


# Factory Expo Home Centers

DH/1038098/5

• 931 NW. 37th Ave. • Ocala, FL 34475 • 1 (800) 965-7521

BUYER 1 <b>Kim Stone</b>		BUYER 2		DATE <b>5/14/2024</b>		THIS CONTRACT REVISED FROM																																																													
MAILING ADDRESS <b>PO Box 511</b>		CITY <b>Fort White</b>		STATE <b>FL</b>		ZIP <b>32038</b>																																																													
DELIVERY ADDRESS <b>00 SW Shilo Road</b>		CITY <b>Fort White</b>		STATE <b>FL</b>		ZIP <b>32038</b>																																																													
SALESPERSON <b>Dawson Johnson -</b>		EMAIL ADDRESS <b>Stone 5843@att.net</b>		EMAIL ADDRESS		CELL																																																													
MAKE & MODEL <b>Arredondo LH13381B by Charlot</b>		YEAR <b>2023</b>		BEDROOMS <b>1</b>		BATHS <b>1</b>																																																													
SERIAL NUMBER <b>PHH360FL22-27973A</b>		NEW / USED <b>NEW</b>		FLOOR SIZE <b>14' 0" x 48' 0"</b>		HITCH SIZE <b>52' 0"</b>																																																													
						APPROX. SQ. FT. <b>491</b>																																																													
<b>NOTICE OF CONSTRUCTION &amp; FINAL PAYMENT</b>																																																																			
This is a cash transaction for the purchase of a stock unit. Buyer authorizes Factory Expo Home Centers to take this home off the market for sale. Buyer understands that all down payments are non-refundable. Buyer agrees that the final payment must be paid as indicated under Notations & Remarks. X <input checked="" type="checkbox"/> X				<table border="1"> <tr> <td>Retail Price</td> <td>LH13381B -</td> <td>\$</td> <td>97,542.01</td> </tr> <tr> <td>Factory Direct Discount</td> <td>Arredondo</td> <td>\$</td> <td>(12,922.42)</td> </tr> <tr> <td colspan="2">Sub Total 1</td> <td>\$</td> <td>84,619.59</td> </tr> <tr> <td colspan="4">Addendum "A" Upgrades</td> </tr> <tr> <td></td> <td></td> <td>\$</td> <td>30,729.00</td> </tr> <tr> <td></td> <td></td> <td>\$</td> <td>(35,348.59)</td> </tr> <tr> <td colspan="2">Sub Total 2</td> <td>\$</td> <td>80,000.00</td> </tr> <tr> <td colspan="2">Standard Freight Charge</td> <td>\$</td> <td>5,000.00</td> </tr> <tr> <td colspan="2">Document Fee</td> <td>\$</td> <td>395.00</td> </tr> <tr> <td colspan="2">Taxes</td> <td>\$</td> <td>2,636.85</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>88,031.85</td> </tr> <tr> <td colspan="2">Down Payment</td> <td>(-)</td> <td>\$ (15,000.00)</td> </tr> <tr> <td colspan="2">Additional Payment as Agreed</td> <td>(-)</td> <td>\$ 0.00</td> </tr> <tr> <td colspan="2">Unpaid Balance</td> <td>\$</td> <td>73,031.85</td> </tr> </table>				Retail Price	LH13381B -	\$	97,542.01	Factory Direct Discount	Arredondo	\$	(12,922.42)	Sub Total 1		\$	84,619.59	Addendum "A" Upgrades						\$	30,729.00			\$	(35,348.59)	Sub Total 2		\$	80,000.00	Standard Freight Charge		\$	5,000.00	Document Fee		\$	395.00	Taxes		\$	2,636.85	Taxes may change based on final delivery address.				Total		\$	88,031.85	Down Payment		(-)	\$ (15,000.00)	Additional Payment as Agreed		(-)	\$ 0.00	Unpaid Balance		\$	73,031.85
Retail Price	LH13381B -	\$	97,542.01																																																																
Factory Direct Discount	Arredondo	\$	(12,922.42)																																																																
Sub Total 1		\$	84,619.59																																																																
Addendum "A" Upgrades																																																																			
		\$	30,729.00																																																																
		\$	(35,348.59)																																																																
Sub Total 2		\$	80,000.00																																																																
Standard Freight Charge		\$	5,000.00																																																																
Document Fee		\$	395.00																																																																
Taxes		\$	2,636.85																																																																
Taxes may change based on final delivery address.																																																																			
Total		\$	88,031.85																																																																
Down Payment		(-)	\$ (15,000.00)																																																																
Additional Payment as Agreed		(-)	\$ 0.00																																																																
Unpaid Balance		\$	73,031.85																																																																
<b>NOTICE OF COMPLETION</b>																																																																			
Buyer understands that the approximate completion month for home is: <b>May</b>																																																																			
Buyer understands that in the event delivery of the home does not occur to property within 12 days after home is completed at the factory there will be a \$20 per day storage charge that must be paid prior to shipment. X <input checked="" type="checkbox"/> X																																																																			
Buyer is financially responsible for insurance coverage on the home once completed by manufacturer and responsible for any damage incurred. X <input checked="" type="checkbox"/> X																																																																			
<b>NOTICE OF FREIGHT</b>																																																																			
Buyer understands that unless otherwise stated, the quoted freight price is estimated for the current date and may not reflect fluctuating fuel charges, Department of Transportation highway construction re-routing, highway patrol escorts, or unique complicated placements based on terrain of delivery site. X <input checked="" type="checkbox"/> X																																																																			
<b>NOTATIONS &amp; REMARKS</b>																																																																			
Manager's Discount - Consignment Home																																																																			
<p><b>*NO VERBAL PROMISES</b> Changes may only be made via signed change order request and may incur extra charges. X <input checked="" type="checkbox"/> X</p> <p>Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. X <input checked="" type="checkbox"/> X</p> <p>Buyer agrees that the unpaid balance due will be paid in full on or before: <b>5/21/2024</b> X <input checked="" type="checkbox"/> X</p> <p>Title and Registration No Charge to Customer.</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 <input checked="" type="checkbox"/> 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>																																																																			

By   
Dawson Johnson - Factory Expo Home Centers Representative

SIGNED  
X BUYER

  
Kim Stone

5/14/2024  
Date


By   
Factory Expo Home Centers MANAGER REVIEW  
& ACCEPTANCE

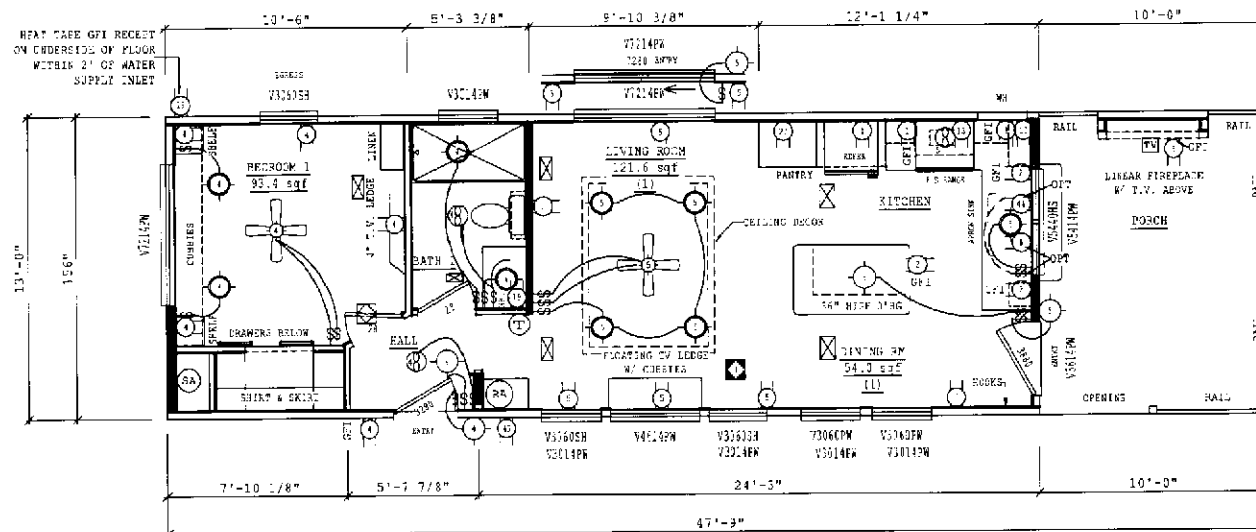
SIGNED  
X BUYER

Date

ACC1613726

ADDENDUM "A"		Factory Expo Home Centers
<b>Customer: Kim Stone</b>		<b>Model: LH13381B - Arredondo</b>
Wind Zone 3		\$ 4,263.00
10' Porch Package		\$ 16,508.00
Black Lighting Package		\$ 388.00
Black Plumbing Package		\$ 287.00
Toilet comfort height raised		\$ 116.00
2 black pendant light over the kitchen island		\$ 232.00
Dura Wall shower - Wind Gust		\$ 1,163.00
Frameless shower enclosure		\$ 853.00
Wire and brace ceiling fan on porch		\$ 39.00
Install 52" Ceiling fan in living room; Install 42" Ceiling fan in bedroom satin		\$ 776.00
Black cabinet pulls		\$ 194.00
Icemaker plumbed and installed		No charge
Stainless Steel Farmhouse Sink		\$ 814.00
Pre plumb and wire for washer and dryer		\$ 426.00
Stackable washer and dryer - 1 pc - Installed		\$ 2,472.00
Electric smooth top self cleaning electric range, stainless steel		\$ 698.00
6 panel closet door in bedroom instead of barn door		No charge
Engineering Fee		\$ 1,500.00
Engineering Fee to include:		
**- omit (2) 30 x 60 windows from dining room sidewall		
**- Add (2) 30 x 60 windows to living room side wall		
**- Omit (1) 72 x 14 window from living room sidewall		
**- Install (2) 30 x 14 windows above the (2) 30 x 60 windows on living room sidewall.		
Home to ship by June 30, 2024		
IMPORTANT: The manufacturer reserves the right to modify, cancel, or substitute		
products on the home at any time without prior notice or obligation, this includes but is		
not limited to standard items and upgrades.		
<b>TOTAL FOR ADDENDUM "A"</b>		<b>\$ 30,729.00</b>

x  x DATE: 5/14/2024



TOTAL GROSS AREA= 495.0 SQ. FT.

**NOTES:**

1. RECEPT SHALL NOT BE INSTALLED WITHIN 30" OF TUB/SHOWER SPACE.
2. ELECTRICAL WALL PLATES SHALL NOT BE INSTALLED WITHIN 6" OF A RANGE OR COOKTOP.
3. ROOM TITLES INCLUDING (#) INDICATES SQUARE FOOTAGE HAS BEEN COMBINED FOR GLAZING/VENTING REQUIREMENTS.
4. THIS FLOOR PLAN MAY BE BUILT IN AN EXACT MIRROR IMAGE ABOUT ITS LENGTH (SIDE TO SIDE) AND/OR WIDTH (END TO END) AXIS.
5. REMOVE HEATING/COOLING APPLIANCE AND THERMOSTAT TO BE SUPPLIED AND INSTALLED BY OTHERS.
6. REFER BACK TO SHEARWALL CALC #301280 FOR CT TRANSFER AROUND AN OPENING (PTAO) DESIGN METHOD.

THIS FLOOR PLAN AND ATTACHED OPTION DETAILS (IF APPLICABLE) IS DESIGNED TO MEET THE FOLLOWING STRUCTURAL REQUIREMENTS:  
WIND ZONE(S) 3 ROOF LOAD(S) 20 LBS.

**LEGEND**

- RECEPTACLE
- SWITCH
- THERMOSTAT
- SMOKE ALARM
- SMOKE ALARM
- LIGHT FIXTURE
- FLUORESCENT LIGHT
- RECESSED LIGHT
- EXHAUST FAN
- PANEL BOX
- SOLAR TUBE
- AIR SUPPLY
- 14" RETURN
- RAG RETURN AIR GRILLE
- OVERHEAD REGISTER
- FLOOR REGISTER
- WALL-MOUNTED REGISTER
- CROSS-OVER LOCATION
- SUPPORT POST
- SHEARWALL
- A 23 13'-10 7/8"
- B x
- C x

HATCH END

**Cavco**  
INDUSTRIALS, INC.®

OCALA  
360

PRODUCT NAME  
LAKE CHARLES

MODEL NO.  
13381B

DRAWING TITLE  
ALTERNATE 1  
OPT FLOOR PLAN

DRAWN BY:  
Sandra R.

DATE:  
10/01/20

SIT SET  
FP1.2 D

10' PORCH

36LH13381B.al

