

BUYER INFORMATION		DEALER INFORMATION	
Buyer Name(s):	<b>William Rockie Roper</b>	Dealer Name:	Keystone Homes LLC dba "BAM Homes"
Buyer Phone:	(702) 965-2436	Dealer Phone:	(925) 266-3716
Buyer Email:	rockie.mymail@gmail.com	Dealer Email:	info@bamhomes.com
Site Address:	<b>28580 Butler Road, Winchester CA 92596</b>	Dealer Address:	2824 Lone Tree Way Antioch, CA 94509

This Manufactured Home Purchase Agreement - FOB ("Agreement") is entered into on **02/18/2026** by and between Keystone Homes LLC, dba Bay Area Manufactured Homes ("Dealer" or "BAM Homes"), and **William Rockie Roper** ("Buyer").

## 1. PURPOSE AND TRANSACTION TYPE

### 1.1 Phase-1: Design (Pre-Construction)

Buyer agrees to purchase from Dealer, and Dealer agrees to sell to Buyer, a new HUD-code manufactured home on a **Free-On-Board (FOB)** basis, as more particularly described in this Agreement. Buyer acknowledges and agrees that:

- This Agreement is a **dealer sales agreement only**;
- Dealer is **not** acting as a general contractor, prime contractor, or installation contractor;
- All installation, foundation, utilities, permits, inspections, and code compliance shall be performed by others retained directly by Buyer.

## 2. DEFINITIONS

- **"Home"**: The manufactured home described in Section 3 and the attached Exhibits.
- **"FOB"**: Free-On-Board at the Project Site, with risk of loss transferring prior to off-load.
- **"Delivery Point"**: Buyer's Project Site address, immediately prior to off-loading the Home from the transporter.

- “**Installer**”: A third-party California-licensed C-47 manufactured home installer retained directly by Buyer.
- “**Excluded Work**”: All work not expressly included in Dealer’s Scope of Services under Section 5.

### 3. DESCRIPTION OF HOME

Buyer is purchasing the following manufactured home (the “**Home**”):

- Manufacturer: **Champion Homes (Redman Homes - Lindsay, CA)**
- Model / Floor Plan: **Creekside Manor / CM-3483B**
- Size / Configuration: **48' x 23' 4" / 1,120 Sq Ft / 3 Bedrooms, 2 Full Bathrooms**
- HUD Compliance: HUD-code manufactured home
- Options & Upgrades: As listed in **Exhibit A – FOB Estimate** and **Exhibit B – Home Specifications**

### 4. PURCHASE PRICE AND TAXES

#### 4.1 Purchase Price

The total purchase price for the Home, including approved options, upgrades, FOB surcharge, transportation, and administrative coordination services (the “**Purchase Price**”), is set forth in Exhibit A.

#### 4.2 Sales Tax

Dealer shall collect and remit applicable California sales tax based on the Home price and taxable components, as shown in Exhibit A.

### 5. DEALER SCOPE OF SERVICES (LIMITED)

Dealer’s services under this Agreement are strictly limited to the following, all of which are administrative and coordination-based services only:

- Assisting Buyer with home design selections and factory options;
- Processing and submitting the Home order to the manufacturer;
- Coordinating with the manufacturer regarding production status;
- Hiring and coordinating a licensed transporter;
- Scheduling delivery of the Home to the Project Site;

- Providing limited administrative project coordination services, not to exceed the hours and scope expressly identified in **Exhibit A – FOB Estimate**.

Buyer acknowledges that Project Management services referenced in Exhibit A are **not** construction management services and do **not** include supervision, direction, or control of installers or contractors.

## 6. EXCLUDED WORK AND BUYER RESPONSIBILITIES

The following are expressly excluded from Dealer's scope and are Buyer's sole responsibility:

- Permits, approvals, and inspections;
- Site preparation, grading, and access;
- Foundations, piers, tie-downs, anchoring systems;
- Utility connections (water, sewer, electrical, gas);
- Installation, set-up, skirting, porches, stairs, or landings;
- Compliance with local AHJ and HCD requirements;
- Correction of any installation-related defects.

Buyer shall retain, at Buyer's sole cost, a properly licensed and insured **C-47 Installer**, identified as follows:

Installer Name:

License Number:

## 7. FOB DELIVERY AND RISK OF LOSS

### 7.1 FOB Transfer

The Home is sold **FOB at the Project Site prior to off-load**, consistent with standard California manufactured home dealer practices. Risk of loss, theft, or damage transfers to Buyer at the moment the Home arrives at the Project Site and **before** off-loading begins.

### 7.2 Delivery Acknowledgment

Buyer and/or Buyer's Installer shall execute **Exhibit C – Delivery & Risk Acknowledgment** at the time of delivery confirming receipt and visible condition of the Home.

## **7.3 Transport Damage**

Dealer will reasonably assist Buyer with transport-related damage claims submitted to the transporter or manufacturer, as applicable. Dealer assumes **no liability** for transport-related damage beyond such administrative assistance.

## **8. SITE ACCESS, STORAGE, AND FAILED DELIVERY**

Buyer shall ensure that the Project Site is fully accessible and ready for delivery at the scheduled delivery date.

If delivery cannot be completed, or if off-loading is delayed, due to site conditions, weather, governmental actions, or other circumstances outside of Dealer's control, Buyer shall be solely responsible for all standby charges, redelivery costs, **storage fees**, and related expenses.

If storage of the Home is required for any reason, Buyer acknowledges and agrees that:

- Storage fees are **not** included in the Purchase Price;
- Dealer does **not** insure the Home during storage;
- Dealer assumes **no responsibility** for damage, theft, vandalism, weather exposure, or other loss occurring during storage.

Buyer shall ensure that the Project Site is fully accessible and ready for delivery. If delivery cannot be completed due to site conditions, Buyer shall be responsible for all standby, redelivery, and additional transportation costs.

## **9. PAYMENT TERMS**

### **9.1 Deposit**

Buyer shall pay a deposit equal to **three percent (3%) of the Total Cost**, not to exceed **\$3,000**, upon execution of this Agreement. The deposit shall be **non-refundable**, except as expressly stated herein.

### **9.2 Balance Due**

The full remaining balance of the Purchase Price shall be **due immediately upon delivery** of the Home to the Project Site, regardless of installation status.

### **9.3 Financing Contingency**



This Agreement is contingent upon Buyer securing financing within **sixty (60) calendar days** from the Effective Date. If Buyer fails to secure financing within this period, either party may terminate this Agreement by written notice. In such event, Buyer acknowledges and agrees that the deposit shall be **non-refundable** and retained by Dealer to cover administrative costs, manufacturer commitments, and opportunity costs.

## 10. MANUFACTURER WARRANTY

The Home is covered solely by the manufacturer's written warranty. Dealer makes no independent warranties and is not responsible for warranty claims arising from installation, foundation, or site work.

## 11. NO CONSTRUCTION CONTRACT

Buyer acknowledges that this Agreement is **not** a construction contract. Dealer is not acting as a general contractor and assumes no responsibility for construction, installation, or code compliance.

## 12. INDEMNIFICATION

Buyer shall indemnify, defend, and hold harmless Dealer from any claims arising out of installation activities, site conditions, or acts or omissions of Buyer's Installer or other contractors.

## 13. INSURANCE

Buyer is responsible for maintaining appropriate insurance coverage for the Home commencing at FOB transfer.

## 14. CANCELLATION AND CHANGES

Cancellation after the Home order is placed may result in forfeiture of deposits and manufacturer cancellation fees. Change orders must be approved in writing.

## 15. GOVERNING LAW AND DISPUTE RESOLUTION

This Agreement shall be governed by the laws of the State of California. Venue shall lie in the county where Dealer's principal office is located.

## 16. ENTIRE AGREEMENT



# Manufactured Home Purchase Agreement

This Agreement, together with all Exhibits, constitutes the entire agreement between the parties.

---

## EXHIBITS -

- **Exhibit A** – FOB Estimate (including PM hours, exclusions, and FOB surcharge)
  - **Exhibit B** – Home Specifications & Options
  - **Exhibit C** – Delivery & Risk Acknowledgment
- 

### Buyer:

By: \_\_\_\_\_

Name: **William Rockie Roper**

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

### Dealer:

By: \_\_\_\_\_

Name: **Brett Olsen, COO**

Date: **02/18/2026**

# EXHIBIT A

Cost Category	Item	Item Cost	Item Description & Notes
Manufactured Home Price	<b>Creekside Manor 3483B</b>	\$90,900.00	CM-3483B: 1,120 Sq Ft (48' x 23' 4") 3 Bedrooms, 2 Full Bathrooms
	+ Allowance for Upgrades	\$13,900.00	Allowance: Options selected by the Client at <a href="http://build.bamhomes.com">build.bamhomes.com</a> on 7/31/2025
	+ SS Microwave w/ Hood Vent	\$700.00	Includes: Factory-Installed SS SpaceSaver Microwave with Hood Vent
	+ Fan Prep w/ Ceiling Light (x4)	\$500.00	Includes: Factory-Installed Fan Prep with 2nd Switch for Ceiling Light (Bed1+Bed2+Bed3+LR)
	+ 36"wide Entry Door (Exchange)	\$400.00	Includes: Upgrade the Factory-Installed Entry Door to 36"wide
	+ Lap Siding for Skirting (Ship-Loose)	\$1,200.00	Includes: Factory to Ship-Loose (60pcs) of 12ft Lap Siding for Skirting to be installed by Others
	+ 200-Amp Meter Box w/ Mast Head	\$400.00	Includes: Factory-Installed 200-Amp Meter Box with Mast Head
	+ Free-On-Board Surcharge	\$1,000.00	Surcharge for BAM Homes to perform Home Order Process and Factory Coordination
Permit Preparation	Plan Set & Permit Submittal**	<i>EXCLUDED</i>	**Not included in Base Price
Permit Preparation - 3rd Party Consultants	Surveyor - Survey & Boundary Plat**	<i>EXCLUDED</i>	**Not included in Base Price
	Geotechnical Engineer - Soils Report**	<i>EXCLUDED</i>	**Not included in Base Price
	Structural Engineer - Foundation Design**	<i>EXCLUDED</i>	**Not included in Base Price
Permit Fee	Plan Review & Building Permit Fees*	<i>EXCLUDED</i>	*Excluded from PSA; to be paid directly by the Client
Delivery/Transport	Transportation (Double-Wide)	\$9,000.00	Includes: Transportation Permit and Pilot Car; Excludes: CHP Escort, and Traffic Control
Installation & Set-Up	Installation Crew on Delivery Day**	<i>EXCLUDED</i>	**Not included in Base Price
	Structural Set-Up**	<i>EXCLUDED</i>	**Not included in Base Price
Project Management	Project Management Services	\$2,000.00	Includes: Turnkey Project Management Services (~16 PM Hours)
	<b>Free-On-Board Total</b>	\$11,000.00	
	<b>Home Price Total</b>	\$109,000.00	
	<b>Subtotal</b>	\$120,000.00	
	<b>OH&amp;P</b>	\$2,200.00	
<b>Discount(s)</b>	<b>PROMOTIONAL DISCOUNT</b>	<b>-\$1,000.00</b>	<b>Special Promotion! (EXPIRES 2/28/2026)</b>
<b>TOTAL COST</b>		<b>\$121,200.00</b>	
	<b>Estimated Sales Tax</b>	\$7,664.06	<a href="#">Effective Sales and Use Tax Rates</a>

## CM-3483B

Designed by Rockie Roper (8/12/2025, 11:19 am)

Home info:

Model: CM-3483B

Bedrooms: 3

Bathrooms: 2

Square Feet: 1120

Dimensions: 23' 4" x 48'

Design cost:

Base unit: \$88,900

Upgrades: +\$13,900

Total: \$102,800

Links:

Design: <https://build.bamhomes.com/studio/wmfi464gsdbn>

Home: <https://build.bamhomes.com/homes/cm-3483b>



# Floor plan

Floor plan orientation:  
Standard

---



# Exterior

Choose your siding:



Vertical Fiber Cement

Trim Exterior Color:



Blue Dolphin

Exterior Color:



Soothing Sapphire

Choose your shingles:



White





CM-3483B Exterior

# Kitchen

Cabinet Material:



Grey

+\$4,000

Quartz countertop color:



Stanton Quartz

Choose your range:

Stainless Steel Gas Range

Dishwasher & Disposal:

Dishwasher & Sink Disposal

+\$1,150

Kitchen & Bathroom flooring color:



Barnwood Grieger

Countertop material:

Quartz

Kitchen Sink:



Stainless Double Drop In

Refrigerator:



Premium Stainless Steel Refrigerator

+\$1,950

Kitchen & bathroom flooring material:

Linoleum



Grey Cabinet Color + Barnwood Grieger Kitchen Flooring Color + Stanton Quartz countertop + Stainless Double Drop In Kitchen Sink + Stainless Steel Gas Range + Dishwasher & Sink Disposal + Premium 22 Cu. Ft. Stainless Steel Refrigerator with Ice Maker



Stainless Double Drop In Kitchen Sink

# Bathroom 1

Bathroom 1 Type:  
Shower

+\$550

Primary Tub/Shower Material:  
Standard

---

Bathroom 1 Mirror:



Standard Mirror

---



# Bathroom 2

Bathroom 2 Type:  
Shower

+\$550

Primary Tub/Shower Material:  
Standard

---

Bathroom 2 Mirror:



Standard Mirror

---



# Interior

Interior Ceiling Height:  
9' Flat w/ Taller Windows

+\$5,600



# Flooring

Living Room flooring material:

Carpet

---

Bedroom flooring material:

Linoleum

---

Living room flooring color:

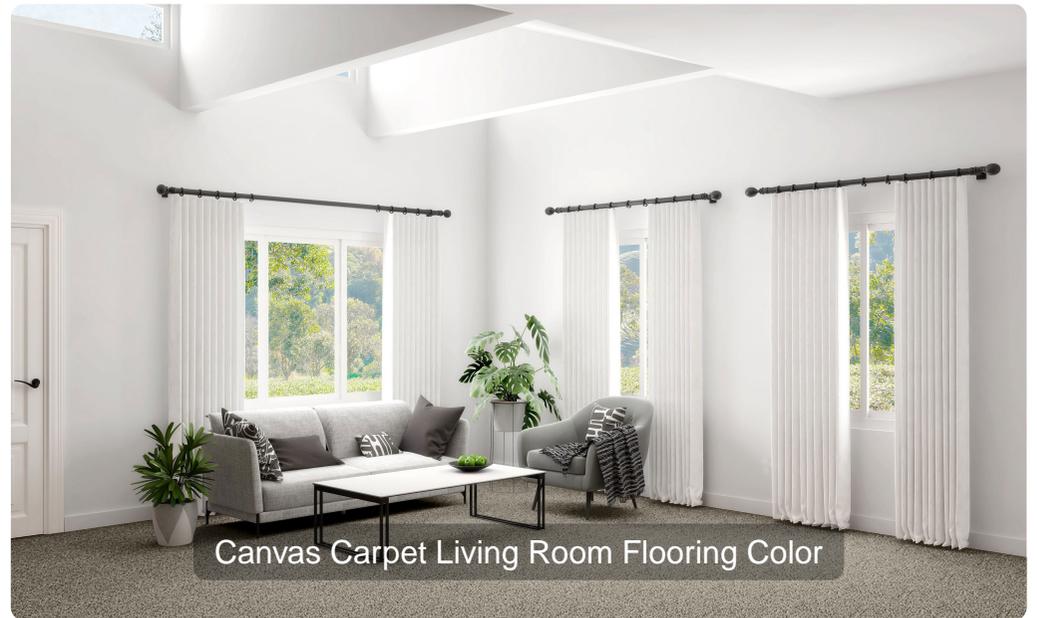
 Canvas

---

Bedroom flooring color:

 European Oak

---





Linoleum Bedroom Flooring + European Oak White Bedroom Flooring Color

# Appliances

Appliance Type:  
Gas & Electric

---

Water Heater:  
Gas Tank

---

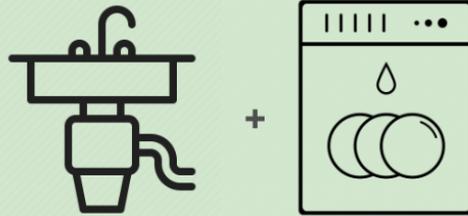
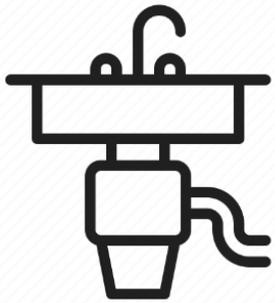
Furnace Type:  
Gas Furnace

---

Choose your thermostat:  
Programmable

---

+\$150



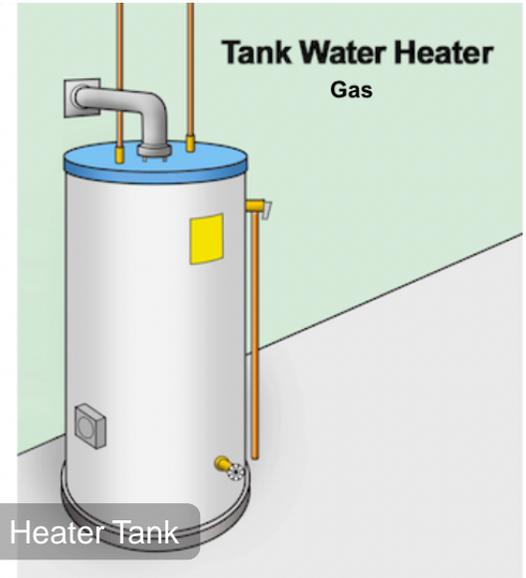
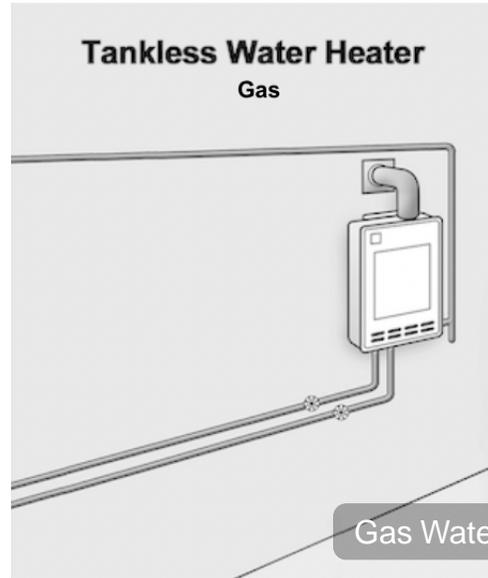
Dishwasher & Sink Disposal



Gas & Electric Appliances



Gas Furnace



Gas Water Heater Tank



Programmable Thermostat

# Advanced Details

Structural upgrades:

Air Conditioning Wiring

+\$450

---





**EXHIBIT C – DELIVERY & RISK ACKNOWLEDGMENT**

This Delivery & Risk Acknowledgment (“**Acknowledgment**”) is executed in connection with the Manufactured Home Purchase Agreement – FOB.

**1. Delivery Confirmation**

The undersigned acknowledge that the manufactured home has arrived at the Project Site on \_\_\_\_\_ (date).

**2. FOB Transfer of Risk**

The undersigned acknowledge that the Home is sold FOB at the Project Site prior to off-load, and that risk of loss, theft, or damage transferred to Buyer at that time.

**3. Condition of Home**

The Home was received in the following visible condition (check one):

- No visible damage observed
- Visible damage noted (describe): \_\_\_\_\_

**4. Storage Acknowledgment (If Applicable)**

If the Home is placed into storage, Buyer acknowledges that Dealer assumes **no responsibility** for damage, theft, vandalism, or weather-related impacts during storage.

**5. Installer Presence**

- Installer present at delivery
- Installer not present at delivery

**Buyer (or Authorized Rep.):**

By: \_\_\_\_\_

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

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

**BAM Homes (Dealer):**

By: \_\_\_\_\_

Name: **Brett Olsen, COO**

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