

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

BUYER 1 <b>Carolina Ranch Properties LLC</b>		BUYER 2		DATE <b>10/6/2025</b>		THIS CONTRACT REVISED FROM	
MAILING ADDRESS <b>6312 River Rd</b>		CITY <b>Fuquay Varinia</b>		STATE <b>NC</b>		ZIP <b>27526</b>	
PHONE <b>(919) 691-7857</b>		CITY <b>Lillington</b>		STATE <b>NC</b>		ZIP <b>27546</b>	
DELIVERY ADDRESS <b>240 Jerry Franklin Lane</b>		CITY <b>Lillington</b>		STATE <b>NC</b>		ZIP <b>27546</b>	
SALESPERSON <b>Sheila Miller - 45692</b>		EMAIL ADDRESS <b>carolinasranchllc@gmail.com</b>		EMAIL ADDRESS			
MAKE & MODEL <b>Whittier 1466H32P01 by Champion</b>		YEAR <b>2026</b>		BEDROOMS <b>3</b>		BATHS <b>2</b>	
SERIAL NUMBER <b>NEW</b>		FLOOR SIZE <b>14' 0" x 66' 0"</b>		KITCH SIZE <b>70' 0"</b>		APPROX. SQ. FT. <b>880</b>	
<b>NOTICE OF CONSTRUCTION</b>							
This is a cash transaction. Buyer authorizes Champion Homes Center to place home into the construction process. By placing home in the construction process, buyer understands that all down payments are non-refundable. Buyer agrees that the final payment must be paid as indicated under Notations & Remarks. <u>X</u> <u>10/6/2025</u>							
Retail Price 1466H32P01 - \$ 76,156.62							
Factory Direct Discount Whittier \$ (10,870.03)							
Sub Total 1 \$ 65,286.59							
Addendum "A" Upgrades \$ 200.00							
Wholesale Discount \$ (21,976.59)							
Sub Total 2 \$ 43,510.00							
<b>NOTICE OF COMPLETION</b>							
Buyer understands that the approximate completion month for home is: <b>October</b>							
Buyer understands that in the event delivery of the home does not occur to property within 12 days after home is completed at the factory there will be a \$500 per day storage charge that must be paid prior to shipment. <u>X</u> <u>10/6/2025</u>							
Buyer is financially responsible for insurance coverage on the home once completed by manufacturer and responsible for any damage incurred. <u>X</u> <u>10/6/2025</u>							
<b>NOTICE OF FREIGHT</b>							
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. <u>X</u> <u>10/6/2025</u>							
<b>NOTATIONS &amp; REMARKS</b>							
Contract valid once deposit is received. Wholesale Deal: Refer to Addendum A for important information.							
Document Fee \$ 395.00							
Taxes \$ 1,134.57							
Taxes may change based on final delivery address.							
Total \$ 48,906.00							
Down Payment (-) \$ (48,906.00)							
Additional Payment as Agreed (-) \$ 0.00							
Unpaid Balance \$ 0.00							
<b>*NO VERBAL PROMISES</b> Changes may only be made via signed change order request and may incur extra charges. <u>X</u> <u>10/6/2025</u>							
Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. <u>X</u> <u>10/6/2025</u>							
Buyer agrees that the unpaid balance due will be paid in full on or before: <u>paid in full</u> <u>X</u> <u>10/6/2025</u>							
I UNDERSTAND THAT I HAVE THE RIGHT TO CANCEL THIS PURCHASE BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE THAT I HAVE SIGNED THIS PURCHASE AGREEMENT. I UNDERSTAND THAT THIS CANCELLATION MUST BE IN WRITING. IF I CANCEL THE PURCHASE AFTER THE THREE-DAY PERIOD, I UNDERSTAND THAT THE DEALER MAY NOT HAVE ANY OBLIGATION TO GIVE ME BACK ALL OF THE MONEY THAT I PAID THE DEALER. I UNDERSTAND ANY CHANGE TO THE TERMS OF THE AGREEMENT BY THE DEALER WILL CANCEL THIS AGREEMENT.							
Please read your Payment Disclosure carefully for termination of Purchase Agreement by any party. All sales are subject to fees for cancellation.							
Unless otherwise stated, if for any reason buyer is not ready to authorize construction of the above home, the amount of this purchase agreement is subject to an increase. If the cost of the home increases between the date of this agreement and the date buyer authorizes construction, buyer agrees that the purchase agreement amount will be adjusted to cover the increases incurred during such time. <u>X</u> <u>10/6/2025</u>							
THIS AGREEMENT ALONG WITH ADDENDUMS CONTAIN THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS PURCHASE AGREEMENT.							

By Sheila Miller - 45692 Champion Homes Center Representative SIGNED X BUYER Carolina Ranch Properties LLC 10/6/2025 Date

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

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<b>ADDENDUM "A"</b>		Champion Homes Center	
<b>Customer: Carolinas Ranch Properties LLC</b>		<b>Model: 1466H32P01 - Whittier</b>	
Prep/Wire and brace for ceiling fans in living room, master bedroom, bedroom 2, and bedroom 3		\$ 200.00	
<b>WHOLESALE VERBIAGE:</b>			
Due to the volatility of construction materials and supply costs, the price in this purchase agreement is subject to change at any time. Customer agrees to pay all factory price increases incurred by ("Seller") between the date of this purchase agreement and the date the ("Seller") receives the final invoice from the manufacturer. Customer shall retain the right to inquire if there was a price increase up to 30 days from offline date. Any price increases assessed by the manufacturer will be documented and provided to the customer at the time of final invoice. Customers paying via credit card will have 3% added to their total amount.			
As per page 5 B, All aspects of home setup outside are to be paid directly to the contactor(s) by homeowner(s).			