

SALES CONTRACT



Date: May 6, 2025

Authorized Retailer for Shelter Home Systems

Between:

Seller:

Lykke Enterprises Inc.

Corporate Mailing Address: P.O. Box 458, Keremeos, BC. V0X 1N0

Phone: 1.250.599.9018

Email: Info@LykkeEnt.com

WEB: www.LykkeEnt.com

BN: 797692167BC0001

Buyer: _____

Address: _____

Phone: _____

Email: _____

1. SALE OF MODULAR HOME

The Seller agrees to sell, and the Buyer agrees to purchase the following Shelter Home Systems Modular Home.

Model: _____

Size: _____

Specifications: _____

Price per Unit: _____

PURCHASE PRICE AND PAYMENT TERMS

The total purchase price for _____ Modular Homes shall be _____ including delivery. (Does not include blocking and skirting).

Payment Schedule:

- 20% non-refundable partial payment or an irrevocable letter of credit upon signing this contract.
- 80% due 10 days prior to delivery of the Home.

Payment Method: Payments will be made via Bank Transfer.

2. DELIVERY AND INSTALLATION TERMS

Delivery timeline: The Seller agrees to deliver the home by _____ provided the foundations are ready on the Buyer's designated site.

Site Preparation: The Buyer is responsible for ensuring the site is prepared for home delivery, including foundational work, utilities, and permits, unless otherwise agreed.

Installation: The Seller agrees to install the home by backing in onto the prepared site. If the site does not allow for free movement of the truck, any additional equipment required would be at the Buyer's expense.

3. TRANSFER OF TITLE AND RISK

Ownership and risk of loss or damage to the Modular Home shall pass to the Buyer upon Final Payment.

4. INSPECTION AND ACCEPTANCE

The Buyer has the right to inspect the Modular Homes upon delivery and installation and must notify the Seller of any defects within 10 days. Failure to provide such notice will be deemed as acceptance of the Modular Homes.

5. WARRANTY

The Seller (Lykke Enterprises Inc.) does not provide a direct warranty. However, the Modular Home is covered under the manufacturer's warranty provided by Shelter Homes Inc., and Progressive Home Warranty.

Mandatory warranty coverage – ALBERTA

- **1-year:** Defects in materials and labor for items like flooring, paint, and fixtures.
 - **2-year:** Defects in distribution systems, including plumbing, electrical, and heating systems.
 - **5-year:** Defects in the building envelope, such as the exterior walls, roof, and windows.
 - **10-year:** Major structural defects that affect load-bearing parts of the home, such as the foundation, beams, and trusses.
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6. LIMITATION OF LIABILITY

The Seller's liability under this Contract is limited to the total purchase price of the Modular Homes. Indirect or consequential damages are excluded.

7. FORCE MAJEURE

Neither party shall be liable for delays or failure to perform due to circumstances beyond control, such as acts of God, weather conditions, labor strikes, or material shortages.

8. PERMITS AND REGULATORY COMPLIANCE

The Buyer is responsible for obtaining all necessary permits for installation unless otherwise agreed.

9. GOVERNING LAW AND DISPUTE RESOLUTION

This Contract shall be governed by the laws of Alberta, Canada.
Disputes shall be resolved through mutual resolution or Litigation.

10. ENTIRE AGREEMENT

This Contract represents the entire agreement between the Parties and supersedes prior negotiations or agreements.

11. AMENDMENTS

This Contract may be amended only by a written agreement signed by both Parties.

12. SIGNATURES

Seller: _____

Signature: _____

Buyer: _____

Signature: _____