



SALES PROCESS

Purchasing an LV Series Home

Rocio Romero, LLC is the exclusive seller of LV Series Homes. LV customers may choose to pay for the kit in full at the time of their order or remit a non-refundable deposit. The deposits for the LV Series Homes vary; see the price list below.

Upon receipt of the non-refundable deposit and signed LVS Sales Agreement, Rocio Romero, LLC will send the home buyer an informational package that includes the drawing sets and construction binder.

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

Kit Costs

For kit pricing, see the price list below. For further sales transaction details, see our LVS Sales Agreement, <http://www.rociromero.com/LVSeries/pdf/ContractSaleGoodsRocioRomero.pdf>, (our standard client contract).

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)
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LVL150 model

Base LVL150 model:	20 psf snowload, Kynar metal	\$ 46,050 Deposit (10,000)
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Add-On Costs (Add-on's can only be purchased with another LV Series Unit)

LV2 Two Story

Base LV2 model:	20 psf snowload, Kynar metal	same as LV Kit Costs
Upgrade:	50 psf snowload	same as LV Kit Costs

LVC Courtyard

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

LVT Tower

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

Note: Missouri residents will be charged state sales tax on their purchase equal to 7.725%. Customers outside of Missouri may be responsible to pay a use tax to their own state.

Shipping Costs

Shipping costs vary based on your distance from Perryville, Missouri (70 miles south of St. Louis). Currently, shipment costs range from \$1,500 to \$5,000 for one (1) LV kit. Since diesel prices do vary, the cost of shipping rates will fluctuate accordingly. Final shipping costs will be fixed thirty (30) days in advance of shipment and payment of shipping fees are due seven (7) days prior to kit shipment. International clients can choose to have us coordinate all of the shipping details to transport the LV kit to their international build site (as we do with our domestic sales) or take receipt of their kit in Perryville and then handle all shipping arrangements. International shipping costs vary greatly, but currently (as of November 2009) it costs \$5,000 to ship to St. Croix and \$14,500 to ship to France.

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 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.

On average the home costs \$120-195 sq/ft. to build. This includes the construction costs associated with the LV Home; specifically: kit costs, kit shipping, foundation, and finish costs. This price does not include the cost of land or infrastructure costs such as wells driveways, septic, landscaping, etc. In the Midwest, the LV can be built around \$120 sq/ft. In California, as well as certain select areas on the East Coast where higher sq. ft. labor costs exist, the average is between \$150-195 sq/ft. DIY'ers have built LV Homes as low as \$87 sq/ft. and high-end clients have built as high as \$250 sq/ft.

The overall consensus of our LV homeowner's has been that the LV construction price is on average the same or slightly below local stick-built rates in their local area. Our clients consider this a great value given that high end modern design is usually very expensive and on the upper end of their local market.

To review construction costs for completed LV projects, go to the Projects page, <http://www.rociromero.com/LVSeries/projects/>, of our website.

Attaining Ballpark LV Construction Estimates

Reviewing the construction slideshow on the Build Your LV Page, <http://www.rociromero.com/LVSeries/build/>, page will help you and your general contractor better understand the build process. Prior to purchasing an LV Series Home, you and your general contractor can develop a ballpark estimation of the LV Series Home by reviewing the following information:

LV Series Brochures

<http://www.rociromero.com/LVSeries/brochure.htm#brochures>

These brochures contain specific information for the LV Series Homes including floor plans (product specific brochures), options and specifications (LVS Design Brochure), kit pricing (LVS Build brochure), frequently asked questions (LVS FAQs), sales information (LVS Sales Agreement), and custom design services (LVS Preliminary Schematics).

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 ballpark construction bid prior to making a deposit by filling out this construction cost estimation sheet.

Projects

<http://www.rociromero.com/LVSeries/projects/>

The Projects page allows you to learn from the experiences of our clients. It also contains construction images of our clients' homes. A review of our Design Services page, <http://www.rociromero.com/LVSeries/services>, also illustrates the high level of customization available, as both single and multi-unit projects are featured.

Virtual Tour

Take a virtual tour of the LV and simulate the experience of being inside the LVS Home. Also visit our Slideshows, <http://www.rociromero.com/LVSeries/interior>, to view hundreds of photos that truly tell the LV story.

FINANCING

Since the LV Series 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 314-367-2500, ext. 2.