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FOR USE IN THE STATE OF INDIANA  
INSTALLMENT SALES CONTRACT AND MORTGAGE

TO BE RECORDED IN REAL ESTATE RECORDS



THE PACESETTER CORPORATION, A CORPORATION (THE SELLER/CREDITOR)

SALES CONTRACT NO. 71393

Vernon D. & Ramona Denson

125 N. WEINBACH, SUITE 230  
EVANSVILLE, INDIANA 47711  
(812) 421-1222

6215 DISCOUNT DRIVE  
FT. WAYNE, INDIANA 46810  
(219) 488-4514

1832 EXECUTIVE DRIVE  
INDIANAPOLIS, INDIANA 46241  
(317) 247-1321

Sold To **VERNON D AND RAMONA DENSON**

Date Of This Contract **08 April 1992**

"Address" **419 JACKSON ST** City **GARY** State **IN** Zip **46402-0119** Telephone No. **832-7723**

In this Contract the words I, me, and my refer to the Buyer and/or Co-Buyer. The words you and your refer to the Seller and/or a bank or other financial institution. If it buys this contract, I will make my payments to it; Under the Mortgage statutes, I am also known as the "Mortgagor," and you are referred to as the "Mortgagee". I understand that if more than one "Buyer" signs below that each will be responsible for all promises made and for paying the obligation(s) in full; you may collect against one or any. This contract covers my purchase of products manufactured and/or distributed and installed by The Pacesetter Corporation. You have quoted me a Cash Price and a Total Sale Price. The Total Sale Price is the total cost of the products and services if I buy on credit; I now choose to buy, and you agree to sell, for the Total Sale Price, set forth below, the products and services described below. I agree to pay you the amount financed in accordance with the payment schedule set forth below, together with interest thereon at the annual percentage rate which is disclosed below. I also agree to all of the other terms on both sides of this contract. Only products manufactured by The Pacesetter Corporation are covered by the 10 year Limited Warranty. No exterior or interior trim, painting or staining, will be provided unless specified in this Contract. The product specifications will be provided to buyer before commencing any work and this contract is subject to buyer's purchase written and dated approval of the specifications.

**FACESETTER TO CUSTOM BUILD DELIVER AND INSTALL (3)  
V-6000 DOUBLE HUNG WINDOWS, ALMOND IN COLOR  
NO HIDDEN OR EXTRA CHARGES; 10 YEAR WARRANTY  
INCLUDED**

The approximate starting date will be **4-6 weeks**. The approximate completion/installation date will be **1-2 DAYS**

LEGAL DESCRIPTION: The above described goods and services are to be installed and placed upon the "Address" designated above, and the legal description for such "Address" is: **SEE ATTACHED EXHIBIT A**

If Legal Description is not available at the time this contract is executed, Buyer grants Seller the right to obtain and insert the Legal Description at a later date.

SUMMARY OF SALE: Base cash price \$ **2699.00** + tax **0.00** + additional warranty/service coverage **0.00** = \$ **2699.00**

Total cash price \$ **2699.00** - Cash (total) down payment \$ **20.00** = Unpaid balance of \$ **2679.00**

ITEMIZATION OF THE AMOUNT FINANCED OF \$ **2679.22**:  
\$ **2679.00** Amount credited to this contract (Same amount as the "Unpaid Balance")  
\$ **0.00** Amount paid on net balance from prior contract with you. (e)  
Amount(s) paid to others on my behalf:  
\$ **124.36** to insurance company for Credit Life Insurance  
\$ **145.86** to insurance company for Accident and Health Insurance

<b>ANNUAL PERCENTAGE RATE</b> The cost of my credit as a yearly rate. <b>17.50</b> %	<b>FINANCE CHARGE</b> The dollar amount the credit will cost me. \$ <b>889.10</b>	<b>Amount Financed</b> The amount of credit provided to me or on my behalf. \$ <b>2949.22</b>	<b>Payments</b> The amount I will have paid after I have made all payments as scheduled. \$ <b>3838.32</b>	<b>Total Sale Price</b> The total cost of my purchase on credit, including my down payment of \$ <b>20.00</b> \$ <b>3858.32</b>
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My payment schedule will be:			Security: I am giving a security interest in: 1. the goods, services and property being purchased, and 2. my real estate and improvements, including my house, all at my "Address" designated above. Filing/Recording fees \$ <b>0.00</b> Late Charge: If a payment is more than ten (10) days late, I will be charged 5% of the late payments, not to exceed \$13.50. Prepayment: If I pay off early, I will not have to pay a penalty.
Number of Payments	Amount of Payments	When Payments are Due	
1st Payment	\$ <b>106.62</b>	First payment due approximately 30 days after date of installation.	
<b>35</b>	\$ <b>106.62</b>	All subsequent installments on the same day of each consecutive month until paid in full.	

<b>INSURANCE</b> Credit life insurance and credit disability insurance are NOT required to obtain credit, and will not be provided unless I sign and agree to pay the additional cost.			
Type	Premium	Term (in mo.)	Signature
Credit Life			Vernon D. Denson Signature - Buyer
<b>JOINT</b>	\$ <b>124.36</b>	<b>36</b>	Ramona Denson Signature - Co-Buyer
Credit Accident & Health	\$ <b>145.86</b>	<b>36</b>	Ramona Denson Signature - Buyer

REVERSE SIDE: I UNDERSTAND THAT THE ADDITIONAL TERMS AND PROVISIONS PRINTED ON THE REVERSE SIDE OF THIS INSTALLMENT SALES CONTRACT ARE A PART OF THIS INSTALLMENT SALES CONTRACT AND THAT I AM BOUND BY THEM IN THE SAME MANNER AS IF THEY WERE PRINTED ON THE FRONT OF THIS VERY INSTALLMENT SALES CONTRACT. NOTICE: PROVISIONS PRINTED ON REVERSE SIDE COMPRISE ADDITIONAL TERMS LIMITING SELLER'S WARRANTY OBLIGATION.

**NOTICE TO BUYER:**  
1. I do not have to sign this contract before I read it or if any of the spaces intended for the agreed terms to the extent of then available information are left blank. 2. I am entitled to a copy of this contract at the time I sign it. 3. I may pay off the full balance due under this contract at any time, and in so doing I may be entitled to a rebate of the unearned finance and insurance charges (if any). 4. I understand that this instrument is based upon a home solicitation sale and that this instrument is not negotiable. 5. It shall not be legal for you to enter my premises unlawfully or commit any breach of the peace to repossess goods purchased under this contract.

**BUYER'S RIGHT TO CANCEL**  
If this agreement was solicited at my residence and I do not want the goods or services, I may cancel this agreement by mailing a notice to you. The notice must say that I do not want the goods or services and must be mailed before midnight of the third business day after I sign this agreement. The notice must be mailed to: The Pacesetter Corporation, at 1832 Executive Drive, Indianapolis, Indiana 46241.

COPY RECEIVED: I acknowledge receipt of a completely filled in copy of this contract along with two (2) copies of the Notice of Right to Cancel Form.

IN WITNESS WHEREOF, this Installment Sales Contract and Mortgage has been signed on this **8th** day of **April**, 19 **92**, at (city) **GARY**, State of Indiana.

**THE PACESETTER CORPORATION** (SELLER - MORTGAGEE)  
By: **Harley D. Schrage** (AUTHORIZED OFFICER) **harley D.S chrage**  
By: **Dennis M. Elliott** (FACTORY REPRESENTATIVE) **Dennis M. Elliott**

State of Indiana: \_\_\_\_\_ )  
County of **LAKE** ) ss. \_\_\_\_\_ )  
My commission expires: **March 11 1996**  
SM-101-IN-D/IA  
Before me on this **8** day of **April**, 19 **92**, the above designated Buyer(s) / Mortgageor(s) acknowledged the execution of the foregoing instrument.  
Dennis M. Elliott  
Notary Public **Dennis M. Elliott**  
This instrument was prepared by: **Dennis M. Elliott**



## ADDITIONAL TERMS

**PREPAYMENT AND ACCRUAL OF THE FINANCE CHARGE:** Even though I do not have to pay more than the regular scheduled monthly payment, I have the right to prepay the whole amount owing to you in full at any time or in part from time to time. If the lending institution that buys my contract computes the finance charge daily, I know my finance charge will be less if I make an early payment, and it will be higher if I pay late. I also recognize that any necessary adjustment to my total finance charge will be reflected in my final bill; I also know that the amounts shown on the reverse side for the Finance Charge, Total of Payments, and the Total Sale Price are estimates based on the assumption that you will receive each of the payments exactly on its due date; and I know that there will be no refund if I prepay because there is nothing to refund if I am charged on a daily basis. If the lending institution does not compute the finance charge daily, and if I prepay the whole amount, you will refund to me the unearned portion of the finance charge. The amount of the refund will be calculated by multiplying the total finance charge times the fraction, the numerator of which is the sum of periodic balances scheduled to follow the computational period in which you make the prepayment and the denominator is the sum of all periodic balances under this agreement; and the amount of my rebate will be figured on the scheduled dates and amounts of my monthly payment and not on the actual dates and amounts of the prepayments that I pay to you. I know that if I prepay the whole amount, you may collect or retain from me a minimum charge not greater than \$7.50 when the amount financed is greater than \$75.00. I also know that a refund of less than \$1.00 will not be made. I may voluntarily prepay the amount I owe you, in full or in part, at any time. If I make a partial prepayment, I must continue to make my regular payments until I have paid all amounts owed.

**IMPORTANT NOTICE ABOUT WARRANTIES:** (a) **SELLER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ON ALL GOODS AND SERVICES UNLESS SELLER FURNISHES BUYER WITH A SEPARATE WRITTEN LIMITED WARRANTY OR SERVICE CONTRACT MADE BY SELLER ON ITS OWN BEHALF.** (b) I have read, in detail, the separate "LIMITED WARRANTY" which accompanies this contract. It explains the conditions and circumstances in which the manufactured products will be repaired or replaced. I take notice of the limitations on the warranty, and I particularly recognize that any implied warranty which applies to the goods lasts only as long as the warranty or service contract. (c) I have read, in detail, the separate "LIMITED INSTALLATION WARRANTY" which, if made, accompanies this contract. It explains the conditions and circumstances in which the installation of the siding, siding accessories, and gutters will be redone. I take notice of the limitations on the warranty, and I particularly recognize that any implied warranty which applies to the installation lasts only as long as the warranty or service contract.

**LIMITED WARRANTY:** My sole and exclusive remedy against you or your assignee shall be limited to my rights and remedies under the express 10 year LIMITED WARRANTY you extend to me at the time I sign this Contract. My exclusive rights and remedies under the warranty shall be in lieu of all other rights or remedies, at law or in equity, where permitted by applicable state law.

**ALL MANUFACTURED WINDOW PRODUCTS ARE NOT GUARANTEED AGAINST CONDENSATION, MOISTURE FORMATION OR FROST. PRODUCTS ARE NOT GUARANTEED AGAINST CORROSION DUE TO ADVERSE CLIMATIC CONDITIONS.**

**BUYER: READ THE SEPARATE "10 YEAR LIMITED WARRANTY" WHICH IS A SEPARATE WRITTEN INSTRUMENT PERTAINING SOLELY TO MANUFACTURED PRODUCTS OF THE PACESETTER CORPORATION AND WHICH "LIMITED WARRANTY" HAS BEEN DELIVERED TO EACH RESPECTIVE BUYER IN CONNECTION WITH THIS SALE. PACESETTER'S 10 YEAR LIMITED WARRANTY AND THE FOREGOING PROVISIONS REGARDING CONDENSATION DO NOT APPLY TO SIDING.**

Further, The Pacesetter Corporation makes NO REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE ENERGY SAVINGS I COULD OR MAY ACHIEVE BY USE OF THE PRODUCT(S). I understand that any energy savings I may achieve is dependent upon a number of factors, including, but not limited to, the type, quantity and quality of insulation in my home, the particular size and style of my home, the type of quality of construction of my home, my particular life style, the number of openings in my home, proper monitoring of thermostat settings, climatic conditions and location of my home, and even the type of energy consumed for heating and air conditioning purposes.

BUYER

CO-BUYER

**SPECIAL ORDER GOODS:** I know that you have measured my house and its openings so that you can make the products to fit my particular house and that the goods probably will not fit any other houses, so I know that I cannot cancel this contract at any time after the period of time given to me by law in which to cancel. After that legal period of time, I know that I have the obligation to pay you in full the amount owed.

**COMMENCEMENT OF THE FINANCE CHARGE:** The finance charge (interest) is estimated to start within 30 days of the date of this contract, except in the event you complete the installation of the goods and services on another date, then the finance charge (interest) will begin to run on the date that I sign the Completion Certificate. The amount of finance charge (interest) may be more or less than the amount disclosed depending on the amounts I pay you and my timeliness in making payments.

**OBLIGATIONS PERTAINING TO PROPERTY INSURANCE AND MY REAL ESTATE:** I promise to keep my house in good repair and keep it insured for at least 80% of its replacement value by buying a fire and extended coverage insurance policy. The insurance company must be approved by you, and the policy must have a beneficiary clause which says that you are to be paid in the event of a loss. The insurance company must not cancel my policy without first telling you. I authorize the insurance company to pay you directly for any loss. You can choose to use this insurance payment to either repay any amounts I owe you or to repair my house. I have the option of providing property insurance through an existing policy or through a policy independently obtained and paid for by me. 2. I also promise that I will not allow anyone else to place any liens on my real estate without your written permission. 3. I promise to pay all taxes, assessments and other charges on my real estate when due. 4. I promise to timely make all payments on my prior loans secured by my real estate. I also promise that I will not extend, renew or change prior loans without your written permission. 5. I do not insure my house or fulfill my other obligations to my real estate, then you can do it for me if you want (but you do not have to). If you do pay any of these obligations for me, I agree to pay you back on demand plus interest at the highest lawful contract rate of interest. Until I pay you back, these amounts will be added to my debt to you which is secured by my real estate and house. I know that if you decide to buy insurance for me that you do not have to obtain any homeowner or liability insurance.

**MORTGAGE:** I hereby mortgage and warrant to you as Mortgagee, my real estate and house located at my "Address" designated on the other side of this contract as security for all amounts due to you under this Installment Sales Contract.

**DUE ON SALE:** If I sell, lease or give my house to anyone before I have fully paid all I owe under this contract, you can declare all that I owe under this contract payable at once and I agree to immediately pay you that amount.

**DEFAULT:** I will be in default under this contract if: 1. I don't make a payment when due; or 2. I break any promise I made to you in this contract; or 3. Something else happens which causes you to believe in good faith that I do not intend to pay you as promised; or 4. I default on any obligations for which I am using my home as collateral; or 5. Something happens to my house which threatens your rights, if any, in it.

**COLLECTION COSTS:** If I am in default of this contract and you demand full payment, I understand that you have the right to foreclose the mortgage I have given to you and to have my house sold to repay any amounts I owe you. Before my house is sold, you will do all that the law requires. I understand that if you hire an attorney to assist you in the enforcement of your rights, including the sale of my house or a lawsuit, I agree to pay you for reasonable attorneys' fees and for other related expenses such as court costs, title searches and money you expended to protect my house. If you are allowed to collect such amounts by law.

**OTHER RIGHTS:** You can choose not to enforce any of the rights under this contract as often as you want without losing them. Or, you can delay enforcing any of the rights without losing them. You can also use any rights now or in the future given to you by law.

**DELAYS:** I know that you will use your best efforts to install the products I am purchasing on my house, but I also understand that in some situations you may encounter delays that are caused by strikes, weather conditions, delays you have in obtaining materials, or for other reasons that are beyond your control. I will not hold you liable for such delays.

**REQUEST FOR FULL PAYMENT:** If I am in default under this contract, you can declare all that I owe under this contract payable at once. I agree to pay you interest on that amount at the maximum contractual rate allowed by law until the amount I owe you is paid. I also know that you can foreclose the mortgage I have given to you.

**ARBITRATION:** If I have a dispute or claim with you concerning the quantity, quality or performance of the products, I understand that my dispute may be submitted to and settled according to the mediation-arbitration program that may have developed in my community. I also know that any decision made by an arbitrator(s) would be entered in the court having jurisdiction over me and you.

**SALVAGE VALUE:** I know that the windows, woodwork, siding, brick and other materials that have to be removed by you for this installation have NO salvage value. When you remove them, you can have them for whatever purpose you want.

**SPECIAL SITUATIONS:** I understand that this sale occurred in my home and that you and I may not have had all the correct information important to this transaction at our fingertips; I give you my consent to correct any obvious errors that may have occurred when the blanks in this contract were completed.

**CREDIT APPROVAL:** I understand that you intend to sell and assign this contract to a financial institution and that your obligations under this contract are subject to such financial institution reviewing and approving my credit application which I have completed and submitted in connection with this contract. If such credit application is not approved within 21 days, neither you nor I shall have any further obligations under this contract.

**INVALID PROVISIONS:** If any provision of this contract violates the law and is unenforceable, the rest of the contract will be valid. If any part of this contract requires payment of more interest than the law permits, then you will only have the right to collect from me the amount of interest which the law allows you to collect.

**COMPLETENESS OF THIS CONTRACT:** This contract can only be changed if both you and I agree in writing.

## NOTICE

**ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.**

**INSURANCE CANCELLATION:** If I have requested insurance in this purchase, I may cancel such request for insurance for any reason within fifteen (15) days from the date of this contract by notifying you or the holder of this contract in writing. I know that the cancellation of my coverage will be arranged with the insurance carrier(s) and a full refund of my premium(s) together with applicable finance charge will be credited to this contract.

**PLEASE NOTE:** If I have requested insurance in this purchase, I will receive within thirty (30) days a certificate of insurance more fully describing the insurance coverage. I know that if there is any conflict in the coverage or the language of the certificate of insurance and the following Notice of Proposed Insurance that I am covered only to the extent stated in the following Notice of Proposed Insurance. I also know that I have insurance coverage only if I have been charged for it.

## NOTICE OF PROPOSED INSURANCE

I take notice that either Credit Life or Credit Accident and Health Insurance, or both, will be applicable to this Installment Sales Contract on the reverse side only if I have chosen it by signing the request for such insurance. This insurance will only cover the person signing the request at the cost for each type of insurance shown. Subject to acceptance by the insurance company, the insurance will be effective as of today and will continue only for the number of months after the effective date equal to the number of monthly payments. I understand that this particular insurance may not provide coverage for my last few payments, and that during that period of time I will not have any insurance coverage. All benefits and proceeds of the insurance will be paid to you or to a financial institution if it purchases the Installment Sales Contract to the extent of its interests and any balance will be payable to me. The initial amount of Credit Life Insurance is the amount required to repay the Total of Payments; thereafter, the insurance decreases by the amount of each monthly payment on a scheduled 30 day basis. If I am jointly obligated on the Installment Sales Contract with a Co-Buyer, and we have both signed the request for Credit Life Insurance, death benefits will be payable only with respect to the first one of us to die. Subject to exclusions, eliminations or waiting period stated in the insurance policy or certificate, Credit Accident and Health Insurance is for the benefit amount of 1/30th of each month's payment for each day that I am totally disabled due to an injury or sickness while I owe any payment to you; however, I understand that I have to be prevented from working due to such total disability for more than fourteen (14) consecutive days before the insurance benefit is paid back to the first day of my total disability. I also know that I cannot obtain any insurance from you if I am over 65 years of age today, and I also know that the insurance coverage provided to me may contain a maximum amount of coverage which will not pay in some cases, the entire amount that I owe you. Due to the maximum amount of coverage stated in the insurance policy, I know that any unpaid amount in excess of the insurance coverage will still have to be paid. If the Installment Sales Contract is prepaid in full prior to the last payment date, any unearned insurance premiums will be refunded to me in the manner prescribed by law. Within thirty (30) days, I will receive the certificate of insurance more fully describing my insurance coverage. If the insurance is not accepted by the insurance company, I will receive a refund of the insurance premiums I have paid.

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Vernon D. & Ramona Denson  
419 Jackson St.  
Gary, Indiana 46402

EXHIBIT A

LEGAL DESCRIPTION:

Situated in the City of Gary, County of Lake, and State of Indiana, and is further described as follows:

The South half (1/2) of Lot thirty-one (31), Block One hundred (100), Gary Land Company's First Subdivision, in the City of Gary, as shown in Plat Book six (6), page fifteen (15), Lake County, Indiana.

