type="checkbox"/> Wind Zone I
<small>Initials</small>	<small>Initials</small>	<input type="checkbox"/> Wind Zone II
<small>Initials</small>	<small>Initials</small>	<input type="checkbox"/> Wind Zone III

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

By  
Deborah Parks - 46083 Champion Homes Center Representative

SIGNED  
X BUYER  
Bryant Lockamy  
Date 7/14/2025

By  
Champion Homes Center MANAGER REVIEW & ACCEPTANCE

SIGNED  
X BUYER  
Date



## HOME COMPLETION & DELIVERY INFORMATION

### Champion Homes Center

Once you have chosen your new home, a **tentative** delivery date will be scheduled on an **approximated** basis. If the home is special ordered, the order will be placed with the manufacturer and the date and time of delivery will be determined by the **estimated** off-line date from the manufacturer.

Please be advised that certain delays can occur which are beyond everyone's control such as shortage or delays of materials, bad weather, property conditions (wet grounds), improperly prepared delivery site, contractors, manufacturers, lenders, transportation problems (road construction, equipment failure, etc.), Acts of God (Force Majeure), or any cause beyond our control. Should these conditions exist, we cannot guarantee an exact delivery date. We ask that in the event these unavoidable delays occur, that you have suitable backup plans until the delivery can be completed. Champion Homes Center will not be financially responsible for any delays and in some occurrences the buyer may be held financially responsible.


If the home requires special equipment due to a complicated placement, it will be buyers responsibility to ensure that proper equipment and personnel are hired to handle the final placement of the home on the date of delivery. This could include but is not limited to: sharp curves, river beds, ravines, steep inclines, or crossing adjacent property. Buyer understands that we or transport company does not guarantee proper placement if delivery is complicated. If final placement cannot occur on day of delivery the buyer is responsible for finding a secure location for the home and is responsible for the final placement of home.

The quoted freight price does not include unique or complicated placement issues. Unless otherwise noted the price is for standard delivery only. Any additional fees incurred due to complicated placement will be the buyers responsibility.

We take great pride in our outstanding delivery program. We will work with you to assure that the delivery of your home is completed and will do everything within our capabilities to get your home delivered on as timely a basis. We appreciate your patience and understanding.

Once again, THANK YOU for giving us the opportunity to assist you with your upcoming housing change.

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

By			7/14/2025
	SIGNED		
<b>Deborah Parks - 46083</b>	X BUYER	<b>Bryant Lockamy</b>	Date
By			
	SIGNED		
<i>Champion Homes Center MANAGER REVIEW</i>	X BUYER		Date
<i>&amp; ACCEPTANCE</i>			

Manufacturer's New Home Warranty

Champion Homes Center


Buyer understands that the home comes with a 12 month manufacturer's warranty provided by the manufacturer, Champion Homes. Champion Homes is responsible for all warranty and service work that may be needed on your home.

All Cosmetic items must be reported within 30 days of shipment. These would include items such as scratches, dents, cuts, blemishes, etc. After the home is installed, buyer will perform a walk through inspection and report, in writing, any warranty service items. Written requests for service may be sent to 115 Titan Roberts Rd., Lillington, NC 27546. For more information regarding the home warranty, please reference the Home Owners Manual provided by Champion Home Builders, Inc.

Any work that would be covered by the manufacturer warranty and is done without approval from the manufacturer is not subject for reimbursement by manufacturer or Champion Homes Center.

Champion Homes Center is a separate entity and does not warranty or service the home.

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

By			
Deborah Parks - 46083	Champion Homes Center Representative	SIGNED X BUYER	7/14/2025
			Date
By			
Champion Homes Center MANAGER REVIEW & ACCEPTANCE		SIGNED X BUYER	Date

# Consumer Notice

## AS A BUYER OF A MANUFACTURED HOME, YOU HAVE CERTAIN PROTECTIONS UNDER STATE AND FEDERAL LAW.

- North Carolina law provides you with a one-year warranty from the date of delivery of your new home. If you experience warranty-related issues during this 12-month time period you should contact the dealer that sold you the home. All issues should be presented in writing.
- Your salesperson and set-up contractor must be licensed and are regulated by the North Carolina Manufactured Housing Board. The Board's duties include addressing consumer complaints.
- As with any purchase, there are certain buyer responsibilities concerning homeowner maintenance. Buyers should carefully review their owner's manual and perform proper home maintenance and care. Alterations or modifications to the home may affect warranty coverage. Before altering or modifying your home consult your dealer.
- You must be provided a copy of the purchase agreement at the time of the deposit and sale. You have the right to cancel the purchase agreement by giving written notice to the dealer before midnight of the third business day after the date you signed a purchase agreement. Any change to the terms of the purchase agreement by the dealer will cancel the agreement.
- The U.S. Department of Housing and Urban Development (HUD) Manufactured Home Dispute Resolution Program is available to resolve disputes among manufacturers, retailers, or installers concerning defects in manufactured homes. Many states also have a consumer assistance or dispute resolution program. For additional information about these programs, see sections titled "Dispute Resolution Process" and "Additional Information - HUD Manufactured Home Dispute Resolution Program" in the Consumer Manual required to be provided to the purchaser. These programs are not warranty programs and do not replace the manufacturer's, or any other person's, warranty program.

For further assistance or to make a consumer complaint, contact:  
**The Manufactured Building Division  
of the NC Department of Insurance toll free at:  
1-800-587-2716**

or write to the:  
**MANUFACTURED HOUSING BOARD  
North Carolina Department of Insurance  
Manufactured Building Division  
1202 Mail Service Center  
Raleigh, NC 27699-1202**

Signing below confirms that the dealer has provided to the buyer a copy of this Notice of Consumer Rights and a copy of the Owner's Manual for the buyer's new home. This document contains important information about your protections under state and federal law, and you should keep a copy with your important papers.

Buyer Signature Bryant Lockamy

Date 7/14/2025

Buyer Signature \_\_\_\_\_

Date: \_\_\_\_\_

Dealer Signature \_\_\_\_\_

Date: \_\_\_\_\_

PREPARED BY THE NORTH CAROLINA MANUFACTURED HOUSING BOARD

note: Homeowner's manuals are placed in the homes at the time of shipment. If you want to review one, please request a copy from your sales agent.

**Payment Disclosure**  
**Refund and Termination Policy**  
**Champion Homes Center**

Down payments and any subsequent payments (collectively "Payments") made toward the Purchase Agreement and provided to Champion Homes Center as a consideration under the Purchase Agreement are deposited for our customers' protection in compliance with applicable state and federal laws.

Buyer consents to Champion Homes Center using the Payments to complete Champion Homes Center' obligations under the Purchase Agreement, including but not limited to use to pay third-party vendors, administrative, credit card and other costs, and cancellation fees.

All Payments are **NON-REFUNDABLE** to Buyer, except as expressly stated otherwise in the Purchase Agreement. If requested by Buyer, Champion Homes Center may, at its sole discretion, refund to Buyer a portion of the Payments. Any request to terminate the Purchase Agreement and/or refund part of the Payments must be made in writing. Verbal requests to terminate and/or for a refund will not be considered.

**Eligible refund requests must be clearly noted on this Purchase Agreement. All refunds, regardless of notation, will be subject to a cancellation fee of three hundred and ninety-five dollar (\$395) document preparation fee and any applicable processing fees.**

Any refund request will be processed within fourteen (14) business days after the receipt of the written request, validation that payments have cleared the bank, and final authorization by corporate management. Any refund for a portion of the Payments that were made by credit card will only be issued to the original credit card used in the transaction, less any processing fees per the credit card agreement. All other refunds will be issued by check payable to the Buyer under the Purchase Agreement and mailed via U.S. Mail.

**Termination by Champion Homes Center**

Champion Homes Center may, at its option, terminate the Purchase Agreement at its convenience at any time. Buyer agrees that upon termination for convenience by Champion Homes Center that Buyer's sole remedy shall be the return of any Payments paid toward the Purchase Agreement. Buyer agrees to waive any claims for consequential and other damages, including lost use and lost profits, arising from or related to Champion Homes Center' termination of the Purchase Agreement. A full accounting associated with the refund of the Payments and a refund will be issued within ten (10) business days of the termination.

**Acknowledgement**

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

By			Signed by:	7/14/2025
	<u>Deborah Parks - 46083</u>	Champion Homes Center Representative	SIGNED X BUYER	<u>Bryant Lockamy</u>
				Date
By			SIGNED	
	<u>Champion Homes Center MANAGER REVIEW</u>		X BUYER	
	<u>&amp; ACCEPTANCE</u>			Date

Notice of Cancellation

Champion Homes Center

I/We have received a copy of this notice the same date as I/we signed the purchase agreement and/or paid a deposit to the dealer. 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 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 the money that I paid the dealer. I understand that any change of the terms of the purchase agreement by the dealer will cancel this agreement.

The term "business day" means Monday through Saturday, excluding legal holidays.

Signed by:  
Bryant Lockamy  
2EF45E988F124D8...

7/14/2025

Bryant Lockamy

Date

Cancellation

I/We wish to exercise our three day right, and cancel this purchase agreement.

Bryant Lockamy

Date

Return this signed form to the sales center in the time specified above to cancel the purchase agreement.

CHAMPION HOMES CENTER USE

Received by

Date

Time

Notice of Cancellation

Champion Homes Center

I/We have received a copy of this notice the same date as I/we signed the purchase agreement and/or paid a deposit to the dealer. 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 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 the money that I paid the dealer. I understand that any change of the terms of the purchase agreement by the dealer will cancel this agreement.

The term "business day" means Monday through Saturday, excluding legal holidays.

7/14/2025

Signed by:  
Bryant Lockamy  
20145E88B8F124D8

Bryant Lockamy

Date

Cancellation

I/We wish to exercise our three day right, and cancel this purchase agreement.

Bryant Lockamy

Date

Return this signed form to the sales center in the time specified above to cancel the purchase agreement.

CHAMPION HOMES CENTER USE

Received by


Date

Time

The U.S. Department of Housing and Urban Development (HUD)  
Manufactured Home Disclosure to Consumer  
Dispute Resolution Program  
Champion Homes Center

The U.S. Department of Housing and Urban Development (HUD) Manufactured Home Dispute Resolution Program is available to resolve disputes among manufacturers, retailers, or installers concerning defects in manufactured homes. Many states also have a consumer assistance or dispute resolution program. For additional information about these programs, see section titled "Dispute Resolution Process" and "Additional information-HUD Manufactured Home Dispute Resolution Program" in the Consumer Manual required to be provided to the purchaser. These programs are not warranty programs and do not replace the manufacturer's, or any other person's, warranty program.

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

By				7/14/2025
	SIGNED			
Deborah Parks - 46083	X BUYER	Bryant Lockamy		Date
By				
	SIGNED			
Champion Homes Center MANAGER REVIEW	X BUYER			Date
& ACCEPTANCE				


**Recommendation to Employ Only Licensed Contractors & Assumption  
of Risk and Indemnity Agreement**

**Champion Homes Center**

Champion Homes Center strongly recommends that Buyer only employs contractors that are licensed, bonded and insured to perform all services required on Buyer's new manufactured home. This includes but is not limited to all site work, set-up, and utility connections (i.e., gas, electric, and plumbing).

Buyer hereby ASSUMES FULL RESPONSIBILITY FOR AND RISK OF BODILY INJURY, DEATH OR PROPERTY DAMAGE arising from or out of Buyer's failure to employ properly licensed contractors per Champion Homes Center and Champion Homes, and their employees, representative, agents, successors, and assigns against and from any and all claims, demands, actions, losses, liabilities, damages, expenses or costs any of them may incur (including actual attorney's fees and costs of investigation), arising out of our resulting from Buyer's failure to employ properly licensed contractors per Champion Homes Center recommendation.

Buyer acknowledges that he/she has read this Recommendation and Agreement, understands it and signs it voluntarily this 7/14/2025 day of July, 2025.

By					7/14/2025
	<u>Deborah Parks - 46083</u>	Champion Homes Center Representative	SIGNED		
			X BUYER	<b>Bryant Lockamy</b>	Date
By					
	<u>Champion Homes Center MANAGER REVIEW &amp; ACCEPTANCE</u>		SIGNED		
			X BUYER		Date

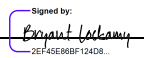


## Arbitration Clause

### Champion Homes Center

When available, Buyer may seek assistance from the HUD Dispute Resolution Program to resolve issues associated with this Agreement. In cases where the HUD Dispute Resolution Program is not available, then the parties will first attempt to mediate any pending disputes relating to this Agreement through a mediator that is mutually agreeable to the parties. In the event that one or both parties do not wish to mediate or cannot agree upon a mediator, the parties agree that the dispute resolution mechanism available for any dispute arising out of this Agreement shall be arbitration before a single arbitrator, in accordance with the then current Consumer Arbitration Rules and through the American Arbitration Association or any successor organization (the "AAA"). The arbitration proceeding shall be initiated and the hearing shall take place in the County and State where the home was purchased except in the event that the transaction was conducted solely online in which case the arbitration proceeding will be conducted in a location that is reasonably convenient to both parties. The party desiring to initiate the arbitration process shall give written notice to that effect and to the other party and shall, in such written notice, include a brief statement of its claims. Within fifteen (15) business days of the notice of intent to arbitrate, the parties shall meet for the purpose of attempting to jointly select a single AAA approved arbitrator to serve in the matter. If they are unable to agree on the designation of the arbitrator, either party may apply to the AAA for the appointment of a single arbitrator in accordance with the rules of the AAA then in effect. Any arbitrator selected by the parties or by the AAA to resolve a dispute arising out of this Agreement shall be a member of the State Bar of North Carolina and shall have at least ten (10) years' experience practicing business law in the State of North Carolina. The arbitrator may, in the exercise of their discretion, at the written request of a party in any dispute, consolidate any multiple party claims that are substantially identical and all claims arising out of a single transaction. The decision of the arbitrator shall be final and binding upon, and non-appealable by, the parties and any judgment may be had on the decision and award so rendered in any court of competent jurisdiction. The arbitrator shall have the right to determine their own jurisdiction, and shall provide the parties with a reasonable opportunity for discovery as the arbitrator deems appropriate. The cost of arbitration and the arbitrator's fee shall be split between the parties pursuant to the Consumer Arbitration Rules. Furthermore, the arbitrator will have the right to award the prevailing party their attorney's and expert fees, and any other costs and fees that the arbitrator deems appropriate pursuant to the Consumer Arbitration Rules. **Each party to this Agreement hereby expressly waives any right to a jury trial with respect to any matter subject to arbitration hereunder.** The parties intend that the Federal Arbitration Act, 9 U.S.C. § 1, shall apply to this Agreement

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

By _____ <b>Deborah Parks - 46083</b> Champion Homes Center Representative	SIGNED X BUYER	 <b>Bryant Lockamy</b>	7/14/2025 Date
By _____ <i>Champion Homes Center MANAGER REVIEW &amp; ACCEPTANCE</i>	SIGNED X BUYER	_____ Date	

**TIRES AND AXLES BILL OF SALE  
RECYCLE INFORMATION**

**Champion Homes Center**

I agree to convey to Champion Homes Center, tire and axles on home Serial # \_\_\_\_\_ for the amount \$1.00. I understand that these will be removed from the home at time of installation, reconditioned for reuse, and recycled by the manufacturer.

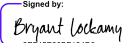
In the event buyer is installing home then tires and axles must be removed and set aside the home for pick up. Homeowner must contact Champion Homes Center for notification of pick up.

Daytime Phone Number: (915) 527-3352  
Evening Phone Number: \_\_\_\_\_  
Cell Phone Number: \_\_\_\_\_  
Email Address: southerntouchhomesllc@gmail.com

TIRES AND AXLES BELONG TO YOU---  
WE DO NOT RETAIN TIRES AND AXLES  
THEY ARE YOURS TO KEEP

Initial  
BL

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

By _____ <b>Deborah Parks - 46083</b> Champion Homes Center Representative	SIGNED X BUYER	<div>Signed by:  Bryant Lockamy</div>	7/14/2025 Date
By _____ Champion Homes Center MANAGER REVIEW & ACCEPTANCE	SIGNED X BUYER	_____	_____ Date

Shipping Directions & Map

Champion Homes Center

Fill in directions to the property which your home will be placed. Also enter contact information for freight company to contact you or your representative in case there is a problem finding the property:

Shipping Address

TBD

Angier, NC 27501

Contact Information

Name:

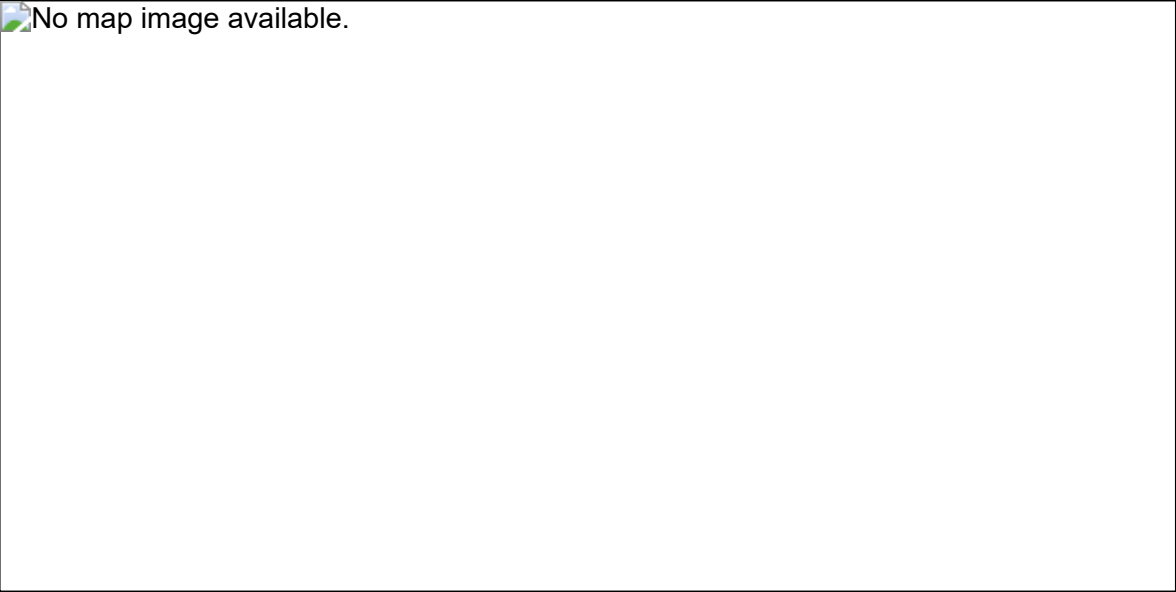
Daytime Phone:

Evening Phone:

Mobile Phone:

Map

N



W

E

S

Directions

By  
Deborah Parks - 46083 Champion Homes Center Representative

SIGNED  
X BUYER

Signed by:  
Bryant Lockamy  
2EF45E8B6F124D8...

Bryant Lockamy

7/14/2025

Date

By  
Champion Homes Center MANAGER REVIEW  
& ACCEPTANCE


SIGNED  
X BUYER

Date

Verification of Manufactured (HUD) Home Purchase  
Champion Homes Center

Buyer understands that they are purchasing a HUD Manufactured Home. This home is NOT a **Modular** Home. Buyer understands that the HUD Manufactured Home they are purchasing is built to HUD Federal Code.

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

By			7/14/2025
<u>Deborah Parks - 46083</u>	Champion Homes Center Representative	SIGNED X BUYER	<div><div>Signed by:</div><div> Bryant Lockamy</div></div>
By			Date
<u>Champion Homes Center</u>	MANAGER REVIEW & ACCEPTANCE	SIGNED X BUYER	Date



Insuring a manufactured home is not the same as insuring a stick built home, and while large brand name insurance companies are very good at providing consumers with life, automobile, stick built home, and other types of coverage, the policies they write for owners of manufactured homes are often inadequate, overly expensive, or both. Because of this, most manufactured home buyers wind up purchasing insurance directly from the companies they use to finance the purchase of their homes or from agents at dealerships where they purchase their homes. Either way, it is unlikely the individuals selling them insurance policies are experts in the field. Often, the coverage extended, while adequate to meet lender mandated requirements, is expensive and/or tailored to protect the lender's interests and not the buyer's.

Champion Homes Center includes customers' first year's manufactured home policy premiums, up to \$750, with the purchase of each home. Unless a customer opts out, in order to easily facilitate the selection of coverage, Champion Homes Center will refer the customer to its affiliate the National Mobile Home Insurance Company. A licensed agent from the National Mobile Home Insurance Company will contact the customer after their home's purchase order is issued to the factory to discuss coverage options.

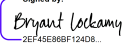
☐ I/We elect to opt out

Customers are not obligated to purchase coverage from National Mobile Home Insurance Company. However, the only insurance agency or carrier that Champion Homes Center will directly remit payment to is the National Mobile Home Insurance Company.

*Customers may receive the benefit of up to \$750 with the purchase of a mobile home whether they are referred to the National Mobile Home Insurance Company or opt out of said referral. Customers who opt out and choose not to source their insurance coverage through the National Mobile Home Insurance Company must provide Champion Homes Center with a copy of the insurance binder showing coverage for the mobile home is in effect or some other acceptable evidence of insurance within five business days of the close of the home purchase. Customers must send the acceptable documentation to Alta Cima, Corp. by email at [insurance@cimacorp.net](mailto:insurance@cimacorp.net). Upon said validation, Champion Homes Center will issue a check directly to the insured customer equal to the cost of the customer's first year of mobile home insurance, up to \$750.*

National Mobile Home Insurance Company uses the following trade names based on the state where it is transacting business: National Mobile Home Insurance Company, National Mobile Home Insurance, National Mobile Home Insurance Agency, & NMH Insurance Agency.

By signing below I/we acknowledge this notice.

By _____ <b>Deborah Parks - 46083</b> Champion Homes Center Representative	SIGNED X BUYER	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> <small>Signed by:</small>    <small>28F45E88AF104B8</small> </div> <b>Bryant Lockamy</b>	7/14/2025 Date
By _____ Champion Homes Center MANAGER REVIEW & ACCEPTANCE	SIGNED X BUYER	_____	Date

**SECTION A: YEAR ONE COVERAGE - \$0 DEDUCTIBLE**



**Champion Home Builders,  
Inc.**

Claysburg, PA – Ephrata, PA – Sangerfield, NY – Topeka, IN – Worthington, MN – Athens, TX – Burleson, TX – Dresden,  
TN - Lake City, FL – Lillington, NC – Salisbury, NC – Chandler, AZ – Corona, CA – Lindsay, CA – Weiser, ID – York,  
NE

**SECTION A: YEAR ONE COVERAGE - \$0 SERVICE FEE**

SECTION “A” PERTAINS TO THE ONE-YEAR LIMITED WARRANTY COVERAGE PROVIDED TO THE RETAIL HOMEOWNER DURING THE FIRST YEAR OF OWNERSHIP FROM THE HOME MANUFACTURER. THIS NEW HOME LIMITED WARRANTY APPLIES TO MANUFACTURED, MODULAR OR OTHER FACTORY- BUILT HOMES BUILT EXCLUSIVELY BY **CHAMPION HOME BUILDERS, INC.** **IF YOU NEED SERVICE FOR COVERED ITEMS DURING THE FIRST YEAR OF HOME OWNERSHIP, PLEASE PUT YOUR REQUEST IN WRITING TO THE ADDRESS ABOVE. COVERAGE FOR YEARS 2-7 IS LISTED BELOW.**

**SECTION A.1: ONE (1) YEAR LIMITED WARRANTY:**

**MANUFACTURER’S LIMITED WARRANTY  
&  
ARBITRATION  
AGREEMENT**

The Manufacturer warrants to you, the Homeowner, for a period of one year, that the new manufactured home purchased by you was manufactured free from substantial defects in materials and/or workmanship. The term “substantial defects in materials and/or workmanship” means any factory-introduced failure of the structural, mechanical, electrical, plumbing, or weather-resistance system of the home to meet the performance or specification requirements of the applicable building standards as specified on the house certification label, but excluding minor problems not caused by the manufacturing process. The warranty only applies if the home is purchased from an authorized retailer, which does not include retailers or persons that acquire the home from sources other than directly from the manufacturer.

This warranty begins on the date on which the retailer installs the home at its original installation site and continues for one year from that date. If the home is not moved from its original installation site, nor used for commercial purposes, then this constitutes the one-year “Warranty Period.” The warranty only applies to substantial defects that become evident within the Warranty Period and where written notice is provided to the Manufacturer not later than 10 days following the expiration of the Warranty Period. **The only remedy for substantial defects offered under this warranty**

x <sup>Initial</sup>  
Bl \_\_\_\_\_ x \_\_\_\_\_  
Initials Initials

7/14/2025  
DATE: \_\_\_\_\_

Manufacturer. The Manufacturer will make the final decision whether to repair or replace any part or component or system.

The Manufacturer reserves the right to make changes or improvements at any time in the design or manufacture of its manufactured home or any component thereof without incurring any obligation to others.

\*Consists of one-year limited warranty from home manufacturer to original homeowner and a separate six year warranty (starting on page 5) for years 2 through 7, which is provided by independent third-party administrator; deductible will apply for years 2-7; see terms and conditions for details.

**THIS WARRANTY DOES NOT COVER:**

- Problems not caused by defects in workmanship, materials and/or the design of your home;
- problems resulting from failure to comply with instruction in this Guide, including instructions for obtaining warranty service, or instruction in the Installation Manual;
- the home if it is used for anything other than private residential occupancy;
- appliances and accessories installed in the manufactured home, which may be separately warranted by the appliance or accessory manufacturer;
- alterations or modifications provided by retailers, you or other third parties, including appliances, accessories or options such as air conditioning installation and service, skirting and other similar items;
- problems resulting from transportation, improper or inadequate set-up leveling or re-leveling;
- problems resulting from an inadequate foundation, settling, shifting soil, frost upheaval, drainage or problems that relate to daily changes in temperature and humidity (i.e., the appearance of minor cracks in walls or ceiling texture, wavy exterior siding, minor gaps in trim or trim pulling away from wall or ceiling, or doors or windows becoming out of adjustment – such items are generally the result of normal settling of a home or seasonal changes and not an indication of any type of warranted item and therefore, considered normal maintenance items);
- problems resulting from damage by you or others, including but not limited to, abuse, misuse, unauthorized repairs, negligence or accidental damage, or from theft, vandalism, natural disasters or Acts of God;
- deterioration or damage from high relative humidity, condensation, ground moisture, the use of moisture producing appliances (e.g., kerosene heaters, humidifiers, etc.) or extended moisture exposure caused by plants, building attachments or accessories, or unmitigated leaks; or the failure to maintain adequate ventilation in and/or underneath the home; or the failure to properly vent the dryer exhaust away from the home; or the failure to provide an adequate vapor barrier, or the failure to provide adequate drainage away from the home;
- deterioration or damage caused by unauthorized repairs or alteration of the home or any component parts or the imposition of loads for which the home was not designed to support or resist, including damage as the result of attaching additions, decks, porches, carports, etc. to the home.
- deterioration from exposure to insects or decay;
- normal wear and tear, which includes, but is not limited to, visible scratches, tears, cuts and dents, and other similar damage to the roof, exterior siding, bottom board, floor coverings, wall coverings, countertops, ceiling, cabinets, trim, doors, windows, screens and other components occurring during or after delivery and installation;
- water distribution leaks on systems that have water pressure supplies in excess of 80 psi;

7/14/2025

x Bl x \_\_\_\_\_  
Initials Initials

DATE: \_\_\_\_\_



- improper or inadequate connection of utility systems to the utility supply services or between sections of multi-sectional units;
- roof leaks caused by ice or debris build-up, ice or debris dams, or water standing on the roof;
- damage caused by improper electrical service grounding or connections;
- bedding, blinds, draperies, furniture, wheels, tires, axles or brakes;
- any undertaking, representation or warranty made by a retailer or other person beyond those expressly set forth in this warranty;
- loss or damage that the owner has not taken timely action to minimize or damage caused by improper preventive maintenance as specified in this Guide (e.g., caulking of roof vents, windows, doors, sinks, tubs, shingles, fasteners, or failure to clean gutters, etc.);
- payments by Homeowner to third parties for work performed on the home unless such work is approved by Manufacturer in advance pursuant to the procedures set forth herein; and
- INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO YOUR LOSS OF TIME OR INCONVENIENCE, LOSS OF REVENUE, COMMERCIAL LOSS, BEING DISPLACED OR UNABLE TO USE YOUR HOME, MENTAL DISTRESS, TRAVEL, LODGING, OR TELEPHONE CALLS. NEITHER THE MANUFACTURER NOR OTHERS ASSUME ANY RESPONSIBILITY UNDER ANY CIRCUMSTANCES FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. ANY SUCH CLAIMED DAMAGES ARE HEREBY DISCLAIMED.

DISCLAIMER OF WARRANTIES: THIS WARRANTY IS GIVEN EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE REMEDIES SET FORTH IN THIS WARRANTY ARE THE SOLE REMEDIES PROVIDED BY THE MANUFACTURER. ANY WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, TO THE EXTENT IMPLIED BY LAW, ARE LIMITED IN DURATION TO ONE YEAR AND OTHERWISE DISCLAIMED. Some states do not allow limitations on how long an implied warranty lasts, and some states do not allow the exclusion or limitation of incidental or consequential damages, so the above exclusions or limitations may not apply to you.

THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS THAT MAY VARY FROM STATE TO STATE.

If any part, subpart, clause or sentence of this warranty is determined to be in conflict with any applicable law, rule or regulations, this limited warranty and all other provisions shall be effective to the extent required thereby.

Manufacturer reserves the right to make changes at any time in prices, colors, materials, equipment, specifications and models and also to discontinue models without notice and/or obligations.

**-NOTICE-TAPE & TEXTURE DRYWALL FINISH IS NOT WARRANTED BY MANUFACTURER**

The Manufacturer does not warrant that tape texture finishes of drywall walls or ceilings will be free from cracks. The manufacturer will not make or pay for repairs to drywall or ceiling cracks, or drywall or ceiling finishing including multi-section close-ups. We strongly recommend that all homes with tape and texture finishes have additional perimeter blocking, as described in the Installation Manual. The additional blocking may reduce the opportunity for minor movement and settlement, which can affect tape and textured drywall finish.

7/14/2025

X <sup>Initial</sup>  
BL \_\_\_\_\_ X \_\_\_\_\_  
Initials Initials

DATE: \_\_\_\_\_



### DAMAGED ITEMS and NORMAL WEAR AND TEAR

Damaged items and normal wear and tear are not covered under our limited manufactured home warranty. However, we will repair the minor problems or damage described below provided they are present when the home is delivered from the factory and provided they are listed on a written document. We must receive written notice within 30 days of your home's installation date at its original site.

The following are examples of damage or normal wear and tear:

- Loose molding, trim or counter edging; wavy exterior siding.
- Cracks, dents, bows, chips, or scratches in wood, counter top laminate, linoleum, tile, drywall or other interior or exterior finish materials.
- Loose, torn, stained, stretched, or matted (worn from foot traffic) carpet
- Scratches, chips, discoloration or other visual imperfections of fixtures, appliances, and other hardware.
- Torn, damaged, or stained screens, curtains, or shower and bath enclosures.
- Dried, cracked, or missing caulk.
- Alignment or adjustment of drawers, cabinet doors, and fixture covers.
- "Roof rumble" or other noises associated with homes equipped with a metal roof.
- Failures caused by lack of maintenance.
- Personal cosmetic preferences that differ from the construction standards of your home.

### APPLIANCE AND OTHER PRODUCERS' WARRANTIES

Warranties issued by other producers of appliances, accessories, heating and air conditioning equipment, and other items installed in the manufactured home, remain in effect. These other producers or their local service agents should be contacted first for warranty repairs and for routine service and maintenance. The appliance warranties are usually shipped with the appliances. Such appliances are not covered by this warranty.

If you have problems obtaining warranty service on any factory-installed appliance, contact the service department of the Manufacturing Plant that built your home. They will assist you in obtaining warranty service from the appliance or accessory manufacturer.

**ARBITRATION AGREEMENT:** It is agreed that any controversy, claim or dispute between or among the Manufacturer, homeowner, independent dealer, finance company or any other person or entity arising from or relating to the Manufactured Home, its sales, transportation, setup, repair, installation, use, design, manufacture, financing, insurance, any other condition, the manufacturer's limited warranty, any contract or any alleged promise, representation, agreement or instrument relating to or delivered in connection with the Manufactured Home, or any alleged breach thereof, and any claim based on or arising from al alleged tort or claim of any kind whatsoever, including any claim relating to the validity of this arbitration provision [collectively "Claim(s)"], and if the Claim(s) cannot be resolved through direct discussions or negotiations, - and unless the parties otherwise agree on a different mediation or arbitration process – then the Claim(s) first shall be mediated as administered by the American Arbitration Association ("AAA") under its applicable mediation Rules before resorting to binding arbitration. Thereafter, any unresolved Claim(s) shall be settled by binding arbitration administered by the AAA in accordance with its applicable Rules for Claim(s), and any judgment on the award rendered by the arbitrator(s) may be entered in any Court having jurisdiction thereof. The parties reserve their rights to resolve the Claim(s) in an applicable small claims court for disputes or

x Bl x \_\_\_\_\_  
Initials Initials

DATE: 7/14/2025

Claim(s) within the scope of the small claims court’s jurisdiction. The assessment of all fees and expenses of the mediation or arbitration shall be governed by the applicable rules of the AAA, unless otherwise agreed by the parties. Moreover, each party shall bear the expense of its own counsel, experts, witnesses and other costs, including preparation and presentation of proofs, subject to re-apportionment based on applicable laws of the jurisdiction in which the Claim(s) is heard. All mediation or arbitration proceedings shall be conducted in the jurisdiction of the original retail sale of the home or at any other place selected by agreement of all parties.

IT IS AGREED AND UNDERSTOOD THAT THE PARTIES ARE KNOWINGLY GIVING UP AND WAIVING CERTAIN RIGHTS TO LITIGATE DISPUTES IN COURT, INCLUDING WAIVING OF A TRIAL BY JURY. This arbitration provision is part of the manufacturer’s limited warranty for the Manufactured Home and shall be binding on and inure to the benefit of the parties’ respective heirs and assigns.

A copy of the applicable Rules of the AAA is available upon request by contacting the American Arbitration Association at the following address: 2200 Century Parkway, Suite 300, Atlanta, Georgia 30345-3203 or (800) 778-7879.

COVERAGE SECTION B: YEARS 2 THROUGH 7 - \$50 DEDUCTIBLE

THIS SECTION PERTAINS TO COVERAGE PROVIDED TO THE HOMEOWNER DURING YEARS TWO THROUGH SEVEN OF HOME OWNERSHIP. IF YOU NEED SERVICE FOR COVERED ITEMS DURING YEARS TWO THROUGH SEVEN, PLEASE CALL 877-434-3657.

DEFINITIONS

In this **Limited Warranty**, "**You**", "**Your**", and "**Yours**" refers to the person(s) who own(s) the home at the location shown in the Declarations Page. "**We**", "**Us**", and "**Our**" refer to the Home Manufacturer or Builder.

In this **Limited Warranty**, "**Administrator**" refers to CornerStone United, Inc.

In addition, certain words and phrases are defined as follows:

**Anniversary Date** means the calendar month and day that corresponds to the Sale Date of Home for all subsequent calendar years during the term of this **Limited Warranty**.

**Consequential Damages** means any damage to an item other than a **Covered Component**, which results from a **Mechanical Breakdown** of a **Covered Component**.

**Covered Component** means the specific item originally supplied by the manufacturer and/or in the original retail sales agreement between **You** and the dealer, seller or builder of the home listed on the Declarations Page of this **Limited Warranty**. The **Covered Component** must be owned by **You** and must be located in or on the **Residence**.

**Incidental Damages** means expenses or other losses that occur as a result of a **Mechanical Breakdown**. **Incidental Damages** include but are not limited to: loss of use of **Your Residence**; loss of time, profit, inconvenience, wages, or any other personal or commercial loss; punitive or exemplary damages; and attorneys' fees.

N/A ONE YEAR WARRANTY ONLY

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**Limited Warranty** means **Your** warranty registration, declarations, these terms and conditions, and any amendatory endorsements.

**Mechanical Breakdown** or **Breakdown** means the operational failure of a **Covered Component** to the degree that:

- i. *the item has stopped working completely; or*
- ii. *the item no longer meets manufacturer's/industry requirements or specifications for its intended use;*
- or iii. *continued use of the item is dangerous to the occupants; or*
- iv. *the item works so unproductively that continued use is impossible or impractical.*

Mold means any Mold, mycotoxin, fungi, organic pathogen, bacteria, virus or their spores, scent or byproducts of any type or nature, including wet or dry rot, mildew and others, that cause, threaten to cause, or are alleged to cause Mechanical Breakdown or damage to any Covered Component.

Pre-existing Condition means the Mechanical Breakdown of a Covered Component prior to the effective date of this Limited Warranty.

Remediation means to test for, monitor, clean up, treat, eliminate, prevent, detoxify, neutralize, contain, remove, dispose or In any way respond to or assess the effects of Mold.

Repair means to pay for the labor and parts to fix a Covered Component.

Replace or Replacement means to provide a Covered Component of like kind and quality, including installation.

Residence means the premises owned and occupied by You and described in the Declarations page. It is defined as the entire structure, any attached garage, and any area directly adjacent to the structure in which a heat pump or central air conditioner is located.

Term of Coverage means the length of this Limited Warranty. The Term of Coverage is listed on the Declarations Page. Term of Coverage begins on the Purchase Date of Home shown on the Declarations page. The expiration date for Limited Warranty is calculated by adding the Term of Coverage to the Purchase Date of Home as shown on the Declarations. This Limited Warranty is not renewable.

**COVERED  
COMPONENTS**

We will pay or reimburse **You** for reasonable costs necessary to **Repair** or **Replace** any **Mechanical Breakdown** of the **Covered Components** listed in the Schedule of Coverages, excluding those parts, components, maintenance services, and conditions listed under Exclusions, less any Deductible as shown on the Declarations Page, and in accordance with all the provisions of this **Limited Warranty**.

**SCHEDULE OF  
COVERAGES**

**COVERAGE SECTION B.1 – HOME STRUCTURE COVERAGE**

**HOME STRUCTURE**

**COVERED COMPONENTS:** Steel frame, Tie-down straps and anchors; Sub-floor structure; Doors; Windows; Sliding doors; Load bearing and non-load bearing framing members; Interior walls; Exterior siding; Roof structure; and Ceiling.

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**EXCLUSIONS:** Exterior siding and interior walls, ceilings and the roof structure are covered only for defects in material or workmanship to the extent of performing the structural function for which they are intended. Peeling, chipping, discoloration, fading or other cosmetic loss or damage to the surface material of these items is not covered. Each exterior siding and interior wall, roof structure or ceiling panel is a separate covered item. If one or more panels are defective and coverage applies, **Our** obligation is **Repair** or **Replacement** of only the defective item(s). Only one deductible will apply to any one loss involving more than one of the same kind of panel.

**COVERAGE SECTION B.2 – SYSTEMS COVERAGE AND APPLIANCE COVERAGE**

**ELECTRICAL SYSTEM**

**COVERED COMPONENTS:** All components and parts, including ceiling fans, except those listed under Exclusions. **EXCLUSIONS:** Fixtures, other than ceiling fans; door bells; alarms; intercom or speaker systems; central vacuum systems; audio/video/computer wiring or cable; telephone wiring; inadequate wiring capacity; power failure or surge; garage door openers; direct current (D.C.) wiring and/or low voltage systems including wiring and relays; and circuit overload.

**PLUMBING SYSTEM**

**COVERED COMPONENTS:** Leaks and ruptures of water, drain, gas, waste or vent lines; toilet tanks, bowls and related mechanisms; toilet wax ring seals; valves for shower, tub and diverter, angle stops, risers and gate valves; built-in bathtub whirlpool motor and pump assemblies.  
**EXCLUSIONS:** collapse or damage to water, drain, gas, waste or vent lines caused by freezing or roots; faucets and fixtures; bathtubs and showers; shower enclosures and case pans; sinks; toilet lids and seats; caulking or grouting; septic tanks; water softeners; pressure regulators; inadequate or excessive water pressure; flow restrictions in fresh water lines caused by rust, corrosion or chemical deposits; sewage ejector pumps; holding or storage tanks; saunas or steam rooms; hose bibs; and whirlpool jets.

**REFRIGERATOR**

**COVERED COMPONENTS:** All components and parts, except those listed under Exclusions.  
**EXCLUSIONS:** Racks; shelves; drawers; ice makers, ice crushers, beverage/water dispensers and their respective equipment; interior thermal shells; food spoilage; freezers which are not an integral part of the refrigerator; and multi-media center.

**OVEN / RANGE/ COOKTOP**

**COVERED COMPONENTS:** All components and parts, except those listed under Exclusions.  
**EXCLUSIONS:** Clocks (unless they affect the function of the oven); meat probe assemblies; rotisseries; racks; handles; knobs.


**DISHWASHER**

**COVERED COMPONENTS:** All components and parts, except those listed under Exclusions.  
**EXCLUSIONS:** Racks; baskets; rollers.

**BUILT-IN MICROWAVE OVEN**

**COVERED COMPONENTS:** All components and parts, except those listed under Exclusions.  
**EXCLUSIONS:** Interior linings; door glass; shelves; portable or counter top microwave ovens; meat probe assemblies; rotisseries; and clocks.

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**CENTRAL AIR CONDITIONING SYSTEM**

**COVERED COMPONENTS:** Ducted electric wall air conditioning systems. Water evaporative cooler systems. Costs related to FREON recapture. Ducted electric central air conditioning systems including: condenser; metering devices (i.e. thermal expansion valves); furnace transition; evaporator coils and drain lines; air handling Unit; air handling transition; secondary drain pan and lines; and refrigerant lines.

**EXCLUSIONS:** Gas air conditioning systems; condenser casings; registers and grills; filters' electronic air cleaners; window units; non-ducted wall units; water towers; humidifiers; roof jacks or stands; evaporative cooler pads; flues; vents; chillers and chiller components. Improperly sized air conditioning units. Systems with improperly matched condensing unit and evaporative coil per manufacturer's specifications. Improper use of metering devices (i.e. thermal expansion valves).

**HEATING SYSTEM OR BUILT-IN WALL HEATING UNIT**

**COVERED COMPONENTS:** Heating systems including: heat pump-metering devices (i.e. thermal expansion valves); furnace transition; evaporator coils and drain lines; air handling unit, air handling transition; secondary drain pan, and refrigerant lines.

**EXCLUSIONS:** All components and parts relating to geothermal, water source heat pumps including: outside or underground piping; components for geothermal and/or water source heat pumps, re-drilling of wells Tor geothermal and/or water source heat pumps; baseboard casings; fuel storage tanks; portable units; solar heating systems; fireplaces and key valves; filters; registers; grills; clocks; timers; heat lamps; humidifiers; flues and vents; improperly sized heating systems; chimneys; pellet stoves; cable heat (in ceiling); wood stoves (even if only source of heating); systems with improperly matched condensing unit and evaporative coil according to the manufacturer's specifications; improper use of metering devices (i.e. thermal expansion valves).

**WATER HEATER**

**COVERED COMPONENTS:** All components and parts, except those listed under Exclusions.

**EXCLUSIONS:** Solar water heaters; solar components; ancillary holding or storage tanks; fuel storage tank and energy conservation unit; flues and vents; thermal expansion tanks; and instant hot water dispenser.

**CLOTHES WASHER AND DRYER**

**COVERED COMPONENTS:** All components and parts, except those listed under Exclusions.

**EXCLUSIONS:** Plastic mini-tubs; soap dispensers; filter screens; knobs and dials; drawers; venting; lint screens; dryer cabinet fragrance/humidity center; hangers; shelves, rods, hooks, and cabinet liner; racks; and drawers.

**LIMITS OF LIABILITY**

Our annual aggregate limit of liability for all claims under this **Limited Warranty** is limited to \$10,000. Specific annual aggregate limits of liability for each **Covered Component** are as follows:

Electrical System	\$1,000
Plumbing System	\$1,000
Central Air Conditioning System	\$2,000
Heating System or Built-In Wall Heating Unit	\$2,000

Annual means the time between **Anniversary Dates** during the term of this **Limited Warranty**. The above limits refer to the annual aggregate cost for access, diagnosis, and **Repair or Replacement** of the **Covered Component** listed. Walls and/or flooring

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## EXCLUSIONS

1. **We** do not cover the following. Such loss is excluded regardless of any other direct or indirect cause or event contributing concurrently or in any sequence to the loss.
  2. Any **Mechanical Breakdown** that occurred prior to the effective date of this **Limited Warranty**.
  3. Any **Covered Component** that has not experienced a **Mechanical Breakdown**.
  4. Any **Mechanical Breakdown** of a non-covered part when the **Breakdown** is caused directly by a covered part. **Breakdown** of a covered part when the **Breakdown** is caused directly by a non-covered part.
  5. Any item that has not received proper periodic maintenance as recommended by the manufacturer or builder, or has been subject to neglect or abuse.
  6. Any **Covered Component** that has been **Repaired**, modified or altered from its original condition unless such was done or authorized by Us, the manufacturer, builder or by its authorized representative.
  7. Any **Mechanical Breakdown** when the responsibility for the **Repair** or **Replacement** is covered by any warranty from the manufacturer; any valid and collectible insurance policy; or any **Repairer's** guarantee or warranty.
  8. Any **Mechanical Breakdown** if the manufacturer has announced its responsibility through any means, including public mandatory or voluntary recall and factory service bulletin.
  9. Waste or soil stoppages or backups of the plumbing, central air conditioning or heating systems. Any damage from water that backs up through sewers, drains, overflows from a sump or from below the surface of the ground.
  10. Portable heating or cooling units, window air conditioning units, portable appliances, or solar energy equipment. Antennae or satellite dishes. Hot tubs or spas.
  11. Any mechanical **Breakdown** or damage which results from use of the home primarily for commercial, business or professional purposes.
  12. Any **Mechanical Breakdown** or damage which results from aircraft, vehicles, war, riots, nuclear action, and civil commotion.
  13. Any **Mechanical Breakdown** resulting from an outside force, including, but not limited to: accident; collision; fire or smoke; theft; vandalism; riot; explosion; lightning; earth movement, earthquake, or volcanic eruption; freezing or frost; condensation, rust or corrosion; windstorm; hail; water damage or flood; Acts of God; salt; environmental damage; pollution; introduction of foreign objects; contamination of fluids, fuels, coolants or lubricants.
  14. Any paint, cosmetic damage or deterioration.
  15. Any damage to or **Mechanical Breakdown** of a **Covered Component** resulting from improper transportation relocation, or installation, or caused by the "setup" of the home. "Setup" means the construction of the foundation system, whether temporary or permanent, and the placement, erection and leveling of a manufactured home or manufactured home components. This may include supporting, blocking, leveling, securing, anchoring and connection of such home or of multiple or expandable sections or components, and the installation of air conditioning and minor adjustments to the home or home components.
  16. Any **Mechanical Breakdown** caused by insects, vermin, birds, bats, rodents, reptiles, or domestic animals.
  17. Bodily injury liability, meaning bodily harm, sickness or disease, including required care, loss of services and death that results.
  18. Property damage liability, meaning physical injury to, destruction of, or loss of use of tangible property.
  19. Any incidental damage resulting from the **Mechanical Breakdown** of a covered or non-covered part(s).
  20. Any **Consequential Damage** resulting from the **Mechanical Breakdown** of a covered or non-covered part(s).
  21. Any failure or damage to a **Covered Component** which results from or is associated in any way with **Mold** or its Remediation.
  22. Equipment in common areas when the covered **Residence** is a condominium, co-op apartment, or multi-family **Residence**.
  23. Ordinance or Law, which means any ordinance or law:
    - a. requiring or regulating the construction, demolition, remodeling, renovation or **Repair** of property, including removal of any resulting debris;
    - b. the requirements of which result in a loss in value to property; or
    - c. requiring any contract holder or others to test for, monitor, clean up, remove, contain, treat , detoxify or neutralize, or in any way respond to, or assess the effects of pollutants.
- This exclusion applies whether or not a **Mechanical Breakdown** has occurred or is covered.

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GENERAL  
PROVISIONS

SETTLEMENT  
METHODS

The amount **We** pay for the **Repair** or **Replacement** of a **Covered Component** is limited, at **Our** option, to:

- **Our** cost to **Repair** the **Mechanical Breakdown**, less the deductible; or
- **Our** cost to **Replace** the defective item, including installation, less the deductible.

**Replacement** parts may be new, remanufactured or **Replacement** parts of like and quality that meet the manufacturer's specifications and are provided by non-original equipment manufacturers.

DEDUCTI  
BLE

**We** will pay only that part of the total of all loss payable that exceeds the deductible amount shown in the Declarations. If a **Mechanical Breakdown** takes more than one service call to **Repair** or **Replace**, only one deductible will apply for that **Breakdown**. If more than one **Mechanical Breakdown** is **Repaired** or **Replaced** in the same **Covered Component** during the same service call, only one deductible will apply.

AUTOMATIC  
REINSTATEMENT

Upon completion of the **Repair** or **Replacement** of a **Covered Component**, coverage for that item is automatically reinstated for the balance of the **Term of Coverage** and subject to the Limits of Liability.

RELOCATI  
ON

If **You** move **Your** home, **You** may continue this **Limited Warranty** for the remainder of the **Term of Coverage** If:

- **You** have professional home movers move **Your** home; and
- **You** tell **Us** in writing the location where **You** have moved; and
- **You** permit **Us** to inspect **Your** home, if **We** request it. **You** are responsible for the cost of this inspection.

CHAN  
GES

If any provision of this **Limited Warranty** is in conflict with or in violation of any applicable governmental regulations at the time **Your Limited Warranty** is written, it is automatically changed to conform to such regulations. This **Limited Warranty** may only be modified or changed if **We** and **You** agree to such change in writing. Such writing must be signed by **You** and **Us**. No other person has authority to change this **Limited Warranty**.

TRANS  
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**Your Limited Warranty** may be transferred to someone to whom **You** sell or otherwise transfer **Your Residence** while this


**Limited Warranty** is still in force. This **Limited Warranty** can only be transferred in a private sale directly to the new owner. This **Limited Warranty** cannot be transferred if **Your Residence** is sold or traded to a dealership, leasing agency, brokerage, or any other entity or individual in the business of selling homes.

How To Transfer **Your Limited Warranty**: To transfer this **Limited Warranty**, the following must be submitted to **Us** within thirty

(30) days of the sale & real estate closing of **Your**

**Residence**:

- the original Declarations Page and Contract;
- name and mailing address of the new owner, and date of sale to new owner, and

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## OUR RIGHT TO RECOVER PAYMENT

If **You** have a right to recover payment against another party for anything **We** have paid under this **Limited Warranty**, **Your** rights shall become **Our** rights. **You** shall do whatever is necessary to enable **Us** to enforce these rights. **We** shall recover only the excess after **You** are fully compensated for **Your** loss.

## CONTRACT HOLDERS RESPONSIBILITIES - MAINTENANCE REQUIREMENTS

**You** must maintain **Your Residence** in accordance with the builders' or manufacturers' recommendations. Failure to follow the maintenance and service recommendations may result in the denial of coverage under this **Limited Warranty**. **You** must retain verifiable receipts for maintenance and service work. Or, if **You** perform **Your** own maintenance and service work, **You** must retain verifiable receipts for purchases of all required parts and materials necessary to perform the required maintenance and service, and show the dates when the services were performed.

## REPRESENTATION

**YOU** ACKNOWLEDGE THAT **WE** HAVE NOT MADE ANY REPRESENTATIONS EITHER EXPRESS OR IMPLIED AS TO THE MERCHANTABILITY OR FITNESS OF **YOUR** HOME AND THAT THERE ARE NO COVERAGES THAT EXTEND BEYOND THE DESCRIPTION ON THE DECLARATIONS OF THIS CONTRACT. TERMS AND CONDITIONS OF **YOUR** HOME **LIMITED WARRANTY** ARE CLEARLY STATED AND **WE** ASSUME NO OBLIGATION BEYOND THAT.

## HOW TO FILE A CLAIM DURING YEARS 2 THROUGH 7 OF YOUR LIMITED WARRANTY

1. All claims for **Mechanical Breakdown** must be reported to **Us** within 72 hours after **You** discover such **Mechanical Breakdowns**. When **You** need service, call **Us** at **Our** toll-free number **1-877-434-3657**, discontinue using the system or appliance and protect it from further damage. If, after **You** call, service is not initiated by **Us** within 72 hours, or immediately for furnace or heating system malfunctions during periods of cold weather, **You** may engage **Your** own service person and **We** will pay the reasonable and customary charge for the **Repair** or **Replacement** of the **Covered Component(s)**. DO NOT EFFECT ANY **REPAIRS** OR **REPLACEMENT** WITHOUT PRIOR AUTHORIZATION FROM **US**. **WE** RESERVE THE RIGHT TO INSPECT **YOUR** HOME RELATIVE TO ANY CLAIM REPORTED TO **US**.
2. If **You** prefer, **You** may write to **Administrator** at 1899 Tate Blvd., S.E., Suite 2110, Hickory, NC 28602
3. Tell **Us** what **Covered Component** is involved and give **Us** **Your** contract number. Describe the **Repair** needed and when **You** discovered the problem. **We** may require a statement in writing.
4. Once **We** have received **Your** notice, **We** will assign a separate claim reference number to each of **Your** claims. **You** should keep a record of this reference number to facilitate future contacts with **Us**.
5. Save the item. DO NOT THROW IT AWAY. **We** may want to inspect the item. Do not **Replace** or attempt to make **Repairs** to **Covered Components**. **We** have the sole option to determine whether a **Mechanical Breakdown** will be corrected by either **Repair** or **Replacement**. **YOU** ARE SOLELY RESPONSIBLE FOR ARRANGING FOR ANY **REPAIR** OR **REPLACEMENT** AUTHORIZED BY **US**.
6. Once the authorized **Repair** or **Replacement** has been completed, **We** will reimburse **You** or an authorized **Repair** facility for the reasonable and necessary costs of making such **Repair** or **Replacement**, including parts, labor, and sales tax, payable by **You** for each **Mechanical Breakdown** of a component.

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7. Reimbursements for authorized **Repairs** or **Replacements**, less the deductible, will be made as follows:
- a. *The reimbursement payment will be made directly to the authorized **Repair** facility, or*
  - b. ***You** may pay the authorized **Repair** facility directly and submit the original invoices, with proof of payment, to **Us** for reimbursement. **You** will receive **Your** reimbursement payment within thirty (30) days after **We** receive the original documentation supporting **Your** claim.*
8. In lieu of a reimbursement payment to **You**, or an authorized **Repair** facility, We, at **Our** sole discretion, may offer to adjust **Your** claim by means of a lump sum cash payment to **You**. If **You** should accept such claim adjustment, **We** shall not have any further liability to reimburse **You** for this or future **Mechanical Breakdowns** of that item.
9. **You** will be required to cooperate with **Us** in **Our** effort to investigate a need for claim service. If **You** fail to cooperate, **We** have the right to deny **Your** request for service.
10. Once **Your** request for service has been completed, **You** may be asked to acknowledge this by signing a certificate of satisfaction. In the event **We Repair** or **Replace** any item, **We** may at **Our** option take the defective part or item, or may leave such item with **You**. **You** shall not have the option of abandoning such part or item to **Us**.

**INFORMAL DISPUTE RESOLUTION PROGRAM:**

Manufacturer participates in the Right at Home Informal Dispute Resolution Program, which is administered by the Council of Better Business Bureaus, 4200 Wilson Boulevard, Suite 800, Arlington, VA 22203.

**You** must file a claim under the Program before exercising rights or seeking remedies created by Title I of the Magnuson-Moss Warranty Act.

For information about the Program, or to file a claim, call the Council of Better Business Bureaus at 1-877-944-4100.

Further information about the Program can be found in the Right at Home Informal Dispute Resolution Agreement. Manufacturer reserves the right to discontinue participation in this Program at any time.

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# HOME BUYING PROCESS

Steps to Home Ownership

- 1  Visit Location to Tour Model Homes
- 2  Select Home & Customize Options
- 3  Complete Purchase Agreement & Deposit Initial *BL*
- 4  Select Contractors & Obtain Permits
- 5  Satisfy Lender Requirements & Sign Final Documents, if Financing
- 6  Home Enters Production at the Factory
- 7  Finalize All Land Preparations
- 8  Home Delivered & Initial Inspection Completed
- 9  Contractors Complete Set-Up
- 10  Finance Welcome Call, If Required
- 11  Walk-Thru & Warranty Checklist

*Congratulations!*

**MOVE-IN DAY!**

**CHECKLIST ON INSTALLATION (PLEASE REFER TO CONTRACT FOR BUYER RESPONSIBILITIES)**

The below table consists of “normal” set up items needed to pass most inspections. Your contractor/county can provide accurate guidance directly related to your project. This checklist is a great tool when speaking with a licensed contractor about what you may need estimates on. Please also use Home Installation Checklist in your contract.

Block, Level, and Tie Down /Equipment needed to spot the home on the property (housecat, toter,etc.)	
Vapor barrier	
Plumbing hookup (Hook up water line to home, sewer line to home) Your project may also need a trench dug for those lines. Most counties require a licensed plumber to complete.	
Electrical Hook ups( Wire home, wire hvac unit, wire well, connect electrical crossovers- see installation manual)	
Steps at all exit doors	
Dryer vent hook up	
Cooling system: (HVAC/heat pump/etc)	
Footers (If required or preferred)	
Underpinning/Skirting (brick, vinyl, etc.)	
Interior/exterior close up/trim-out (Champion brochure attached) Double wide only	

**NOTES:**

**The above checklist are costs that you need to be prepared to pay out of pocket for or add into your loan package.**

**Financing:** If you are financing the setup/onsite with your home, you will submit written estimates to us, and we will forward to the lender. Block and tie down portion are required to be added to the loan for closing purposes. All other items may be paid out of pocket if you choose.

**Permits:** Generally, not an item the lender will finance. Be prepared to pay any permits outside of the finance package.

**Drywall-** Upon delivery of your home, "hairline" cracks may appear during transportation and placement on property, particularly around window and door areas. Extreme cracking can be caused by maneuvering of home into position on property, sharp turns, rough, bumpy terrains, etc. Buyer is responsible for repairing/filling these areas and completing the “marriage line close-up” at buyer’s expense. These repairs are usually made during the trim out portion of your setup. If the factory is completing your trim out, they will repair any cracks. If you hire someone else, you will want to make sure they include the repairs in their quote. \*\*\*See Factory Trim Out Form for more details

**Land Prep-** Customer responsibility. Generally, not a part of “normal” mobile home set up. It will be the lenders call to allow this portion of the project to be “financed.”

**Allowing you to control this side of the project will save you a great deal of money.**

**However, if you need help, reach out to our office. Our experienced team members are here to help!**

## CHAMPION HOMES CENTER FINANCE APPROVED SETUP CONTRACTORS

CONTRACTOR	LICENSE #	COUNTY	PHONE	EMAIL	NOTES
Cromartie Enterprise	3327	Most of NC	(910) 876-5302	<a href="mailto:jeoncromartie@yahoo.com">jeoncromartie@yahoo.com</a>	
L & D Transport LLC	2936	Surrounding Robeson	(910) 671-4411	<a href="mailto:ldtranz@icloud.com">ldtranz@icloud.com</a>	
A Plus Construction	45570	Most of NC	(910) 690-9222	<a href="mailto:aplusconstruction5369@yahoo.com">aplusconstruction5369@yahoo.com</a>	
Leland Lawrence	2792	Most of NC	(919) 778-5411	<a href="mailto:leland@lawrencemhs.com">leland@lawrencemhs.com</a>	
Cassidy Mobile Home Towing	2592	Surrounding Marshville	(704) 624-2426	<a href="mailto:cassidymhths@gmail.com">cassidymhths@gmail.com</a>	
Choo's mobile home transit Inc	3532	Surrounding Harnett	(910) 850-6572	<a href="mailto:charlesdent1956@yahoo.com">charlesdent1956@yahoo.com</a>	
Stevenson Builders LLC	47540	Most of NC	(704) 273-6391	<a href="mailto:stevensonbuildersllc@gmail.com">stevensonbuildersllc@gmail.com</a>	Block & tie only
Mobile 2 Home	47759	Surrounding Surry	(336) 488-6243	<a href="mailto:mobile2home@yahoo.com">mobile2home@yahoo.com</a>	
Jackie Waddell Mobile Home Movers	2186	Surrounding Nash	(252) 243-3677	<a href="mailto:jgwaddell13@gmail.com">jgwaddell13@gmail.com</a>	Block & tie only
Leonards Mobile Home Service	2792	Surrounding Person	(336) 583-8210	<a href="mailto:lmhsinc@gmail.com">lmhsinc@gmail.com</a>	
Baker Family Housing LLC	2705190311	VA & NC	(757) 535-2520	<a href="mailto:drbaker100@gmail.com">drbaker100@gmail.com</a>	
G&M Custom Construction	60863/30716	Surrounding Johnston	(919) 931-5700	<a href="mailto:Gricedennis425@gmail.com">Gricedennis425@gmail.com</a>	
East Coast Mobile Homes	2752	Eastern NC	(910) 324-5611	<a href="mailto:eastcoastmobilehomes@yahoo.com">eastcoastmobilehomes@yahoo.com</a>	
First Choice Mobile Home	46222	Surrounding Jacksonville	(910) 934-2797	<a href="mailto:fcmhmovers@gmail.com">fcmhmovers@gmail.com</a>	
Freeman Site Works	48131	Western NC	(828) 231-5560	<a href="mailto:mikefreemantenn@gmail.com">mikefreemantenn@gmail.com</a>	
Johnny Hicks	44891	Surrounding Raleigh	919-607-7193		
Baker Mobile Home Transport	48138	Eastern NC	252-945-7088	<a href="mailto:bakermobilehomes@outlook.com">bakermobilehomes@outlook.com</a>	
Heavy Homes	48216	Central/Eastern NC	(910) 249-2895	<a href="mailto:jeremiahdavis1137@yahoo.com">jeremiahdavis1137@yahoo.com</a>	Block & tie only
Bobby Thomas	2859	Surrounding Harnett	(919) 576-5192	<a href="mailto:bobbybwt@gmail.com">bobbybwt@gmail.com</a>	Footers / Block & tie only
Piedmont Mobile Home Movers	46936	Central NC	(336) 212-0926	<a href="mailto:piedmontmovers@yahoo.com">piedmontmovers@yahoo.com</a>	Block & tie only
C Morgan Mobile Home Movers	47065	Surrounding Brunswick	(910) 471-2452	<a href="mailto:cfmorgan@gmail.com">cfmorgan@gmail.com</a>	Block & tie only
Adkins & Sons Transporting LLC	46320	VA & NC (Eastern)	(757) 297-4143	<a href="mailto:adkinsandsonstransporting@gmail.com">adkinsandsonstransporting@gmail.com</a>	Footers / Block & tie only
Blue Ridge Transporting LLC	46-0951817	VA only	(434) 987-6049	<a href="mailto:sam@blueridgemobilehome.com">sam@blueridgemobilehome.com</a>	Footers / Block & tie only
Mattox Enterprises LLC	9871/316167	VA only	(276) 201-2572	<a href="mailto:mattoxenterprises2018@gmail.com">mattoxenterprises2018@gmail.com</a>	Martinsville VA-- 100 mile radius only
Baker mobile home transport	48138	Eastern NC	(252) 945-7088	<a href="mailto:bakermobilehomes@outlook.com">bakermobilehomes@outlook.com</a>	Turnkey
Charles Mobile Home Movers	2705175912	VA only	(434) 710-0959	<a href="mailto:charlesparks722@gmail.com">charlesparks722@gmail.com</a>	Block & tie only
Carolina Transport South, LLC.	2868-2021	SC only	(843) 846-2233	<a href="mailto:madison@robinsontransportllc.net">madison@robinsontransportllc.net</a>	Block & tie only
T&T Transport & Services	35695	SC only	(843) 373-7404	<a href="mailto:2ttransportllc@gmail.com">2ttransportllc@gmail.com</a>	

Champion Homes Center is NOT referring any of the contractors listed above. This list consists of contractors that have been used by previous customers or are listed on the state website. Per the signed purchase agreement, the buyer is responsible for all aspects of home installation, home-site/land improvements, and obtaining all permits to follow state and local licensing agencies. Contractors must be licensed, bonded, and insured to perform all services on your home, and it is the responsibility of the buyer to verify that the contractor is still licensed, bonded, and insured prior to use. Some of the contractors offer all aspects of set up, while some do not. The customer is responsible for hiring on whichever services they need.

7/14/2025

Sign/Date:  Sign/Date: \_\_\_\_\_

Contractor Search through the NCDOI website:

<https://mbdpublic.ncdoi.com/public/licCompanySearch.html>

1. LICENSE TYPE: Choose SET-UP CONTRACTOR
2. STATUS: choose ACTIVE

## CHAMPION HOMES CENTER FINANCE APPROVED SPECIALTY CONTRACTORS

CONTRACTOR	LICENSE #	COUNTY	PHONE	EMAIL	NOTES
Old Mill Remodel & Restoration	81899	Eastern NC	919-588-8015	<a href="mailto:ashley@comfortshieldhvafnc.com">ashley@comfortshieldhvafnc.com</a>	Plumbing & electrical hookup, steps/deck, HVAC, Underpinning
Overhills Heating and Air LLC	1649186	Harnett/Cumberland	(910) 322-5113	<a href="mailto:overhillsheatingandair@gmail.com">overhillsheatingandair@gmail.com</a>	HVAC
Cartrette's Heating & Cooling LLC	34648	South Eastern NC	(910) 499-1538	<a href="mailto:cartrettesheatingandcooling@gmail.com">cartrettesheatingandcooling@gmail.com</a>	HVAC
Watts Up Electric NC	L-33800	Surrounding Harnett	(910) 824-0653	be	Electrician
Kennedy Refrigeration	15743	Eastern NC	(252) 448-0441	<a href="mailto:annawassakennedy@gmail.com">annawassakennedy@gmail.com</a>	HVAC
The Quality Air Makers LLC	35503/2705172	Northeast NC & South VA	(252) 673-6753	<a href="mailto:thequalityairmakers@gmail.com">thequalityairmakers@gmail.com</a>	HVAC
Pagan River Heating & Cooling LLC	311	Isle of Wight Co, VA	(757) 651-4700	<a href="mailto:rick@paganriverhvac.com">rick@paganriverhvac.com</a>	HVAC
Webb Anthony Complete Construction	06189/18556	TRIAD	(336) 552-2331	<a href="mailto:waccnc@hmail.com">waccnc@hmail.com</a>	Electrician, AC, Plumbing
Anderson's Air LLC	967878-2023	Newport News, VA	(757) 870-0161	<a href="mailto:amy@andersonair.com">amy@andersonair.com</a>	HVAC
Hendrix Heating & Air, LLC	2705175724	Hampton Roads, VA	(757) 254-4500	<a href="mailto:hendrixheatingnair@gmail.com">hendrixheatingnair@gmail.com</a>	HVAC
Double J Plumbing LLC	21649	Harnett/Cumberland	(910) 814-7705	<a href="mailto:jaimejohnsonplumbing@gmail.com">jaimejohnsonplumbing@gmail.com</a>	Plumber
Bole's Plumbing and Repair	18781	Davidson	(336) 345-7252	<a href="mailto:ptrap101@att.net">ptrap101@att.net</a>	Plumber
Harrell Electric Company	16655L	Roanoke Chowan area	(252) 396-1878	<a href="mailto:cade@electricco.com">cade@electricco.com</a>	Electrician
JAL Electrical Service	13276	Surrounding Cumberland	(910) 977-0310	<a href="mailto:tlee@jalelectricalservice.com">tlee@jalelectricalservice.com</a>	Electrician
Coggin Electrical Specialists, Inc.	2701038283	Surry, VA	(757) 267-2619	<a href="mailto:hannahrusso@cesinc@gmail.com">hannahrusso@cesinc@gmail.com</a>	Electrician
Custom Masonry by Matthew Myers	N/A	Stanley	(704) 226-8215	<a href="mailto:matthewmyersc21@yahoo.com">matthewmyersc21@yahoo.com</a>	Brick mason
Bobby Reaves Masonry	N/A	Person	(919) 690-9759	<a href="mailto:reaves.bobby@yahoo.com">reaves.bobby@yahoo.com</a>	Brick mason
B&L Construction & Septic Service	6851	Surrounding Harnett	(910) 489-1977	<a href="mailto:blconstructionseptic@gmail.com">blconstructionseptic@gmail.com</a>	Septic

Champion Homes Center is NOT referring any of the contractors listed above. This list consists of contractors that have been used by previous customers or are listed on the state website. Per the signed purchase agreement, the buyer is responsible for all aspects of home installation, home-site/land improvements, and obtaining all permits to follow state and local licensing agencies. Contractors must be licensed, bonded, and insured to perform all services on your home, and it is the responsibility of the buyer to verify that the contractor is still licensed, bonded, and insured prior to use. Some of the contractors offer all aspects of set up, while some do not. The customer is responsible for hiring on whichever services they need.

7/14/2025

Signed by: Bryant Lockamy

Sign/Date: \_\_\_\_\_

Sign/Date: \_\_\_\_\_

Contractor Search through the NCDOI website:

<https://mbdpublic.ncdoi.com/public/licCompanySearch.html>

1. LICENSE TYPE: Choose SET-UP CONTRACTOR

2. STATUS: choose ACTIVE

[illegible]





**Champion Homes of North Carolina, Inc.**

**Non-Standard Linoleum Installation Disclosure/Disclaimer**

I have requested linoleum to be custom installed in non-standard areas in the Champion home that I am ordering. Through this disclaimer, I agree to accept, and have been advised of the following:

1. Linoleum floors may have certain cosmetic imperfections including but not limited to: Decking Seams, Scrapes and Minor Cuts.
2. Linoleum patterns will not match when the adjacent halves of a home are joined. These cosmetic imperfections are not covered by the warranty.
3. Champion has the right to repair, versus replace, any linoleum issue where appropriate. Any repairs that Champion agrees to make to the linoleum floors, will be limited to the immediate area of the repair only, as opposed to overlaying linoleum in the room or entire home. Adding raised linoleum bars or carpet bars may be necessary on some repairs due to different repair or replacement capabilities in the field versus original installation.
4. Raised linoleum bars (4 in. x ¼ in. wood) or carpet bars (metal) that may be considered unsightly, may be needed to divide adjacent rooms or halves where linoleum seams join with other linoleum or carpet.

Home Owner Name (Printed): \_\_\_\_\_

Signature: Signed by: Bryant Lockamy  
2E745E88BF124D8...

Date: 7/14/2025

Serial Number: \_\_\_\_\_

### **PERMIT INFORMATION**

Champion Homes Center requires a Septic Permit and Build Permit to be on file. Most county jurisdictions require permit for any project. Failing to follow your local county jurisdiction can result in a fine from your county.

#### **Septic Permit**

If you have existing septic, send Champion Homes Center a copy of the septic permit. You can always call environmental health to obtain a copy. If it's been a while, you will need to go to environmental health to get the septic tank re-evaluated.

If you do not have a septic system, you need to apply for a septic permit. Contact your county environmental health department for any questions on how to do this. Most counties have all forms and applications online.

If on city water, septic permit is not applicable

#### **Build Permit**

Go to County Building inspections/zoning/or planning department, Print off Manufactured Home Permit Application.

Follow the instructions. Some items may need to be left blank until we get a serial number. Call your county building inspections department for any questions.

### **Project Water and Sewer Info (please circle what applies to your project)**

#### **Water- Please circle one:**

- Existing well on property
- Installing a new well on property
- Connecting to city/county water

#### **Sewer- Please circle one:**

- Existing septic on property (requires a re-evaluation by county environmental health)
- Installing a new septic on property
- Connecting to city/county sewer

**Please initial:** <sup>Initial</sup> BL I understand I must provide CHC copies of permits on all finance transactions.

**Notes:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*Our sales team can help you research online as we are familiar with several counties. Let us know if we can help. \*\*



MVR-181  
(Rev. 02/2022)

**DAMAGE DISCLOSURE STATEMENT**

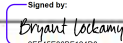
Questions 1 & 4 apply only to five (5) model years old and newer.  
Alterations or erasures void this form.

**NOTICE TO SELLER:**

STATE LAW REQUIRES THAT EVERY SELLER DISCLOSE TO THE BUYER IF HE/SHE KNOWS THE INFORMATION LISTED BELOW.  
FAILURE TO DO SO MAY RESULT IN CIVIL AND/OR CRIMINAL LIABILITY.

**NOTICE TO BUYER:**

RETAIN THIS INFORMATION.  
STATE LAW REQUIRES YOU TO DISCLOSE SIMILAR DAMAGE INFORMATION WHEN YOU SELL OR TRANSFER TITLE TO THIS VEHICLE.

Year	Make	Body Style	Vehicle Identification Number
<p>1. Has this vehicle been <u>damaged by collision or other occurrence to the extent that damages exceed 25% of its value at the time of the collision or other occurrence?</u> (Applies to 5 Model Years old and newer) Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, list parts that were damaged. _____</p>			
<p>2. Was this vehicle a <u>salvage motor vehicle?</u> (Applies to All Model Years) Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, in which state was it titled? _____</p>			
<p>3. Is this vehicle a <u>flood vehicle?</u> (Applies to All Model Years) Yes <input type="checkbox"/> No <input type="checkbox"/></p>			
<p>4. Is this vehicle a <u>recovered theft vehicle?</u> (Applies to 5 Model Years old and newer) Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, list parts that were damaged. _____</p>			
<p>5. Has this vehicle been <u>reconstructed?</u> (Applies to All Model Years) Yes <input type="checkbox"/> No <input type="checkbox"/></p>			
<p>As the Seller, I declare that the above information is true to the best of my knowledge.</p>			
SELLER'S SIGNATURE: _____		DATE: 7/14/2025	
SELLER'S ADDRESS: 115 TITAN ROBERTS ROAD, LILLINGTON NC 27546			
BUYER'S ACKNOWLEDGEMENT AND SIGNATURE: <div><div>Signed by:</div><div> 2E745E86DF124D8</div></div>			
<p><b>Damage Disclosure Definitions</b></p> <p><b>Five (5) Model Years</b> - The term "five model years" shall be calculated by counting the model year of the vehicle's manufacture as the first model year and the current calendar year as the final model year.</p> <p><b>Flood Vehicle</b> - A motor vehicle that has been submerged or partially submerged in water in the extent that damage to the body, engine, transmission, or differential has occurred.</p> <p><b>Non-U.S.A. Vehicle</b> - A motor vehicle manufactured outside of the United States and not intended by the manufacturer for sale in the United States.</p> <p><b>Reconstructed Vehicle</b> - A motor vehicle of a type required to be registered hereunder that has been materially altered from original construction due to removal, addition or substitution of new or used essential parts; and includes glider kits and custom assembled vehicles.</p> <p><b>Salvage Motor Vehicle</b> - Any motor vehicle damaged by collision or other occurrence to the extent that the cost of repairs to the vehicle and rendering the vehicle safe for use on the public streets and highways would exceed seventy-five percent (75%) of its fair retail market value, whether or not the motor vehicle has been declared a total loss by an insurer. Repairs shall include the cost of parts and labor; or a vehicle for which an insurance company has paid a claim that exceeds 75% of the fair market retail value. Fair market retail values shall be as found in the NADA Pricing Guide Book or other publications approved by the Commissioner.</p> <p><b>Salvage Rebuilt Vehicle</b> - A salvage vehicle that has been rebuilt for title and registration.</p> <p><b>Junk Vehicle</b> - A motor vehicle which is incapable of operation or use upon the highways and has no resale value except as a source of parts or scrap, and shall not be titled or registered.</p>			

**Welcome Aboard!** Congratulations on your new home purchase! We appreciate your business!

**What's Next?**

Apply for Financing.

Once approved, complete lenders conditions.

Find a contractor, use the list provided if you need a tool.

Purchase order package sent to you for signature.

Apply for your Septic Permit-if applicable.

Apply for Build Permit-

Loan Docs Signed

Begin preparing your property for the new home.

**FAQ**

**How long will it take for my new home to be built?** You will be provided with an estimated completion month based off the current factory backlog. You will be contacted once your completion month approaches with updates.

**How do I apply for a building/septic permit?** The county where your home is being delivered is your BEST tool. Inform them you are purchasing a brand new Manufactured Mobile Home (Single or Double wide). Most instances, the county will require you to complete an application. Your floor plan and form 500 (first page of purchase agreement) have been provided to you. As soon as we have your serial number it will be communicated to you.

**How do I find a contractor for the setup of my home?** In your contract package, there is a list of contractors that have done business with previous customers. You may choose to hire any contractor that is licensed. The NCDOL has an online tool to search for all active licensed contractors which can be sent to you upon request.

**Can I finance the set-up portion of my home?** Yes. The above are acceptable items allowed in your finance package.

**Why does my home not come with an AC unit?** The Champion factory does not manufacture cooling systems. You have the choice to purchase directly through an HVAC dealer, or contractor. This ensures you are selecting the type of unit you want; at a price you are comfortable paying.

**When will I receive electrical, footer, plumbing diagrams?** Diagrams are issued prior to your completion month. Champion installation manual and generic footer diagrams are available upon request.

**Onsite/ Set Up Checklist** (See Onsite form for more details)

Block and tie down

Steps/Decks/Porches

Vapor Barrier

HVAC/Heat Pump/Window Unit

Plumbing Hookups

Under skirting (Vinyl,Brick,Stone,etc.)

Electrical Hookups and crossover connection

Footers-If required/needed

Interior & Exterior Trim (DW only) \*The Champion factory offers interior and exterior trim out. See Factory Trim Out form for more details.

**We are here to help you!** Our experienced Project Coordinator and General Manager are here for whatever questions you may have! Do not hesitate to reach out.

**General Manager:** Sheila Miller (910) 814-4257 [Shmiller@championhomescenter.com](mailto:Shmiller@championhomescenter.com)

**Project Coordinator:** Keren Hernandez (910) 814-4263 [kehernandez@championhomescenter.com](mailto:kehernandez@championhomescenter.com)

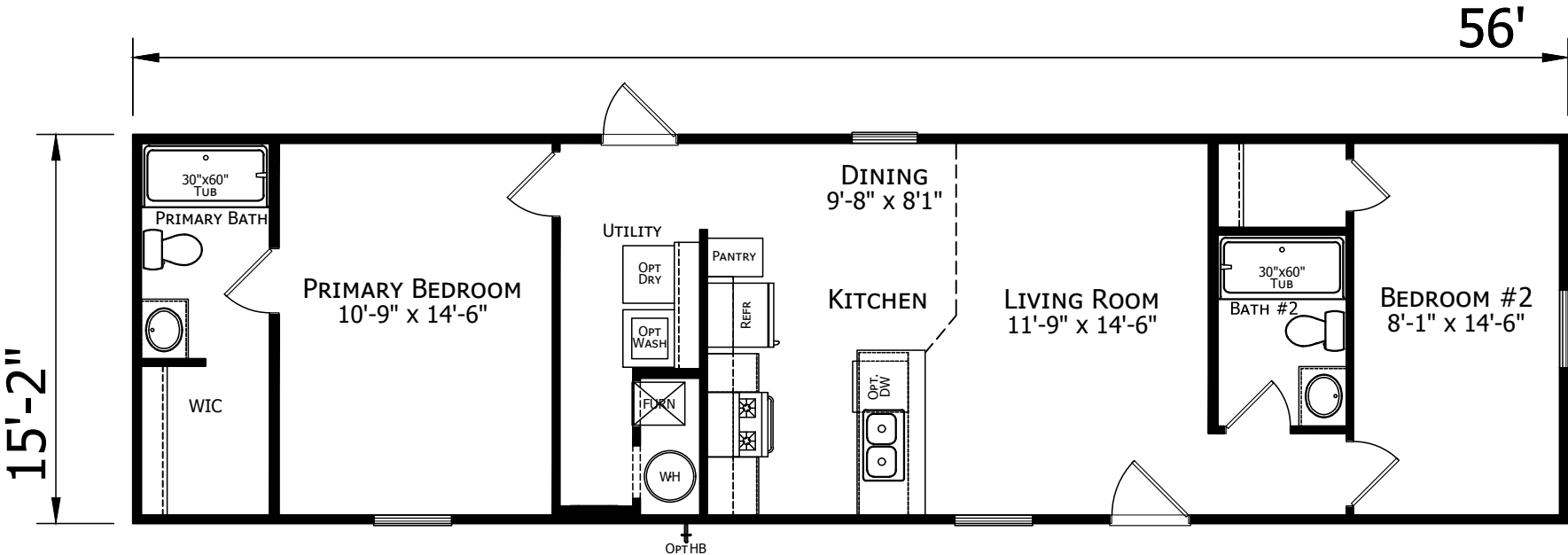
Leebury

Prime Series

850 SQ. FT. (Approximate) 2 Bedroom, 2 Bath



Last Updated: 11-9-22



**CHAMPION HOMES CENTER**  
115 Titan Roberts Rd.  
Lillington, NC 27546

**FBHExpo.com | 1-800-504-3238**

**IMPORTANT:** Champion Homes 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.

MANUFACTURED BY:



**I authorize Champion Homes Center to build my house, per this plan.**

Signed by: Bryant Lockamy 7/14/2025  
2EF45E86BF124D8... Customer Signature/Date

# PRIME SERIES

## HUD Standard Specifications

FBHExpo.com 1-800-504-3238

Last Updated: 11-9-22

**CONSTRUCTION:**

- 19/32" T&G OSB floor decking
- Insulation R-22 Roof, R-11 Floor, R-11 Walls
- 3/12 (Nominal) Roof Pitch - Flat Ceiling
- 8' Sidewall - 2x4 Ext Walls 16" OC
- 2x3 Interior Walls 24" OC
- Floor Joists 19.2" OC (2x6 on 14' & 2x8 on 16')
- Textured Ceiling Finish
- Exterior Foamcore Sheathing - All Exterior Walls
- OSB Roof Sheathing
- Continuous Ventilation System
- Electric Furnace w/ floor registers
- Electric 40 Gallon Water Heater with Pan
- Detachable Hitches - 99 1/2" Wide Chassis

**ELECTRICAL:**

- 200 Amp Main Panel Box
- 1 Exterior GFI Standard
- Smoke Detectors per code
- Plumb and Wire for Washer & Dryer
- Dryer vent Installed
- LED Can Lights T/O
- Exhaust Fans in Baths
- Exterior Lights at each Exterior Door

**EXTERIOR:**

- 3 Tab Shingles
- Vinyl Lap Siding - White Corners
- Metal Fascia and Vinyl Soffit
- Ridge cap Ventilation
- 6/6 Vinyl Low-E Insulated Windows
- Shutters - Front Door Side

**EXTERIOR DOORS:**

- 6 Panel W/Storm Front Door
- Outswing Cottage Rear Door

**APPLIANCES:**

- 30" Basic Electric Range
- 18' FF Refrigerator
- Black Appliances STD (or substitutions)

**INTERIOR:**

- Décor Vinyl-On-Gyp Panels T/O
- 2 Panel Doors T/O
- Wall Mounted Door Stops T/O
- ArmorFlor Linoleum T/O W/Matching Transition Strip
- Ventilated Shelving in Closets
- Whole House Shut-off

**KITCHEN:**

- Shaker Style Cabinet Doors - Round Knobs
- Bank of 4 Drawers - Round Knobs
- Lined O/H's Cabinets
- Stainless Sink
- Mar Resistant Countertops - Laminate Edging
- Dual Knob Metal Kitchen Faucet - No Sprayer
- 30" Overhead Cabinets
- Vented Range Hood W/Light - exterior vent

**BATHS:**

- Shaker Style Cabinet Doors
- Mar Resistant Countertops - Laminate Edging
- Round Bowl Water Saver Commodes
- 36" Vanities
- 60" F/G Garden Tub in Master Bath
- 60" F/G Tub/Shower in Hall Bath
- Single Lever Metal Faucets
- China Bath Lavatory - Mirror Above

SOLD BY:



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

MANUFACTURED BY:



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.

Initial **7/14/2025**  
X **BL**  
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.

## Certificate Of Completion

Envelope Id: 1F326AE3-EC4F-42BC-A1CF-9648401E15DC

Status: Sent

Subject: Lockamy Purchase Agreement

Source Envelope:

Document Pages: 44

Signatures: 25

Envelope Originator:

Certificate Pages: 5

Initials: 44

Sheila Miller

AutoNav: Enabled

755 W. Big Beaver Rd, Suite 1000

Envelopeld Stamping: Enabled

Troy, MI 48084

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

shmill@championhomescenter.com

IP Address: 47.49.159.170

## Record Tracking

Status: Original

Holder: Sheila Miller

Location: DocuSign

7/14/2025 11:59:12 AM

shmill@championhomescenter.com

## Signer Events

## Signature

## Timestamp

Bryant Lockamy

southernthouchhomesllc@gmail.com

Owner

Southern Touch Homes, LLC

Security Level: Email, Account Authentication  
(None)

Signed by:

*Bryant Lockamy*  
2EF45E86BF124D8...

Sent: 7/14/2025 12:24:16 PM

Viewed: 7/14/2025 12:37:16 PM

Signed: 7/14/2025 1:19:51 PM

Signature Adoption: Pre-selected Style

Using IP Address:

2600:6c9f:a00:52:89c9:e438:5401:c06

## Electronic Record and Signature Disclosure:

Accepted: 7/14/2025 12:37:16 PM

ID: 0f970ec5-24a9-4aa4-a92e-e5ac54f0874a

Sheila Miller

shmill@championhomescenter.com

General Manager

Champion Homes Center

Security Level: Email, Account Authentication  
(None)

Sent: 7/14/2025 1:19:57 PM

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

Deborah Parks

dparks@championhomescenter.com

Security Level: Email, Account Authentication  
(None)

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

Carbon Copy Events	Status	Timestamp
Keren Hernandez kehernandez@championhomescenter.com Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/14/2025 12:24:16 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure		
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## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, Champion Retail Housing, Inc. dba Champion Homes Center (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

**How to contact Champion Retail Housing, Inc. dba Champion Homes Center:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [ncastleberry@titanfactorydirect.com](mailto:ncastleberry@titanfactorydirect.com)

**To advise Champion Retail Housing, Inc. dba Champion Homes Center of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [ncastleberry@titanfactorydirect.com](mailto:ncastleberry@titanfactorydirect.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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