

# HOME OWNERS IMPROVEMENT CO.

Since 1979

Division of  
**R.T. WHITE, INC.**



• RoofSidingWindows.com •  
959 WOODHILL COURT - HOPKINS - MINNESOTA - 55343  
MN PHONE 952-903-5005 FAX 952-829-5359 TOLL FREE 866-903-5005 MN #20146454 WI #997613

BUYER <i>Ken Du Feng</i>	PHONE (H) <i>651-757-6876</i>
STREET <i>1210 Alheimale st</i>	CITY, STATE AND ZIP CODE <i>St Paul</i>
JOB LOCATION <i>SAME</i>	PHONE (W) <i>651-239-9999</i>

① CONCEALED CONDITIONS: Home Owners Improvement Co. assumes that hidden areas are free of deterioration or structural damage. If hidden damage is discovered - it will be shown, or explained, to owner. Any additional charge will be quoted and must be authorized by owner. Refusal to repair may void warranties.

***It's not what we do - It's how we do it!***

- ② Tear off all Carpet and Replace New Carpet to all (Rooms, Livingroom, Closets as needed).
  - ③ Build New Closet in 3 Bedrooms
  - ④ Build New Bedroom with Closet on the up Stairs Floor, *relating New*
  - ⑤ Move door two feet and reinstall it.
  - ⑥ place New Vinyl Floor in the Entrance of House and Kitchen and Bathrooms, All new tub, vanity & toilet on all bathroom.
  - ⑦ Repair Hallway, Remove panels from walls. patch all walls as needed, for paint.
  - ⑧ Complete Code Compliance Report under only plumbing includes 3 New Sink Balltubs and toilet and shower.
  - ⑨ Complete Code Compliance Building including Curtains.
  - ⑩ Clean basement, throw away all garbage, tear off any panel as needed all panels are to receive repairs first floor and 2nd floor.
  - ⑪ Tear down wall of *small* *square* *inches* *and* *case* *3*
  - ⑫ install New kitchen including New cabinets
- Job will be completed within 47 days.
- ⑭ Build new stair on entrance to the second floor and put new wall to divide
- ⑮ See attachment *admin* *the duplex*

Home Owners Improvement Co. agrees to furnish material and labor, except as noted, in accordance with above specifications, for the sum of:

SUB-TOTAL \$ *29,000* EXTRAS \$ *0* TOTAL PRICE \$ *29,000*  
PRICE \$ *14,500* DEPOSIT \$ *14,500* DUE UPON COMPLETION \$ *14,500*

Buyers agree to the terms on BOTH SIDES of this agreement. Any costs, including attorneys fees, incurred in collecting amounts past due shall be paid for by the Buyers. This agreement is subject to ACCEPTANCE at Home Owners Improvement Co.'s main office. Buyers represent that they own the property where work is to be performed. **MAKE ALL CHECKS PAYABLE TO HOME OWNERS IMPROVEMENT COMPANY! DO NOT SEND CASH!**

YOU, THE BUYERS, MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS PURCHASE. SEE NOTICE OF CANCELLATION FORM ON THE OTHER SIDE OF THIS AGREEMENT FOR EXPLANATION.

**I HAVE READ BOTH SIDES OF THIS AGREEMENT AND UNDERSTAND ITS TERMS AND CONDITIONS AND HAVE RECEIVED 2 COPIES.**

Representative *[Signature]* Date *7/23/2010* Buyers Signature *[Signature]* Date *7/23/2010*  
Accepted By *[Signature]* Date *7/23/2010* Buyers Signature *[Signature]* Date *7/23/2010*

LICENSED - INSURED

PRE-LIEN NOTICE - (PURSUANT TO M.S.A. SECTION 514.011)

a) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

b) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

In the event it becomes necessary for the Contractor to file a mechanic's lien statement because of non-payment by the Owner of any sum required under this remodeling construction contract, then, and in that event, the Owner shall pay in addition to all sums required thereunder, the cost of the preparation and filing of mechanic's lien statement, including reasonable attorneys' in connection therewith, as well as all other fees and costs allowed by statute. This shall be considered as the contractor's timely notice.

Notice to customer by federal law - CANCELLATION

You have entered into a transaction on 7/23/2010 which may result in a lien, mortgage, or other security interests in your home. You have a legal right under federal law to cancel this transaction, if you desire to do so, without any penalty or obligation within three business days from the above date or any later date on which all materials disclosures required under the truth in lending act has been given to you. If you so cancel the transaction, any lien, mortgage, or other security interest in your home arising from this transaction is automatically void. You are also entitled to receive a refund of any down payment or other consideration if you cancel. If you decide to cancel this transaction, you may do so by notifying:

HOME OWNERS IMPROVEMENT CO. @ 959 WOODHILL COURT, HOPKINS, MN 55343

by mail or telegram sent no later than midnight of 7/27/2010. You may also use any other form of written notice identifying the transaction if it is delivered to the above address not later than that time. This notice may be used for that purpose by dating and signing below.

I HEREBY CANCEL THIS TRANSACTION

\_\_\_\_\_  
(Cancellation Date)

\_\_\_\_\_  
(Customer's Signature)

#14500 paid on 7/23/2010 - *[Signature]*

Receipt is herewith acknowledged of the foregoing NOTICE, the undersigned CUSTOMERS having received copies thereof, this the 23 day of July 2010,

*[Signature: Ken Fung]*

Customer's signature

Customer's signature

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959 WOODHILL COURT - HOPKINS - MINNESOTA - 55343

MN #20146454

MN PHONE 952-903-5005

FAX 952-829-5359

TOLL FREE 866-903-5005

WI #997613

BUYER <i>Ken Du Feng</i>		PHONE (H) <i>651-757-6870</i>
STREET <i>1210 Albeimale st</i>	CITY, STATE AND ZIP CODE <i>St Paul</i>	E-MAIL
JOB LOCATION <i>SAME</i>		PHONE (W) <i>651-288-9000</i>

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  - ③ Build New Closet in 3 Bedrooms
  - ④ Build New Bedroom with Closet on the up Stairs Floor, including New Door
  - ⑤ Remove door ~~two~~ Feet and reinstall it.
  - ⑥ place New Vinyl Floor in the Entrance of House and Kitchen and Bath rooms, All new tub, vanity & toilet on all bathroom.
  - ⑦ Repair Hallway, Remove panels from walls. patch all walls as needed for paint.
  - ⑧ Complete Code Compliance Report under only. plumbing includes New sink, bathtub and toilet and borders.
  - ⑨ Complete Code Compliance of Building including Curtains.
  - ⑩ Clean basement, throw away all Garbage, tear off any wall as needed
  - ⑪ all panels are to keep in rooms first floor and second floor.
  - ⑫ tear down wall of ~~first~~ <sup>second</sup> floor and moving it ~~4~~ <sup>9</sup> inches meet Code 36"
  - ⑬ install New kitchen including New Cabinets.
- Job will be completed within 47 days.
- ⑭ Build new stair on entrance to the second floor and put new wall to divide the duplex.
  - ⑮ See attachment ~~administration~~ <sup>The price quoted in this agreement MAY only be guaranteed for 30 days!</sup>

Home Owners Improvement Co. agrees to furnish material and labor, except as noted, in accordance with above specifications, for the sum of:

SUB-TOTAL \$ \_\_\_\_\_ EXTRAS \$ \_\_\_\_\_ TOTAL PRICE \$ 29,000

PRICE \$ \_\_\_\_\_ DEPOSIT \$ \_\_\_\_\_ DUE UPON COMPLETION \$ \_\_\_\_\_

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YOU, THE BUYERS, MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS PURCHASE. SEE NOTICE OF CANCELLATION FORM ON THE OTHER SIDE OF THIS AGREEMENT FOR EXPLANATION.

I HAVE READ BOTH SIDES OF THIS AGREEMENT AND UNDERSTAND ITS TERMS AND CONDITIONS AND HAVE RECEIVED 2 COPIES.

Representative: *Colin Pflanz* Date: \_\_\_\_\_ Buyers Signature: *Ken Feng* Date: 7-23-10

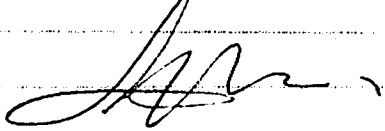
Accepted By: *[Signature]* Date: \_\_\_\_\_ Buyers Signature: \_\_\_\_\_ Date: \_\_\_\_\_

LICENSED - INSURED

## Amendment to Original contract.

- (16) Patch Any Holes and tear down any ceiling that are needed and leave Ready to paint.
- (17) Replace kitchen cabinets & sink in both units.
- (18) Replace vinyl floor in the kitchen.
- (19) New doors on the new entrance.
- (20) Clean up premises after construction.
- (21) Pad will be provided by the owner.

Jose Luis Fuentes



**AGREEMENT;  
Home Owners Improvement Co.**

I Robert White Will Be Responsible Of The Job Located In 1210  
Albemarle St. Paul Mn, And Guarantee That There Will Be No Issues  
With Inspection And Everything Will Be Done Properly. And JLF  
Remodeling (Luis Fuentes) Will Be Working At The Job Site.

Note; If You Have Any Questions For Me Make Sure To Contact Me  
At;

Cell:  
651 491 3213 Thank You.

Lic#  
Mn- 20146554  
Wi# 997613



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**Home Owners Improvement Co.  
( Robert White)**

TRANSMISSION VERIFICATION REPORT

TIME : 07/21/2010 01:40

DATE, TIME	07/21 01:40
FAX NO./NAME	14156617788
DURATION	00:00:00
PAGE(S)	00
RESULT	BUSY
MODE	STANDARD

BUSY: BUSY/NO RESPONSE

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BUYER <i>Ken Du Feng</i>		PHONE (H) <i>[Redacted]</i>
STREET <i>1210 Alhermale st.</i>	CITY, STATE AND ZIP CODE <i>St Paul</i>	E-MAIL
JOB LOCATION <i>same</i>		PHONE (W)

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② *Home Owners Improvement taking on 1210 Alhermale st.*

*According to same price on contract Glass Block For Bathroom and divider wall*

*on Monday Recieve 4,500 9-13-10*

*Total Balance due 10,000 upon completion*

*paid cash 4500.00*



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*[Signature]* \_\_\_\_\_ 9-13-10  
 Representative Date

*[Signature]* \_\_\_\_\_ 9-13-10  
 Buyers Signature Date

Accepted By \_\_\_\_\_ Date

Buyers Signature \_\_\_\_\_ Date

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(Cancellation Date)

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(Customer's Signature)

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\_\_\_\_\_  
Customer's signature

\_\_\_\_\_  
Customer's signature