

## Dare to Compare!

All turn key home pricing packages are NOT the same! When shopping for a new manufactured or modular home, ASK what's included in the turn key home pricing package you're quoted, then bring it to us and COMPARE our turn key package to theirs! We think you'll find our turn key prices offer you

**MORE for LESS!**

*"Dare to Compare!"*



[www.frankshomeplace.com](http://www.frankshomeplace.com)



*"A Home for Almost ANY Budget!"*

Singlewides  
and Doublewides

Off Frame Modular Homes

Land/Home Packages

Used Homes/Bank Repos

FHP Everyday Turn Key  
Pricing

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**FHP  
Everyday  
Turn Key  
Pricing Guide**



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## How We Price Our Homes

Our homes are priced two different ways, based on the customer's needs:

**1. Our Everyday Turn Key Price** includes everything included in the base price of the home, **MINUS** any additional features or on-site options selected by the buyer. View the charts in this brochure to see what the **Everyday Turn Key Price** includes for both manufactured and modular homes.

**2. Our Everyday Turn Key Price + Custom Options Selected by Buyer** includes all the regular turn key set up and delivery features **PLUS** any additional options selected by the homeowner, such as the addition of well, septic system, on-site porches, stoops, decks, garages, site pad screening, grading, landscaping, driveway tiles, or other options **NOT** included with the base price of the home selected.

For the most accurate custom price, ask your sales associate about an **Estimated Cost Proposal**

### Singlewides & Doublewides

*Our Everyday Turnkey Price Includes:*

- ◆ Local delivery & set up in wind zone 1
- ◆ Max set up height to 36"
- ◆ Vapor barrier
- ◆ Electrical wiring from interior panel to existing exterior panel
- ◆ Plumbing connections made to existing connections under home
- ◆ 14 seer heat pump/AC
- ◆ Interior trimmed out, blend primer paint, *(in homes with finished sheetrock), install carpet (if not already installed from the manufacturer)*
- ◆ Front & rear custom built treated steps to code *(Optional: stoops and decks - will incur additional cost!)*
- ◆ Vinyl skirting installed
- ◆ All permits (except septic)
- ◆ One year manufacturer's warranty on home, appliances



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### Modular Homes

*Our Everyday Turnkey Price Includes:*

- ◆ Local delivery and set up (wind zone and foundation height may vary)
- ◆ All required local zoning & building permits
- ◆ NC sales tax (included)
- ◆ Poured concrete piers & perimeter footings
- ◆ Split face block foundation- 40" avg hgt *(brick foundation will incur an additional cost.)*
- ◆ Seal pate on foundation
- ◆ Sand & plastic inside foundation
- ◆ Professional crane provided to set home on foundation (cost may vary due to home site conditions)
- ◆ Interior trimmed out, blend primer paint, install carpet (if not already installed from the manufacturer)
- ◆ All plumbing connections under home to outside of foundation wall
- ◆ 200 amp electrical service on home
- ◆ 14 seer heat pump/AC with, installed and wired with disconnect
- ◆ Custom built steps with rails front and rear to county code—5 step allowance. *(Optional: stoops and decks - will incur an additional cost!)*