

TIMBERSTONE TINY HOMES

10697 Fowler Drive • Mountain Grove, MO 65711 • (417) 259-7412 • timberstonetinyhomes@gmail.com • timberstonetinyhomes.com

PURCHASE ORDER

Seller: Timberstone Log Homes LLC, doing business as Timberstone Tiny Homes, 10697 Fowler Drive, Mountain Grove, MO 65711

Buyer

Buyer name (full legal name): _____ Buyer #2 (if any): _____

Phone: _____ Email: _____

Delivery address (street, city, state, ZIP): _____

Does the delivery state require modular approval? ☐ Yes ☐ No

Cabins

Number of Cabins: _____

Cabin	Model / size	Wall	Wood	Porch depth / enclosed sq ft	Build-slot month / year	Cabin price
1		☐ 6" std ☐ 8" Northern (+10%)	☐ Yellow pine ☐ Cypress (+15%)	____ ft / ____ sq ft		\$ _____
2		☐ 6" std ☐ 8" Northern (+10%)	☐ Yellow pine ☐ Cypress (+15%)	____ ft / ____ sq ft		\$ _____
3		☐ 6" std ☐ 8" Northern (+10%)	☐ Yellow pine ☐ Cypress (+15%)	____ ft / ____ sq ft		\$ _____

Upgrades and options

Other options on the Quote: _____ \$ _____

Custom layout: _____ enclosed sq ft × \$250 = \$ _____ Custom prints deposit (\$5,000; counts toward the 50%): ☐ Yes ☐ No

Multi-cabin discount (10%, 2 or more Cabins): - \$ _____

Price

Cabin price (after upgrades, options, custom layout, and multi-cabin discount; before freight and tax)	\$ _____
Freight (quoted after route review; includes any pilot cars, escorts, and oversize permits)	\$ _____
Sales or use tax (if any applies)	\$ _____
Total contract price	\$ _____
Cancellation-fee base (Cabin price above; no freight or tax) — see Agreement Section 11	\$ _____

Payments (cash sale: cashier's check, wire, or ACH; no financing)

Payment	When due	Amount
50% of total — if NO state modular approval is required	At signing (holds the build slot)	\$ _____
50% of total — if state modular approval IS required	\$5,000 Modular Deposit at signing (counts toward the 50%); the rest of the 50% within 14 days after the state approves the plans and Seller confirms the build slot in writing	\$5,000 + \$ _____
40% of total	When Seller notifies Buyer in writing that the build has started	\$ _____
10% of total	On delivery, before the Cabin is unloaded	\$ _____

Terms

This Purchase Order is part of the Timberstone Tiny Homes Purchase and Sale Agreement. The Purchase and Sale Agreement controls: deposits, refunds, the build schedule, the scope and limits of free Setup, cancellation (including the 10% cancellation fee), warranty, limits of liability, and dispute terms are set out there, not here. This Purchase Order lists the Cabins, options, and prices only.

Free Setup (crane, crew, blocking and leveling, and the hook-ups local law allows Seller's crew to make) is included when utilities are stubbed within 5 feet of a pad (or required foundation) built to Exhibit A of the Agreement, as described and limited in Agreement Sections 3A and 7A. Connections that require a licensed trade or a permit, and any licensed or registered installer the state requires, are Buyer's cost. There is no return-trip, re-delivery, or storage fee.

Building begins January 2027; the build-slot month above is a target, not a guaranteed date.

Buyer: _____

Timberstone Log Homes LLC, doing business as Timberstone Tiny Homes

Printed name: _____

By (signature): _____

Buyer #2 (if any): _____

Printed name / title: _____

Date: _____

Date: _____

Purchase Order, version 2026-09-29. Timberstone Tiny Homes is a trade name of Timberstone Log Homes LLC, a Missouri limited liability company.