

# Schedule A

PART A:

## Home Options

The following optional features/equipment included in the sale.

Option	Provided by Manufacturer	Provided by Retailer	Price (enter price or if included in base price)
1.	<input type="checkbox"/>	<input type="checkbox"/>	
2.	<input type="checkbox"/>	<input type="checkbox"/>	
3.	<input type="checkbox"/>	<input type="checkbox"/>	
4.	<input type="checkbox"/>	<input type="checkbox"/>	
5.	<input type="checkbox"/>	<input type="checkbox"/>	
6.	<input type="checkbox"/>	<input type="checkbox"/>	
7.	<input type="checkbox"/>	<input type="checkbox"/>	
8.	<input type="checkbox"/>	<input type="checkbox"/>	
9.	<input type="checkbox"/>	<input type="checkbox"/>	
10.	<input type="checkbox"/>	<input type="checkbox"/>	
11.	<input type="checkbox"/>	<input type="checkbox"/>	
12.	<input type="checkbox"/>	<input type="checkbox"/>	
13.	<input type="checkbox"/>	<input type="checkbox"/>	
14.	<input type="checkbox"/>	<input type="checkbox"/>	
15.	<input type="checkbox"/>	<input type="checkbox"/>	
16.	<input type="checkbox"/>	<input type="checkbox"/>	
17.	<input type="checkbox"/>	<input type="checkbox"/>	
18.	<input type="checkbox"/>	<input type="checkbox"/>	
19.	<input type="checkbox"/>	<input type="checkbox"/>	
20.	<input type="checkbox"/>	<input type="checkbox"/>	
21.	<input type="checkbox"/>	<input type="checkbox"/>	
22.	<input type="checkbox"/>	<input type="checkbox"/>	
23.	<input type="checkbox"/>	<input type="checkbox"/>	
24.	<input type="checkbox"/>	<input type="checkbox"/>	

Total Part A \$ \_\_\_\_\_  
(Record this on line B of Page 1)

### Part B Additional Items in sale

If the transaction includes items unrelated to the home which would not be subject to the 35% sales tax exemption record them below:

- |           |          |
|-----------|----------|
| 1. _____  | \$ _____ |
| 2. _____  | \$ _____ |
| 3. _____  | \$ _____ |
| 4. _____  | \$ _____ |
| 5. _____  | \$ _____ |
| 6. _____  | \$ _____ |
| 7. _____  | \$ _____ |
| 8. _____  | \$ _____ |
| 9. _____  | \$ _____ |
| 10. _____ | \$ _____ |

\$ _____	Total Additions
\$ _____	Sales Tax
\$ _____	Total (enter this amount on line 8 page 1)

PURCHASER \_\_\_\_\_

PURCHASER \_\_\_\_\_

RETAILER \_\_\_\_\_

DATE \_\_\_\_\_

**Schedule B**  
**Warranties and Representations.**

This Contract contains all of the terms of the purchase agreement, and no advertising, oral statements or representations by Retailer are warranted unless contained in writing herein.

- Home is covered by the Manufacturer's new home \_\_\_\_\_ year warranty, a copy of which has been delivered to me.  
INITIAL(S) \_\_\_\_\_
  
- (USED HOME) The remaining portion of the new home warranty period ends on \_\_\_\_\_. INITIAL(S) \_\_\_\_\_
  
- (USED HOME) All other warranties have expired. THE HOME IS SOLD AS IS - NO WARRANTY - EXCEPT FOR ANY EXPRESSED OR IMPLIED WARRANTY BY THE MANUFACTURER OR OTHER THIRD PARTY WHICH EXISTS ON THIS MANUFACTURED HOME, THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THIS HOME IS WITH THE PURCHASER, AND SHOULD THE HOME PROVE DEFECTIVE FOLLOWING THE PURCHASE, THE PURCHASER SHALL ASSUME THE ENTIRE COST OF ALL SERVICING AND REPAIR  
INITIAL(S) \_\_\_\_\_
  
- Other special retail warranties. INITIAL(S) \_\_\_\_\_

WARRANTIES OFFERED AND EXCLUDED. Warranties, if any, offered on the Home or the fixtures and furnishings within it are offered or excluded above. The Work described in Schedule D, if executed, will be performed in a good and workmanlike manner within the standards of the industry. Manufacturer's warranties on materials used for Work on Schedule D will be passed on to Purchaser. ALL OTHER WARRANTIES OF THE WORK, EXPRESS OR IMPLIED, ARE WAIVED AND EXCLUDED AND ALL SPECIAL OR CONSEQUENTIAL DAMAGES ARE WAIVED. Any claim under the warranty offered above must be made in writing within one year of the date of completion.

**Schedule C**  
**Personal Property Placement**

**Purchaser agrees to the terms and conditions of this Schedule.**

PURCHASER \_\_\_\_\_ RETAILER \_\_\_\_\_

PURCHASER \_\_\_\_\_

Down payment in full, or signed title in case of a trade-in, with signed finance agreement and closing documents are required by Purchaser prior to delivery and/or occupancy on any finance transaction handled by Retailer.

**Delivery.**

1. Delivery of the Home is included in the purchase price, or if the Retailer quotes a charge for the delivery to the Purchaser's destination, both the agreement to transport the Home, as well as the price quotation made, are based upon Purchaser warranting that travel is along acceptable all weather, surfaced roads, fully open and accessible, from point of origin to point of delivery during the period required for transportation. If Purchaser's warranty is untrue, Purchaser shall pay any additional costs of delivery, and may have a delay in delivery if Retailer deems delay advisable. If the delivery is delayed because Purchaser's warranty is untrue, the Home shall be considered "available for delivery" for purposes of determining whether Purchaser had a right to cancel this Contract due to the unavailability of the Home.
2. Manufactured Home Community approval must be obtained by Purchaser prior to delivery of the Home to a manufactured home community.
3. Purchaser is responsible for any damage to local roads, the property or site, neighbor's property or site or any other damage to properties between main road and final placement. Purchaser is responsible for damage to the home if the site is not properly prepared, such as removing trees and bushes, filling in ditch lines, lengthening culverts, widening driveways, and doing proper leveling and grading of site. This paragraph does not apply if damage was committed by negligent acts of Retailer or its agents.
4. Purchaser is responsible for having insurance in place on the date of delivery or on closing date, whichever is first.
5. If Retailer advises Purchaser that the Home would be available for delivery on a date which is on or after the anticipated delivery date but for the fact that Purchaser's site is not in a state which allows Retailer to deliver and install the Home as Retailer deems appropriate, then the Purchaser shall be responsible to pay an amount to Retailer in respect of Retailer's costs of holding the home until the site is prepared. The costs can include Retailer's cost of funds, the cost of storage and protection, and the like. The parties agree to accept an estimate of these costs and accept such estimate instead of requiring a calculation of various elements of the actual cost. The parties agree that these costs are estimated to be:  
\$ \_\_\_\_\_ per day.

**Location & Installation.**

1. \_\_\_\_\_ assumes all responsibility for proper preparation of delivery location to both receive and locate the Home. In the event an impediment not previously disclosed to the Retailer requires the hiring of extra labor and equipment or additional costs due to the delay, the Purchaser agrees to pay of all such additional costs.

INITIALS(S) \_\_\_\_\_

**Retailer does not guarantee proper placement unless a concrete pier, running below the frostline, has first been prepared. Purchaser agrees to pay for all labor and material costs to reset the Home, caused by future resetting or sinking from failure to provide an approved foundation. Sewer must be stubbed out of the ground, water line must be tapped and electric line must be connected to meter pole with proper receptacle within 20 feet of the electric box inside the Home.**

2. Purchaser agrees to provide the following services/products:  
\_\_\_\_\_  
\_\_\_\_\_

3. Retailer agrees to provide the following services/products: Enter price for each item or if included in base price

Cement Blocks	\$ _____	Appliance hookup/startup	\$ _____
Skirting	\$ _____	Other:	\$ _____
Removing Hitch	\$ _____	Other:	\$ _____
Air Conditioner	\$ _____	Describe:	_____

**Total this Section \$ \_\_\_\_\_** (enter on Line C Page 1)

4. Purchaser is responsible for any re-leveling of the Home necessitated by settling, frost heaving, or any other movement after occupancy. It is recommended that a frost foundation be installed prior to delivery at the Purchaser's expense.
5. Purchaser is responsible for any and all cosmetic repairs to a used Home and adjustments to trim, wall panels, interior and exterior doors, windows, etc. Purchaser is responsible for any and all cosmetic repairs and adjustments to trim, batten strips and wall panels necessitated by settling, expansion or contraction of a new Home after the original setup and not listed on any pre- or post-delivery inspection sheets.
6. Retailer is not responsible for any damage caused by water leaks, drain leaks or broken pipes if connection to water or sewer service was done by someone other than Retailer or its agent. Purchaser must be present when water is turned on, and shut off immediately if water leaks exist, even if Retailer has stated water lines to be in working condition.
7. It is Purchaser's responsibility to have a fuel supplier light pilot lights, install proper orifice, adjust flames, and fire furnace when supplier hooks up fuel to the Home. This includes the furnace, water heater, stove, or any other fuel burning device. It is Purchaser's responsibility to be sure water heaters are full of water prior to lighting or turning on water heater for the first time. Burned out heating elements in electric water heaters are Purchaser's responsibility and are considered a maintenance item by Retailer, even if Retailer has stated water heater to be in working condition. If not supplied by the manufacturer, Purchaser is responsible for any gas appliance hook-ups including but not limited to a gas range or gas clothes dryer.
8. Purchaser is responsible for exterior maintenance such as sealing roofs and/or vents, and caulking windows and doors. Homes with metal roofs should be sealed by Purchaser immediately after occupancy.
9. Purchaser is responsible for any and all freeze ups to water lines or drain lines including heat tape failure, even if Retailer did water and/or sewer connection. It is Purchaser's responsibility to inspect and repair underbelly (insulation) under the Home and make repairs after delivery/occupancy.
10. Purchaser is responsible for pest control or any damage caused by rodents, pests, insects, or any other animals.
11. Damage to Home caused by wind, weather, or any other natural causes such as shingles or skirting blown off or damage to siding is not covered under the Home warranty, but may be covered under a home owners insurance policy.
12. Purchaser is responsible for normal maintenance, wear and tear repairs, and any damage to the Home after occupancy which is not stated on the pre or post occupancy delivery inspection sheet.
13. Purchaser is responsible for removing appliances anchored to walls, if desired, patching any screw holes left by anchors, and leveling appliances.
14. Skirting packages do not include insulation unless specified on this Contract.
15. Setup does not include anchoring unless specified on this Contract. If anchored, it shall be Purchaser's full responsibility to have all underground utilities marked and flagged.
16. Purchaser is responsible to have dryer hose vented to outside of the Home.
17. The Manufacturer's warranty may recommend or require a permanent foundation under the Home. A permanent foundation may take the form of a basement, crawl space, slab or frost piers. These foundations are designed to prevent the Home from moving which can cause cosmetic or structural damage to the Home. If customer chooses not to install a permanent foundation, Retailer and the Manufacturer will not be liable for any damage caused by frost heave or ground movement whether directly or indirectly caused.

## Schedule D Real Property Placement

In addition to the purchase and delivery of the Home as set forth in the preprinted portions of this Contract, and subject to the conditions therein, Purchaser desires Retailer to perform certain work at the Purchaser's Location as set forth in this rider.

**PART A - VARIABLES**

A. SCOPE OF THE WORK:

\_\_\_\_\_ Attach the Home on a foundation provided by Purchaser, in accordance with Retailer's procedures.

\_\_\_\_\_ Perform the work described on the attached sheets.

B. GENERAL CONTRACTOR:

\_\_\_\_\_ If checked here, Retailer is acting as Purchaser's general contractor; if blank, Retailer is not acting as general contractor.

C. PRICE (check one)

\_\_\_\_\_ \$ \_\_\_\_\_ as payment for the Work as follows: \$ \_\_\_\_\_ at the signing of this Contract, and \$ \_\_\_\_\_ upon Completion.

\_\_\_\_\_ an amount equal to the Retailer's cost for labor and materials in the Work, plus \_\_\_\_\_%, payable \$ \_\_\_\_\_ at the signing of this Contract and the balance upon Completion.

\_\_\_\_\_ The Work is included in the price of the Home set forth in the Contract.

D. WORK STARTS: (See Section 4 below): \_\_\_\_\_ working days of:

date hereof       date of Home delivery       date of land closing       Other \_\_\_\_\_

WORK COMPLETED: \_\_\_\_\_ working days after work starts, subject to Section 4.

**Purchaser agrees to the terms and conditions of this Schedule:**

PURCHASER \_\_\_\_\_ RETAILER \_\_\_\_\_

PURCHASER \_\_\_\_\_

### **PART B - STANDARD TERMS AND CONDITIONS**

1. SCOPE OF THE WORK. The "Work" shall consist of those items described in PART A or on attached sheets. Any plans or specifications of the work which are described herein or attached hereto or otherwise identified as such by Retailer are referred to as the "Plans". Exclusions from the Work are listed in Section 2 below.

If Retailer advises Purchaser that the Home would be available for delivery on or after the anticipated delivery date but for the fact that Purchaser's site is not in a state which allows Retailer to deliver and install the Home as Retailer deems appropriate, then the Purchaser shall be responsible to pay an amount to Retailer in respect of Retailer's costs of holding the home until the site is prepared, which costs can include Retailer's cost of funds, the cost of storage and protection, and the like. The parties agree that these costs are estimated to be \$ \_\_\_\_\_ per day, and accept such estimate instead of requiring a calculation of various elements of the actual cost.

2. EXCLUDED ITEMS. The following items are not included in the Work and are the sole responsibility of the Purchaser at the Purchaser's cost, unless stricken out below:

Installation or connection of any utilities  
Heating, plumbing and electrical work  
Painting  
Finish Landscaping  
Clean up  
Permits

Obtaining building or occupancy permits, approvals from governmental bodies  
Interior floor coverings  
Interior wall paint or covering (other than prime base paint covering)  
Other labor and materials for that part of the Home below the foundation sill  
Other: \_\_\_\_\_

Purchaser shall comply with all codes and ordinances and inform Retailer of any special conditions including without limitation, deed covenants at the Location or any special requirements for the Home.

3. RELATIONSHIP. If Purchaser requests that Retailer obtain any materials or supervise any work not specifically described above or on the attached sheets and Retailer agrees to do so in writing, Purchaser shall pay Retailer the cost thereof plus \_\_\_\_\_ %.

INITIAL(S) \_\_\_\_\_

4. TIME FOR PERFORMANCE. Unless specified in Part A above or elsewhere in writing, Retailer will start the Work at such time as Retailer deems appropriate given the nature of the Work to be performed. Purchaser understands that some of the Work may be performed prior to delivery of the Home and some may be required to be performed after delivery of the Home because it depends upon delivery of the Home, all in Retailer's judgment. Retailer is not required to start the Work if any of the Purchaser's contingencies under the Contract are not satisfied. In either case Retailer shall use reasonable efforts to complete the Work within the period indicated in Part A after starting the Work. The dates for commencing and completing the Work shall be extended for the number of days that Retailer is unable to work due to inclement weather, labor disputes, material shortages, civil unrest, acts of the Purchaser or Purchaser's contractors, abnormal building conditions, acts of governmental bodies, failure of Purchaser to timely or correctly complete any work that Purchaser has agreed to do, and other causes outside of the control of

Retailer. "Completion" of Work shall occur when Retailer has performed all of the described work substantially in accordance with the Plans and if governmental inspection is required, the appropriate permit or approval of Retailer's work has issued.

5. CHANGES. No change in the Plans except as provided in Section 9 below, will be made without mutual written consent. Any additional cost caused by a change will be paid by Purchaser before the changed work is performed. A change required by a governmental body which increases Retailer's cost will not require Purchaser's consent and will be paid for by the Purchaser. Retailer may substitute materials of equal value and utility without Purchaser's consent.
6. Retailer is not responsible for any damage caused by water leaks, drain leaks or broken pipes if connection to water or sewer service was done by someone other than Retailer or its agent. Purchaser must be present when water is turned on, and shut off immediately if water leak exist, even if Retailer has stated water lines to be in working condition.
7. OTHER CONTRACTORS. Purchaser or other contractors of Purchaser may also be performing work at the Location and Retailer is not responsible for their work. THE WARRANTIES ABOVE ARE EXCLUDED IF WORK OF Purchaser OR Purchaser's OTHER CONTRACTOR IS NOT PERFORMED IN A TIMELY FASHION OR DOES NOT MEET THE STANDARDS OF THE PLANS OR THE INDUSTRY. Purchaser ALONE SHALL SUPERVISE OTHER CONTRACTORS.
8. POSSESSION AND CONTROL. While Retailer is performing the Work and until Retailer is paid in full for the work, Retailer shall retain sole possession and control of the Home and the Location. If Purchaser or other contractors of Purchaser are also performing work at the Location, Retailer shall not be responsible for safety or conditions at the Home or the Location. If Purchaser occupies the Home prior to Completion and full payment to Retailer, then Retailer may deem occupancy to be acceptance of Retailer's Work, and may terminate the obligation to perform all further Work, and shall be paid for Retailer's Work that was performed, in addition to all other amounts due under this Contract (including the purchase price of the Home).
9. CONDITIONS AT THE LOCATION. If unexpected conditions arise at the location which will increase Retailer's cost, Purchaser shall pay such increase and it will not be deemed a Change requiring Purchaser's consent. Examples of unexpected conditions include inadequacy of the weight bearing capacity of the soil, abnormally inaccessible sewers, unusual subsurface conditions and the misrepresentation of Purchaser on any conditions at the Location. Purchaser shall pay for tree removal, fill, cutting to grade, trucking, water pumping, excavation, snow removal, and the like. Retailer need not replace any topsoil or surface objects.

Delivery of the Home is included in the purchase price, or if the Retailer quotes a charge for delivery to the Purchaser's destination, both the agreement to transport the Home, as well as the price quotation made, are based upon Purchaser warranting that travel is along acceptable all weather, surfaced roads, fully open and accessible, from point of origin to point of delivery during the period required for transportation. If Purchaser's warranty is untrue, Purchaser shall pay any additional costs of delivery, and may have a delay in delivery if Retailer deems delay advisable. If the delivery is delayed because Purchaser's warranty is untrue, the Home shall be considered "available for delivery" for purposes of determining whether Purchaser had a right to cancel this Contract due to the unavailability of the Home.

Purchaser is responsible for any damage to local roads, the property or site, neighbors' property or site or any other damage between main road and the final placement. Purchaser is responsible for damage to the Home if the site is not properly prepared, such as removing trees and bushes, filling in ditch lines, lengthening culverts, widening driveway, and doing proper leveling and grading of site. This paragraph does not apply if damage was committed by negligent acts of Retailer or its agents.

Retailer does not guarantee proper placement unless a foundation, running below the frostline, has first been prepared. Purchaser agrees to pay for all labor and material costs to re-set the Home, caused by future settling or sinking from failure to provide an approved foundation. Sewer must be stubbed out of the ground, water line must be tapped and electric line must be connected to meter pole with proper receptacle within 20 feet of the electric box inside the Home. Purchaser is responsible for any re-leveling of the home caused by settling, frost heaving, or any other movement after occupancy if a permanent foundation is not selected by Purchaser. Purchaser is responsible for any and all cosmetic repairs and adjustments to trim, batten strips and wall panels necessitated by settling, expansion or contraction of a new Home after the original setup and not listed on any pre- or post delivery inspection sheets.

10. PURCHASER RESPONSIBILITIES. Unless assumed by the Retailer elsewhere in this Contract, it is the Purchaser's responsibility to have a fuel supplier light pilot lights, install proper orifice, adjust flames, and fire furnace, when supplier hooks up fuel to the Home. This includes the furnace, water heater, stove, or any other fuel burning device. It is Purchaser's responsibility to be sure water heaters are full of water prior to lighting or turning on water heater for the first time. Burned out heating elements in electric water heaters are Purchaser's responsibility and are considered a maintenance item by Retailer, even if Retailer has stated water heater in working condition.

Purchaser is responsible for exterior maintenance such as sealing roofs and/or vents, and caulking windows and doors. Homes with metal roofs should be sealed by Purchaser immediately after occupancy.

Purchaser is responsible for any and all freeze ups to water lines or drain lines including heat tape failure, even if Retailer did water and/or sewer connection. It is Purchaser's responsibility to inspect and repair underbelly (insulation) under the home and make repairs after delivery/occupancy.

Purchaser is responsible for pest control or any damage caused by rodents, pests, insects, or any other animals. Purchaser is responsible for normal maintenance, wear and tear repairs, and any damage to the Home after occupancy which is not stated on the pre or post occupancy delivery inspection sheet. Purchaser is responsible for removing appliances anchored to walls, if desired, patching any screw holes left by anchors, and leveling appliances. Purchaser is responsible to have dryer hose vented to outside of the Home.

Skirting package does not include insulation unless specified on this Contract. Setup does not include anchoring unless specified on this Contract. If anchored, it shall be Purchaser's full responsibility to have all underground utilities marked and flagged.

11. PRICE AND PAYMENT. In addition to the purchase price of the Home, Purchaser shall pay Retailer as indicated in PART A. Attached hereto is a schedule setting forth the estimated price for the Work and how it was computed. If any portion of the price is not paid when due, such amount shall bear interest from the date when due until the date paid at the rate of 12% per annum, or, if higher, at 2% above the then announced prime rate as reported in The Wall Street Journal unless either rate would be a violation of any "usury" law, in which case the highest permitted rate would be in effect.

12. LIEN NOTICE IF RETAILER IS A PRIME (GENERAL CONTRACTOR). AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, RETAILER HEREBY NOTIFIES PURCHASER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON PURCHASER'S LAND MAY HAVE LIEN RIGHTS ON PURCHASER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED RETAILER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE PURCHASER OR THOSE WHO GIVE THE PURCHASER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, PURCHASER WILL PROBABLY RECEIVE NOTICE FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. RETAILER AGREES TO COOPERATE WITH THE PURCHASER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

13. INSURANCE. Purchaser shall keep the Home and Location insured with all risk coverage against loss or damage by fire, windstorm, vandalism, theft, collapse and all other hazards, naming Retailer as additional insured and loss payee in an amount not less than the amount owed hereunder. If Purchaser does not carry that insurance, Retailer may obtain it and charge Purchaser for the premium. Retailer shall maintain public liability insurance while it is performing the Work of not less than \$300,000 bodily injury, \$100,000 property damage, and worker's compensation coverage.

14. SECURITY AGREEMENT. Purchaser hereby grants a security interest to Retailer in the Home as security for payment of all amounts due Retailer in this Contract. Purchaser shall execute such documents as Retailer requests in order to evidence this interest. Retailer may also have other security interests or other collateral for all or portions of these obligations.

15. DEFAULT AND REMEDIES. If Purchaser defaults in the performance of any of its duties in this Contract, Retailer may terminate its obligation to perform the Work, and shall be paid for Retailer's Work that was performed, in addition to all other amounts due under this Contract (including the purchase price of the Home), and shall have all other remedies available at law or equity. Purchaser shall pay Retailer's cost of collection, including attorney's fees, whether before or after bankruptcy.

## Schedule D Worksheet

On-Site Work Breakdown

The following further defines the Scope of the Work as set out in Schedule D

Purchaser(s): \_\_\_\_\_

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

ITEM		RESPONSIBILITY		SUBCONTRACTOR	AMOUNT \$
		CUSTOMER	RETAILER		
1.	Permits	<input type="checkbox"/>	<input type="checkbox"/>		
2.	Surveying	<input type="checkbox"/>	<input type="checkbox"/>		
3.	Excavating	<input type="checkbox"/>	<input type="checkbox"/>		
4.	Grading & Backfill	<input type="checkbox"/>	<input type="checkbox"/>		
5.	Site Preparation	<input type="checkbox"/>	<input type="checkbox"/>		
	- Tree Removal	<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>		
6.	Clean-Up	<input type="checkbox"/>	<input type="checkbox"/>		
7.	Footings & Foundation - Labor	<input type="checkbox"/>	<input type="checkbox"/>		
	- Materials	<input type="checkbox"/>	<input type="checkbox"/>		
8.	Other Concrete Describe:	<input type="checkbox"/>	<input type="checkbox"/>		
9.	Other Construction Describe:	<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>		
10.	Drive-way Type: <input type="checkbox"/> asphalt <input type="checkbox"/> concrete <input type="checkbox"/> gravel	<input type="checkbox"/>	<input type="checkbox"/>		
11.	Electrical Hookup	<input type="checkbox"/>	<input type="checkbox"/>		
12.	Plumbing Hookup	<input type="checkbox"/>	<input type="checkbox"/>		
13.	Water - Tap	<input type="checkbox"/>	<input type="checkbox"/>		
	- Pressure System	<input type="checkbox"/>	<input type="checkbox"/>		
	- Well	<input type="checkbox"/>	<input type="checkbox"/>		
14.	Sewer - Tap	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Mound System				
	<input type="checkbox"/> Septic System				
	<input type="checkbox"/> Holding Tank				
15.	Gas/Fuel Connection	<input type="checkbox"/>	<input type="checkbox"/>		
16.		<input type="checkbox"/>	<input type="checkbox"/>		
17.		<input type="checkbox"/>	<input type="checkbox"/>		
18.		<input type="checkbox"/>	<input type="checkbox"/>		
19.	<b>General Contractor Fee</b>				
<b>TOTALS</b>		Total Lines 1 to 19 Insert Total on line 7 on page 1 of Contract -->			

**Schedule E**  
**Additional Representations**

1. TRADE-IN REPRESENTATIONS. Purchaser will Trade-in the Home identified on the front of this Contract, if any Purchaser warrants and represents that it has valid title, and full power, right and lawful authority to dispose of Trade-in.

Purchaser warrants and represents that:

- The Trade-in is free from all liens and encumbrances and agrees to defend such title against all claims. In this instance, Trade-in may be used in lieu of cash down payment.
  
- The Trade-in is financed by \_\_\_\_\_, the amount owed as of \_\_\_\_\_ 20 \_\_\_\_ is \$ \_\_\_\_\_, the lien is \_\_\_\_\_, the collateral is \_\_\_\_\_.

Purchaser warrants and represents that it has disclosed all material defects regarding the Trade-in. Purchaser will deliver the title for the Trade-in and warrants that all taxes of every kind levied against the Trade-in have been paid in full. If any governmental agency claims a tax lien on or against the Trade-in, the Retailer may, following written notice to Purchaser and a reasonable opportunity to perform, add such amount to the purchase price for the Home ordered herein with the same effect as though originally included in the Contract.

**Purchaser agrees to vacate Trade-in on:**

- \_\_\_\_ / \_\_\_\_ / \_\_\_\_       within \_\_\_\_ days following delivery of Home       within \_\_\_\_ days prior to delivery of Home
- on day of delivery       other: \_\_\_\_\_.

**A charge of \$ \_\_\_\_\_ per day will be assessed if Trade-in is not released for pick up at the time specified above or Retailer may cancel this Contract at Retailer's option. Retailer is authorized to sell a Trade-in upon delivery of the title to Retailer.**

2. DISCLOSURE OF USED HOME CONDITION. If Home is used, Purchaser acknowledges receipt of a disclosure by Retailer in writing of all known significant structural or mechanical defects and damages to Home. Said disclosure shall be made in the manner and form prescribed by state law.

3. DISCLOSURE OF OWNER  check here if new Home and this section is not applicable.

- Used Home (previous owner)       Consigned Home (current owner)       Listed Home (current owner)

Name: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_.

4. SITE SELECTION BY PURCHASER. The Site for the Home has been selected by the Purchaser without reliance on any statements by Retailer or the failure of the Retailer to make a statement. Purchaser alone must be satisfied that the site selected is suitable for the Home. Retailer does not know all of the factors that may be important to Purchaser and so Purchaser must rely on Purchaser's own investigation and evaluation.

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

**PURCHASER** \_\_\_\_\_ **RETAILER** \_\_\_\_\_

**PURCHASER** \_\_\_\_\_

**Schedule F**  
**Notice of Manufactured Home Community Lease/Rules.**

Purchaser acknowledges that the Home being purchased is located on leased land in a Manufactured Home Community. Purchaser hereby acknowledges receipt of the following information prior to the execution of the Contract for the Home.

PURCHASER: \_\_\_\_\_

RETAILER: \_\_\_\_\_

LOCATION: \_\_\_\_\_

DESCRIPTION OF HOME:      MANUFACTURER: \_\_\_\_\_      MODEL: \_\_\_\_\_

MANUFACTURED HOME COMMUNITY NAME: \_\_\_\_\_

MANUFACTURED HOME COMMUNITY ADDRESS: \_\_\_\_\_

MANUFACTURED HOME COMMUNITY PHONE: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

This Contract is contingent upon the Home and Purchaser being accepted by Manufactured Home Community Operator.

Purchaser hereby acknowledges that a copy of the Manufactured Home Community Lease and Rules of the Manufactured Home Community can and should be obtained from the Manufactured Home Community.

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

PURCHASER: \_\_\_\_\_

PURCHASER: \_\_\_\_\_

# Amendment To Contract

The undersigned agree to the following amendments to the Manufactured Home Purchase Contract dated \_\_\_\_\_, \_\_\_\_\_ for the purchase and sale of the following home:

Manufacturer: \_\_\_\_\_ Model and Year: \_\_\_\_\_

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

1. The price is changed as provided below:
- A. Reflecting changes in Schedule:
- |  |                                       |
|--|---------------------------------------|
| Schedule A Home Options                | Schedule D Private Property Placement |
| Schedule C Personal Property Placement | Other: _____                          |
- B. Trade-in Allowance is changed from \$ \_\_\_\_\_ to \$ \_\_\_\_\_.
- C. The Home placement is changing from:
- real property placement to personal property placement
- personal property placement to real property placement
- D. The Home will be located at \_\_\_\_\_

A. Base Price of Home Sold	\$ _____
B. Total Options from Schedule A, Part A	\$ _____
C. Total from Schedule C	\$ _____
1. Sub Total (Sum lines A + B + C)	\$ _____
2. Trade Allowance	\$ _____
3. Trade Difference (1 Less 2)	\$ _____
4. _____ % Wisc. Sales Tax x line 1	\$ _____
(include 35% exemption if applicable)	
<input type="checkbox"/> Sales Tax Computed on line 4	
<input type="checkbox"/> Line 1 Price includes Sales Tax, if applicable.	
<input type="checkbox"/> No sales tax imposed on purchaser because of realty improvement.	
<input type="checkbox"/> No sales tax imposed due to other exemption:	
_____ (include ES # if applicable)	
(Note: Trade allowance may not be used in calculating tax. No tax on used homes exceeding 45 ft.)	
5. Title, Lien, UCC-1, Other fees	\$ _____
6. Physical Damage Insurance	\$ _____
7. Total from Schedule D	\$ _____
8. Total from Schedule A, Part B	\$ _____
9. Balance Due to (below) On Trade in	\$ _____
(_____)	
10. Sub-Total (3+4+5+6+7+8+9)	\$ _____
11. Less Down Payment	\$ _____
12. Sub-Total (10 less 11)	\$ _____
13. Additional Down Payment Due	\$ _____
Due on or before ____ / ____ / ____	
14. Due on Closing	\$ _____

2. Delivery Date is changed from \_\_\_\_\_ to \_\_\_\_\_.
3. The following schedules are modified or incorporated as attached hereto.
- |   |   |
|---|---|
| <input type="checkbox"/> A. Home Options                | <input type="checkbox"/> E. Additional Representations                        |
| <input type="checkbox"/> C. Personal Property Placement | <input type="checkbox"/> F. Notice of Manufactured Home Community Lease/Rules |
| <input type="checkbox"/> D. Real Property Placement     | <input type="checkbox"/> Other: _____   |
4. The Purchaser's financing condition is waived / satisfied.
5. Other: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

All other terms and conditions of the Contract and any prior amendments remain the same.

This Amendment supersedes noted provisions and is binding upon the undersigned only if a copy of the accepted Amendment is delivered to the party proposing the Amendment on or before \_\_\_\_\_, \_\_\_\_\_. Time is of the essence. Delivery of the accepted Amendment may be made in person or by mail. The party offering this Amendment may withdraw the offered Amendment prior to acceptance and delivery as specified above.

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

PURCHASER \_\_\_\_\_

PURCHASER \_\_\_\_\_

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

RETAILER \_\_\_\_\_  
(INSERT CORPORATE OR BUSINESS NAME)

BY: \_\_\_\_\_

PRINT NAME & TITLE \_\_\_\_\_