



**DREAM HOME Inc.**  
 1101 Laurel Oak Road,  
 Voorhees NJ, 08043  
 NJ HIC#: 13VH11352200  
 PA HIC#: PA161658

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

**Customer Information**

|  |  |  |
|--|--|--|
| Kaushan Jayaratne<br>108 William Feather Drive, Voorhees, NJ 08043 | Home phone: (508) 330-4520<br>Cell phone: 5083304520 | <b>Date:</b> 07/22/2023<br><b>Rep:</b> Adam Kusnierz |
|--|--|--|

**Locations INCLUDED in scope of work to be performed** Main house and sunroom

Thank you for choosing DREAM HOME for your dream project! We will be replacing your roof with a full ATLAS ROOFING SYSTEM! This may include, but is not limited to the following material and practices:

1. Remove all existing roofing material down to sheathing (decking). Inspect sheathing for structural integrity. (3 sheets of plywood are included any additional plywood needed will be charged to the homeowners at \$120 per installed sheet.)
2. Install new flashing and drip edge
3. Install Ice & Water on eaves, and valleys
4. Install Premium Synthetic Underlayment
5. Install Architectural Shingle with matching Hip and Ridge Shingles
6. Thorough cleaning of job site for debris and nails
7. Install Atlas High Point ridge vent to create proper ventilation

**Locations EXCLUDED in scope of work to be performed** No shed in backyard

**Job Specification**

|  |                     |
|--|---------------------|
| <b>Shingle Style</b> Asphalt<br><b>Color</b> Coastal Granite | <b>Quantity:</b> 31 |
|--|---------------------|

|                                       |                 |
|---------------------------------------|-----------------|
| <b>Existing Shingles</b>              | Asphalt         |
| <b>Tear Off</b>                       | 31              |
| <b>Install Underlayment</b>           | Summit 60       |
| <b>Install Drip Edge</b>              | Drip Edge       |
| <b>Drip Edge Color</b>                | White           |
| <b>Install Ice &amp; Water Shield</b> | Weather Master  |
| <b>Ridge Vent</b>                     | TruRidge        |
| <b>Hip &amp; Ridge Shingles</b>       | ProCut shingles |
| <b>Step Flashing</b>                  | Included        |

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|                         |                 |
|-------------------------|-----------------|
| <b>Apron Flashing</b>   | Included        |
| <b>Chimney Flashing</b> | Included        |
| <b>Pipe Collar(s)</b>   | Included        |
| <b>Starter Shingles</b> | Pro-Cut Starter |
| <b>Roof Permit</b>      | Included        |
| <b>Dumpster Fee</b>     | Included        |

**Additional Details**

**Additional Details** Shed in backyard is not getting done

**Roof Sketch**

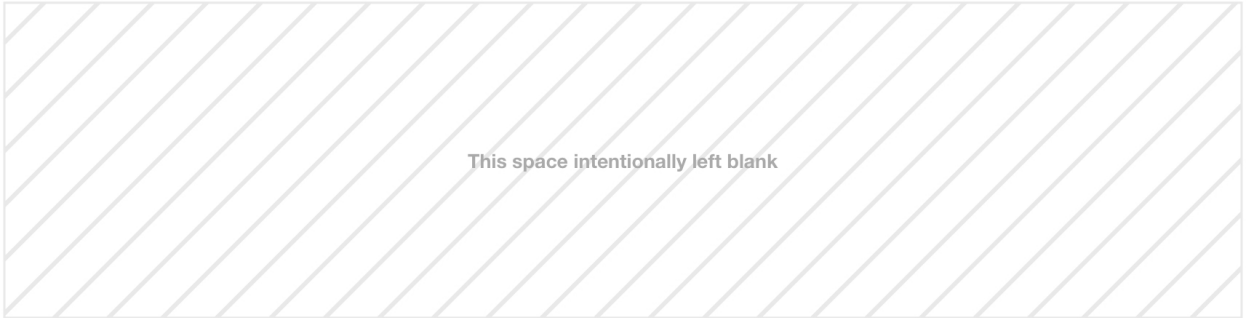


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07/22/2023  
Date

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07/22/2023  
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**Customer Information**

Kaushan Jayaratne

Home phone: (508) 330-4520

Cell phone:

**Date:** 07/22/2023

Rep: Adam Kusnierz

**Homeowner's Association**

|                    |  |
|--------------------|--|
| <b>HOA Name</b>    | Sturbridge Lakes                               |
| <b>HOA Phone</b>   | 8567833783                                     |
| <b>HOA Address</b> | 28-22, Chatham Dr Voorhees Township, NJ, 08043 |

|                                |            |
|--------------------------------|------------|
| <b>Total Contract Amount</b>   | 21700      |
| <b>Deposit</b>                 | Finance    |
| <b>Deposit Form of Payment</b> | Finance    |
| <b>Check #</b>                 | N/a        |
| <b>Check Date</b>              | 07/22/2023 |
| <b>Balance Due</b>             | 21700      |
| <b>Balance Form of Payment</b> | Finance    |

**Financing Details**

|                                  |        |
|----------------------------------|--------|
| <b>Amount Financed</b>           | 21700  |
| <b>Estimated Monthly Payment</b> | 315.64 |

**FINANCING IS SUBJECT TO CREDIT APPROVAL****Additional Details**

Approved through GoodLeap. \$21700 total financed.  
120 month finance. With autopay, 11.99%, \$315.64 monthly. Without autopay, 12.49%, \$322.12 monthly.

**NOTICE OF CANCELLATION**

NOTICE TO CUSTOMER: YOU MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT. IF YOU WISH TO CANCEL THIS CONTRACT, YOU MUST EITHER:

1. SEND A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR
2. PERSONALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION TO:

DREAM HOME Inc.  
1101 Laurel Oak Rd  
Suite 130  
Voorhees, NJ 08043

If you cancel this contract within the three-day period, you are entitled to a full refund of your money. Refunds must be made within 30 days of the contractor's receipt of the cancellation notice.

Buyer's Signature \_\_\_\_\_

DATE: \_\_\_\_\_

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07/22/2023

Date

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07/22/2023

Date

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## TERMS &amp; CONDITIONS

## DREAM HOME TERMS AND CONDITIONS OF AGREEMENT

1. Definition of Agreement. These Terms and Conditions, the Purchase Order, and Cancellation Notices and Cancellation Form, along with any drawings, charts, and specifications specifically referenced therein, and any subsequent modifications and amendments executed between the parties thereof, shall constitute the entire agreement between the parties with respect to the specific work described in the Purchase Order (the "Agreement"); superseding all prior and contemporary understandings, or all representations, commitments and agreements as to the subject matter herein. If a milestone payment is accepted by customer, but customer cancels after rescission, the customer is liable to pay back payment to lender.

2. Performance of Work. Dream Home, Inc. ("Contractor") shall perform the work as described in this Agreement in a good and workmanlike manner, and in accordance with all necessary and applicable laws and ordinances. Contractor shall have sole control over the means and methods of performing the work.

3. Materials. All materials provided under this Agreement shall be new unless otherwise specified. Contractor may, in its sole discretion, change or substitute materials to be used in the works as long as all substituted materials are of reasonably equal or better kind and quality. Any surplus materials, including any materials that are not or do not remain installed are the property of the Contractor. Contractor shall install all materials, equipment, and appliances in accordance with the manufacturer's warranties and guarantees upon full payment of all monies due hereunder; provided that Owner hereby acknowledges that Contractor shall not be responsible for any flaws or characteristics in the materials themselves not directly caused by Contractor.

4. Modifications to Work or Materials. Except those matters specifically left to the discretion of the Contractor herein, any changes, additions, or modifications to the labor expended or materials provided under this Agreement shall be proposed to the other party in a timely manner, and must be approved by both parties in writing in order to be valid and enforceable. Both parties agree that the price quoted by Contractor in this Agreement does not include or consider hidden or unknown circumstances or conditions such as but not limited to: concealed pipes, rotted or otherwise unsuitable components of the Owner's property, framing or improvements, foundation conditions at depths in excess of thirty (30) inches, need for relocation of or unknown underground utilities, inability to use existing water pipes, or other conditions that were not known at the time of contracting. Accordingly, any and all necessary work or corrections of these unknown circumstances or added costs therefor shall be the sole responsibility of the Owner.

5. Permissions and Access. Owner knowingly and voluntarily agrees to: (a) permit Contractor to make any and all industry standard rip-cuts, openings, close-ups, or alterations, or changes to existing buildings necessary for the completion of the work hereunder. In performing these actions, Contractor agrees to make repairs and/or restorations to the extent deemed necessary or appropriate to restore areas where work is performed to their previous condition; custom manufactured goods, and any other commercially reasonable charges, expenses or commissions incurred in stopping delivery, in the transportation, care and custody of goods after the breach by the Owner, in connection with return or resale other goods or otherwise resulting from the breach. Additional incidental damages upon an Owner's breach or default may include: sales, marketing, and administrative costs which are estimated at 35% of the total Agreement amount. These; incidental costs are incurred prior to the ordering or delivery of material and/or labor. Contractor may, with or without cause, terminate this Agreement at any time prior to starting performance at the Owner's property, in which case any deposit made by Owner shall be returned in full. Upon receipt of notice of cancellation/termination, each party shall be relieved of further performance under the Agreement, except any payments then earned or agreed damages or costs outstanding.

Page 11 of 12 LeapToDigital.com 1.2.109. To the extent Contractor is liable to Owner for any damages pursuant to the work performed under this Agreement or breach thereof, in no event shall the total measure of Owner's damages (including compensatory, consequential, punitive, and expectation damages) exceed the total price paid by Owner under this Agreement. Contractor shall not be responsible for any damages of any kind, to Owner or third party, as a result of labor strikes, fires, wars, acts of God, the inability to obtain materials, manufacturer errors or omissions, or any other causes beyond the direct control of the Contractor.

10. In the event any amounts due by Owner is not paid in full to Contractor when due, Contractor may seek to enforce Owner's obligations through the process provided herein. As such, Owner shall be responsible not only for the outstanding amounts owed, but also for all costs expended by Contractor in enforcing the Agreement, including reasonable attorney's fees, which are agreed to be 1/3 of any past due balance or fees actually expended whichever is greater, plus court and collection costs. Customer further agrees and consents to pay prejudgment interest at the rate of eighteen percent (18%) per annum [1.5% per month] on any unpaid balance due under this Agreement.

11. Parties agree that this Agreement shall be governed, construed and enforced under the laws of the State of New Jersey. Contractor and Owner agree that should any dispute arise concerning the enforcement of their rights under this Agreement, each party will first make a good faith attempt to resolve the dispute with the other party prior to filing any action with the court or administrative entity. Both parties knowingly and voluntarily stipulate to the jurisdiction and venue in the courts of Camden County, New Jersey to resolve any dispute arising under this Agreement.

12. Should any part of this Agreement be rendered or declared invalid by a court of competent jurisdiction, such invalidation of such part or portion of this Agreement should not invalidate the remaining portions thereof which shall remain in full force and effect.

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