



SALES PROCESS

Purchasing an LV Series Home:

Rocio Romero LLC is the only authorized seller of LV series kit homes. LV customers may choose to pay for the kit in full at the time of their order or remit a non-refundable retainer. The deposits for the LV series kit homes vary; you can find the deposit amount for each home in the price list below.

Upon receipt of the non-refundable retainer Rocio Romero, LLC will send the home buyer an informational package that includes the drawing sets, construction binder, and construction DVD.

Between ordering and receiving your kit, you will have ample time to review your drawing sets, construction DVD, and construction guidelines. You will prepare the site, build your foundation as well as floor framing and decking. Upon making your final deposit for the LV series kit we will fabricate your kit. We will deliver your kit within 30 days.

For pricing see the price list below. For further details on the sales transaction and agreement you can view our sales agreement on our webpage <http://www.rociromero.com/LVSeries/brochure.htm> (This is our standard client contract).

PRICING FOR 2008 LV SERIES KITS

Below is the current pricing for the 2008 LV series kit homes. There are some choices to make prior to purchasing your LV kit (see list below).

LV model

Base LV model:	20 psf snowload, Kynar metal	\$ 36,870
		Deposit (10,000)
Upgrade:	50 psf snowload	\$ 1,160

LVL model

Base LVL model:	20 psf snowload, Kynar metal	\$ 42,950
		Deposit (10,000)
Upgrade:	50 psf snowload	\$ 1,355

LVM model

Base LV model:	20 psf snowload, Kynar metal	\$ 24,950
		Deposit (5,000)
Upgrade:	50 psf snowload	\$ 575

LVG model

Base LV model:	20 psf snowload, Kynar metal	\$ 20,570
		Deposit (2,500)
Upgrade:	50 psf snowload	\$ 500

LV150 model

Base LV150 model:	20 psf snowload, Kynar metal	\$ 38,760
		Deposit (10,000)

LVL150 model

Base LVL150 model:	20 psf snowload, Kynar metal	\$ 46,050
		Deposit (10,000)

PRICING FOR ADD-ON'S (Add-on's can only be purchased with two (2) LV series home)

LVC Courtyard

Base LVC model:	20 psf snowload	\$ 5,990.00 Deposit (0)
Upgrade:	50 psf snowload	\$ 575.00

LVT tower

Base LVT model:	20 psf snowload, Kynar metal	\$ 19,790.00 Deposit (0)
Upgrade:	50 psf snowload	\$ 410.00

Note: Missouri residents will be charged state sales tax on their purchase equal to 7.475%. Customers outside of Missouri may be responsible to pay a use tax to their own state.

FINANCING

Since the LV series kit home qualifies as new construction, this allows the home to qualify for a traditional mortgage. The LV series kit home is a kit of parts, which is a type of prefabricated methodology. It is different from manufactured and/or modular housing. It is erected on site as opposed to off-site (modular is erected off-site); this allows the home to qualify as new construction and therefore, your home can qualify for a traditional mortgage and your building inspector can inspect throughout all the build phases like a normal stick built home.

Prior to attaining a traditional mortgage you will need to get a construction loan so that you can borrow money to build the home. This construction loan is the same as any normal construction loan issued out for new construction. Once your home has been built, you can then roll the construction loan into a traditional mortgage. For answers to any general questions regarding financing your LV project, please contact our sales staff at 573-547-9078.

BUILDING YOUR LV

The home is an exterior shell kit package and includes: post and beam, exterior wall panels, faux wall panels, roof framing, select connectors, and Kynar siding material. Any good general contractor can build an LV series home. Our kit makes the process of building the kit home very easy and we are available for any construction related questions throughout the entirety of the process. This is part of our service to you.

Prior to purchasing an LV series home you and your contractor can attain a ballpark estimation of the LV series home by reading the following information on our website:

"LV", "LVL", "LV150", "LVM", "LVG" <http://www.rociromero.com/LVSeries/brochure.htm>

These brochures contain specific information for the individual products. This brochure contains plans, dimensions, and room sizes.

"LV Design" http://www.rociromero.com/LVSeries/pdf/LVS_DESIGN.pdf

This brochure contains general information that is shared amongst all the LV series homes. It provides all the options for the LV series homes, as well as specifications.

"LV Build" http://www.rociromero.com/LVSeries/pdf/LVS_BUILD.pdf

This brochure contains general information that is shared amongst all the LV series homes. It provides all the sales, financing, building, and construction assistance information.

"LV construction cost estimations"

http://www.rociromero.com/LVSeries/pdf/LVS_construction_cost_estimation.pdf

Construction costs vary throughout the U.S. due to the difference in local labor rates, therefore you will need to have a local general contractor bid the project in the location you choose to build. You can attain a ball park construction bid prior to making a deposit by filling out this construction cost estimation sheet. .

"LV video" http://www.rociromero.com/media/LV_MOVIE_082903_DIAL_UP.wmv

The video shows the erection of the LV home kit and will give you and your general contractor a visual understanding of how the kit comes together.

Testimonials Page: <http://www.rociromero.com/LVSeries/testimonials.htm>

The testimonials page allows you to learn from the experiences of our clients. It also contains more construction images of our clients' homes.