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ABARENICAIS MONET INCOMMEND, INC. 240 John Desse Ba Montany Melan, Messalah (1987) (230) 395-5758 • Fact (526) 340-4041

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OTE: WARRANTY AND EXCLUSIONS AND LIMITATIONS OF DAMAGES	ON THE REVERSE	SIDE	Dealer and Buyer certify that the additional terms and
DESCRIPTION OF TRADE IN	State Size		conditions printed on the other side of this contract are
JAKE NODEL	860R004	is	agreed to as a part of this agreement, the same as if printed.
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March 17, 2004

To: Ron Pleus

From: Tim Haden

Re: America's Home Brokers, Inc.

I stopped by America's Home Brokers today to drop off two consumer complaint inspection reports that I had conducted on Monday. When I pulled in to the parking lot I noticed that a red tag was missing on the first home closest to the office. The inventory has been red tagged since February 12, 2004 for failing to register. When I went inside the office I asked to see the owner, Todd Fruend. The lady in the office, Angie, told me that Todd was not in. I asked Angie if she new what happened to the red tag in the first home. She told me that a "kid" probably took it down. I told Angie I would check the home and then re-red tag it and I would also check the rest of the inventory. I also mentioned to Angie that I was concerned that I had not received some alteration papers that we needed for a consumer complaint inspection previously conducted on Carol Gray's home and that I now had two more alteration's from the Monday inspections. Angie told me that she would try to contact the owner while I was on the lot. She also asked me what would happen if they did not submit the alteration papers that we asked for. I told her that the Director may file a complaint with the Commission and the Commission may shut down the dealership.

I went out on the sales lot and checked the inventory from my list of previously red-tagged homes. I found that two of the homes were missing. I also noticed that some of the homes had been moved around but were still on the lot. I went back in to the office and asked Angie about the missing homes. She only new about one of them that she told me was sold prior to us red tagging the inventory. I asked to see the home files and she told me that Todd had them. I told her that the home files should be kept in the sales office. Angle also told me that Todd wanted to talk to me and she called him on the phone. Todd was very rude and threatening on the phone. I tried to explain to Todd that we needed to see the files on any home that they had sold prior to the inventory being red tagged. Todd told me that I needed to put that in writing and he would send me the contracts. I again tried to explain that the files are required to be kept in the sales office. Todd told me that he had an office at his home and that he kept some of the files there. Todd also asked me what we would do with the contracts. I told him the Director may verify with the consumer the date of purchase. He became angry and told me that we would all end up in court if we contacted his consumers. Todd also said that I told Angie that I was going to "shut them down". I explained to Todd what I had told Angie. Todd told me that he owned the homes and that he was going to sell them. I told him that the homes were red tagged and that they were not to be sold until his registration was current. He told me that he didn't care he was going to sell his homes and that if I needed anything from him, his lawyer wanted it in writing. To avoid further argument with Todd I told him that I would leave and the Director would probably be in contact with him.

#### In Regards to the March 17, 2004 memo

The truth should be stated that Tim Haden Told Angie Ruckel that He was shutting us down that we would no longer be in business. He harassed her about the moving of homes on the lot and requested that he speak to me immediately. I was on a family vacation. Angie called me and stated that Tim Haden had her worried that she really needed this job and wanted to know if she was going to need to find a job. She said that he was going to shut us down and that we could not move any of the home even the home we didn't own.

I talked with Tim and told him that I didn't think that his job description was to tell my employees that the were going to be out of employment. I told him to put his comments and statements in writing that I was not going to continue this verbally as My attorney would sort though his statements that he should not be in my place of business making such statements. I asked him to leave as he had nothing further to accomplish there. He wanted to records that were not available with out me being present. He continued to give Angie a hard time. He told me He wanted the customers names so that they could call the customers to verify. I told him that I was not going to give him the customers names and phone numbers so that he could kill the deals. We were financially struggling to close the lot and pay off over \$300,000 in Inventory Financing. I never threatened Tim Haden > I would not stoop to the level of threatening him. This is A Lie.

345 John Deere Dr. MOSCOW MILLS, MISSOURI 63362 (636) 366-4750 • Fax: (636) 356-4841

BUYER(S) LARRY M. & Ann Phi	(Lips	<u> </u>	PHONE 636- 356	- 4170	DATE	
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A PLAIN LANGUAGE PURCHASE AGREEMENT Rev 01/00 Copyright @1983 JENKINS BUSINESS FORMS MASCOUTAH, IL 52258

		Sale Cont	ract		
		(WITH FINANCING CONT	INGENCT)		
		(WITH FINANCING CONT August	, Mo	<u>)@</u>	
:CI	GIVED FROM PAUL Sch.				
.,			***************************************		
15	um of These bounds of deed	h consideration for the put	chese of the following	Dollars (\$	ituated i
	Contraction of the second	Missouri, know	ra or described as:	- HINL	lickors
	Pidge Subdivision.			144 D ( 7 7 1	· · · · · · · · · · · · · · · · · · ·
1	Ridge Subdivision.	145 WIDGEON	VIZIVE FOLE	1 100.6554	ł
	-				
Щe	h property is this day agreed to be so	old to purchaser, subject to	approval of seller by not	n of August 2	<u>, 20 0</u>
HC 1	not otherwise (and if not so approv		e feturzea to purcasse		
th	e following terms:				
Ī	e fonowing terms: Darnest deposit made as per this rec	eipt	<b>\$</b> 20		
	Additional earnest deposit to be made	e py purchaser on		•	
-	, 20	le se hereinafter fixed (anh	iect to adjust-		
7	Cash to be paid on closing date of sa ments as herein provided)				
-	Cash to be paid on closing date of sa ments as herein provided) Deed of deeds of trust of record, subj decorption	-			
	ments as herein provided) Deed of deeds of trust of record, subj	-			
. 1	ments as herein provided) Deed of deeds of trust of record, subj	ect to which title shall be t by seller as part purchase :	ranalerred\$	20 <sup></sup>	sion, if st

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This contract is contingent upon the availability to purchaser of financing, as set forth below, to be secured by deed or deede of trust on said property. If commitment therefor be not obtained by noon of <u>AMANEL 75</u>, 20,04, this contract shall be null and void and earnest deposit returned to purchaser. Said financing being as follows:

Seiver to pay upto \$ 1500- in closing cost AND prepairs.

any Special Agreements between Beller and Purchaser, all se of this contract, as fully and effectually as if they were incorpo	rated herein, at the office of
MENER TATE COMPLY TROY P	<u>~.0.</u>
on Astansist 20 1200-1	or on such prior date as the parties hereto may agree.
All adjustments referred to on the reverse side hereof to be m	ade as of
Title to pass when sale is closed. Time is of the essence of this	a contract.
Possession of property to be delivered to purchaser at time of tran	ster of title, or on <u>CLOSING</u>
	•
Deed to	Agent
	By
	Approved
Approved on date first above written:	I/we agree to pay
<u> </u>	
is authorized to order this examined.	the Commission as provided on the reverse side hereof.
w Comment of the	to be a lien on said property.
Purchaser	L. C. LX
••••••	Beller
Turchaser	FRUEND INVESTIGENTS LLL
AddressPhone	Address Phone 36-6-4286
Witness	Witness

345 John Deere Dr. MOSCOW MILLS, MISSOURI 63362 (636) 366-4750 • Fax: (636) 356-4841

BUYERIST Paul Cutright		PHONE DATE DATE
		PHONE (0.36-240-1815 DATE SALESPERSON (
B35 South Vatleyring	Ct. D'fal	on MD. 63366 Toda
13 tag edern Arolfloro	mer MO.	63363
MARE & MODEL S		YEAR BD. ROOMS FLOOR SIZE HITCH SIZE STOCK NUMBER
		63 3 L W 170 W32
BC 03AL0133131 4/6 X NEW	COLO	OR PROPOSED DELIVERY DATE KEY NUMBERS
		nallewood
	OF INSULATION	
CEILING ZQ		OPTIONAL EQUIPMENT
FLOORS		
		SUB-TOTAL S
THIS INSULATION INFORMATION WAS FURNISHED BY THE M. IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE		
16CRF. SECTION 460.16.	COMMISSION RUL	LE SALES TAX 2371 75
OPTIONAL EQUIPMENT, LABOR AND ACCES	SORIES	NON-TAXABLE ITEMS
Delivery — Within 100 mile radius.	s	VARIOUS FEES AND INSURANCE
Set-Up - On customer's piers.		1. CASH PURCHASE PRICE S
Block, level, and tie down home - one time.		TRADE-IN ALLOWANCE S
Remove hitch IF BOLT ON, ONLY!	· · · · · · · · · · · · · · · · · · ·	LESS BAL. DUE on above \$
Hook up water and sewer to stubs under home.		NET ALLOWANCE \$
Insulate and heat tape waterline - under home.		CASH DOWN PAYMENT \$
Skirt home AID Install A/C TDN.		CASH AS AGREED(
Tires & axies are property of America's Home Brokers, Inc.		2. LESS TOTAL CREDITS \$
Electric and or gas hook ups are buyer's responsibility.		SUB-TOTAL \$
Buyer responsible for any heavy or extra equipment		SALES TAX (If Not Included Above)
Ineedeed	<b>-</b>	3. Unpaid Balance of Cash Sale Price \$553-71 79
· · · · · · · · · · · · · · · · · · ·		REMARKS:
······································		Home_sold_AS_IC; with NO warranty, Bither expressed_or implied or otherwise; by America's Home Brokers, Inc.
		Skirting installed up to 30" high."
Sticting Color		Framing of skirting is customer responsibility.
1 Desert Saral		No warranty on heat tape.
		No warranty on freeze ups.
		- SKIRTING MATCRIA: ONLY
	· · · ·	Skirting Materisi ONLY,
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		- 710N A/C INSTALLED
	· · · · ·	
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	1	
BALANCE CARRIED TO OPTIONAL EQUIPMENT	S	
NOTE: WARRANTY AND EXCLUSIONS AND LIMITATIONS OF DAMAGES		
DESCRIPTION OF TRADE-IN YEAR	SIZE	conditions printed on the other side of this contract are
MAKE	BEDROOMS	agreed to as a part of this agreement, the same as if printed above the signatures. Buyer is purchasing the above
TITLE NO. VIJSERIAL NO	COLOR	described trailer, manufactured home or vehicle; the optional
AMOUNT OWING TO WHOM		equipment and accessories, the insurance as described has been voluntary; that Buyer's trade-in is free from all claims
		whatenever excent as noted
ANY DEBT BUYER OWES ON TRADE-IN IS TO BE PAID BY		MER IONOR NOLICEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT,
BUYER(S) ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORE	DER AND THAT BUYE	ERIS HAVE READ AND UNDERSTAND THE BACK OF THIS AGREEMENT.
		SIGNED X ALLO LIMMAT
AMERICA'S HOME BROKERS, INC. Not Valid Unless Signed and Accepted by an Officer of the Company or an Authority	DEALER	
The read critess signed all neurones of an onicer diang support of an Allenois		
By form M		SIGNED XBUYER
Approved		SOCIAL SECURITY NO / / /

 A PLAIN LANGUAGE PURCHASE AGREEMENT Rev 01/00

345 John Deere Dr. MOSCOW MILLS, MISSOURI 63362 (636) 366-4750 • Fax: (636) 356-4841

BUYER(S)	~		··· <del>·</del>				PHONE				ATE		
BUYER(S) JEFF	BISREL	A:/			<b></b>	[	314-	<u>378-2</u>				2-1-200	<u>×4                                    </u>
ADDRESS 1038	Ttekson	N' STT	LHOB	LES	110.	Ģ	<del>5</del> 301		SALESPERSOI	PW	ERS	$\geq$	
DELIVERY ADDRESS	D - WRI	aht City	No	KTH SIDAR								······	
MAKE & MODEL						EAR	BD. ROOMS	FLOO	R SIZE	HITCH SIZ	ZE	STOCK NUM	BER
Constien	LSK					203	3		NJ661 YS	8 wZ		207#	
SERIAL NUMBER	132545	- -	NEW		COLOR .			1	ROPOSED DELIN		E	KEY NUME	ERS
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CEILING	30					00	TIONAL EQU					-7:000	
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16CRF, SECTION 450.16.						<b></b>		· · · · · · · · · · · · · · · · · · ·			1		
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Hook up water and sev		nder home		<u>+</u>			ALLOWANC			- <u>/</u>			
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345 John Deere Dr. MOSCOW MILLS, MISSOURI 63362 (636) 366-4750 • Fax: (636) 356-4841

BUYER(S) Frank & Jammy Ballo	ird		1036-462-2080 DATE-15-04
ADDRESS 1211 Ridge Rd Focy, MU.	63379	) )	SALESPERSON TS dd
DELIVERY ADDRESS			
MAKE & MODEL	···		
Cavalier Pewer house			EAR BD. ROOMS FLOOR SIZE HITCH SIZE STOCK NUMBER
	1	OLOR	PROPOSED DELIVERY DATE KEY NUMBERS
CV 04 ALO262 795 AB & NEW		Beid	10-Clay
	OF INSULATIO	ON _	BASE PRICE OF UNIT S. 50,000 100
CEILING 22			OPTIONAL EQUIPMENT AIR COAD
EXTERIOR 11			Det-up Idelvier 5,000,00
FLOORS 72	<u> </u>	·	SUB-TOTAL
THIS INSULATION INFORMATION WAS FURNISHED BY THE M	ANUFACTURER.	AND	
IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE	COMMISSION R	ULE	SALES TAX 2243.00
16CRF, SECTION 460.16.			
OPTIONAL EQUIPMENT, LABOR AND ACCE	0.9700		NON-TAXABLE ITEMS
Delivery — Within 100 mile radius.	\$		VARIOUS FEES AND INSURANCE
Set-Up On customer's piers.			1. CASH PURCHASE PRICE \$ 57 243 00
Block, level, and tie down home - one time.			TRADE-IN ALLOWANCE S
Remove hitch IF BOLT ON, ONLY!			LESS BAL. DUE on above \$
Hook up water and sewer to stubs under home.			NET ALLOWANCE \$
Insulate and heat tape waterline — under home. Skirt home NO Install A/C VeS			CASH DOWN PAYMENT \$7243,00
and a second			CASH AS AGREED(REMARKS) SGROULLO
Tires & axles are property of America's Home Brokers, Inc. Electric and or gas hock ups are buyer's responsibility.			SUB-TOTAL IS
Buyer responsible for any heavy or extra equipment	-		SALES TAX (If Not included Above)
needed!		·	3. Unpaid Balance of Cash Sale Price \$ 50,000 00
			REMARKS:
			Home seld AS IS, with NO-warranty, either expressed or
			implied of Stigmine, by America's Home Brokars, Inc.
			Skirting installed up to 30" trigh.
			Framing of skirting is customer responsibility. No warranty on heat tape.
		)	No warranty on freeze ups.
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BALANCE CARRIED TO OPTIONAL EQUIPMENT NOTE: WARRANTY AND EXCLUSIONS AND LIMITATIONS OF DAMAGE	S SON THE REVERS	E QIDE	Dealer and Durian active the data of the
NUTERWARRAN I Y AND EXCLUSIONS AND LIMITATIONS OF DAMAGE DESCRIPTION OF TRADE-IN YEAR	SIGNEREVERS		Dealer and Buyer certify that the additional terms and conditions printed on the other side of this contract are
<u> </u>	x		agreed to as a part of this agreement, the same as if printed
MAKE MODEL	BEDROC		above the signatures. Buyer is purchasing the above
TITLE NO.	COLOR		described trailer, manufactured home or vehicle; the optional equipment and accessories, the insurance as described has
AMOUNT OWING TO WHOM			been voluntary; that Buyer's trade-in is free from all claims
ANY DEBT BUYER OWES ON TRADE-IN IS TO BE PAID BY		BUYER	whatsoever, except as noted.
THIS AGAINMENT CONTAINS THE ENTINE UNDERSTANDING BETWEEN DEALER AND BUYER			
	AND NO OTHER REPRESEN	I ALAN CA	
BUYER(S) ACKNOWLEDGE RECEIPT OF A COPY OF THIS OF	AND NO OTHER REPRESEN	UYERIS	AND UNDERSTAND THE BACK OF THIS AGREEMENT.
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