

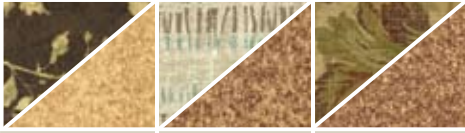
southernhomes™

stronger. safer. smarter.™



2008-2009 Product Guide

DRAPES

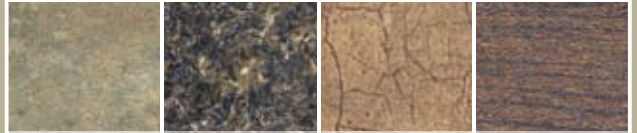


CAMEL

STONE

TOFFEE

COUNTERTOPS



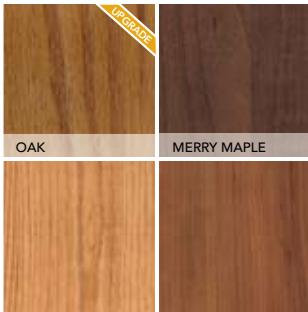
INDIAN SLATE

LABRADOR GRANITE

GLAZE

COCOA MAPLE

CABINETS



OAK

MERRY MAPLE

WALLBOARDS



TOAST

GRASSCLOTH

BAHAMA

ONYX

BISQUE

MOSSY OAK

SHUTTERS



BLACK

BLUE

BROWN

GREEN

RED

WHITE

LINOLEUM



9190 (Marble)

9245 (Woodgrain)

9191 (Cola)

CARPET



BEIGE

MINERAL

FRENCH VANILLA

DOE

HERRINGBONE

VINYL SIDING



CLAY

FLINT

PEARL

TAN

WHITE

CEDAR (LP SmartSide)

WHITE (LP SmartSide)

CRANE CLAY

CANYON BROWN

ROOFING



BLACK

BROWN

GREEN

GALVANIZED

GREEN GALV.



This handbook will help you familiarize yourself more with the homes we sell at Southern Homes, and the Southern way of doing business.

On the following pages you will find construction standards, option listings, color samples, and our floor plans. We hope this handbook will help answer any questions that may arise concerning our products.

Southern Homes™ takes pride in doing what it takes to make you more profit. We strive daily to provide you with four valuable tools to increase your margins: product value, product quality, customer service, and design customization. We feel that successful retailers are the only means of future success for our company. Therefore, we do what it takes to make you more profit!

Please do not hesitate to call your sales representative with any questions you may have. Your business is greatly appreciated and we look forward to working with you in the years to come.

Our goal is to better serve you. We build relationships.

Thank You,

Britt Richards
General Manager

Ty Batchelor
Assistant General Manager

Boo Haughton
Sales Manager

Kathy Baggett
Service Manager

Southern Homes

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P.O. Box 639
Double Springs, AL 35553

Tel 205 489 3433

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www.sehomes.com

a division of Southern Energy Homes, Inc.

Who We Are

Southern Energy introduced its first line of manufactured homes in 1982. Our homes were immediately recognized in the market for their innovative floor plans and décor. In addition, we were the first to offer custom modifications to our homes. Customization has become a hallmark of SEhomes, Inc. and has provided a distinct marketing advantage since our beginning.

Our operations evolved over time, including our increased ability to provide custom solutions in manufactured housing. In 1998, we implemented new quality training programs and our service departments were restructured to ensure a more efficient process to support our customers and dealers.

Today, quality and service are the key focus of our entire company. All of our associates, from production personnel to corporate officers, share in our vision of providing outstanding customer service and manufacturing the highest quality homes in the industry.

Our new logo, SEhomes, combines a new look with the heritage of the Southern Energy name. It symbolizes the changes we have made in our operations while building on our history of providing innovation and exceptional customer service.

Mission

SEhomes will produce top quality manufactured homes with emphasis on customer service and total consumer satisfaction. This is still our mission and we are focusing on it even more today than yesterday. With our commitment to customization, we are providing even more customer satisfaction.

Our mission statement has become an integrated way of doing business with our entire team committed to enhancing customer service and satisfaction. We believe the combination of quality products, custom options, and customer service and satisfaction is key to our continued growth and leadership in the manufactured housing industry.

Quality Service. Southern's service department is proactive. Our goal at Southern is a happy, satisfied homeowner. We're taking quality and pride to a new level. Our family is proud to help new families meet their expectations of home ownership. Our response time to customer request is well below the industry average, and our goal is to provide the customer with a pleasant home buying experience.

Southern Homes welcomes you to the Custom Way of Doing Business.

With a new name and a new look, we are still the same brand that you look to for innovation and exceptional customer service. While companies are consolidating and limiting your decision power, you can count on Southern Homes for complete custom home options.

I. Customization. We can build a house to suit any customer's specific needs. Do you have customers who need choices? We give you the ability to customize to homeowner demands.

Choices? Yes, we have plenty of options for you to choose from! We offer more options than any other manufacturer while remaining the best value on the market. If you can dream it — we can build it!

Today's finance environment has forced our industry in some instances to consider land/home financing. Our customization program allows our retailers to capitalize on this finance opportunity.

Over 85% of all land home packages are custom ordered. Southern Homes allows the owner to custom fit their home with even more choices than most site-builders. Whatever it takes, we tailor make each home for each individual customer. Southern helps you sell homes your way.

We build it your way!

II. Unsurpassed Value. Our Southern Sizzler (SS) line provides you with an entry-level home that hits your critical price points, yet is flexible. No one else offers you what we can!

Manufacturing

At SEhomes, Inc., we're building dreams. Homes where roots are put down, memories are made, families are raised, birthday's are celebrated and first steps are taken. Here, the best things in life happen, and we firmly believe that each of our customers deserve the best possible home in which to have these experiences.

It is for this very reason that SEhomes is so intensely focused on quality. From floor to ceiling; from cabinets to closets. We will accept nothing less than the absolute highest quality in each of our homes. Because we know that's what our customers expect and deserve, and we know that if they don't get it from us, they'll go somewhere else. Saying we're focused on quality is the easy part. In order to ensure quality, we must review, revise and perfect every aspect of our manufacturing process. And when it's all said and done, that comes down to people. Because without quality people committed to a quality job, you won't get a quality product.

You may have begun to hear rumblings about Lean Manufacturing. Hearing words like "lean," "5s," "value stream," "bottlenecks," and "improving the flow" may seem a little foreign and perhaps intimidating at times. You may be asking yourself, "what exactly is lean" and "what will it do for me?" The concept is simple, lean manufacturing strives to create an orderly, clean work place that is organized to create a continuous flow of materials through the process while eliminating waste and standardizing the process to improve quality with less effort.

Quality

It seems like everyone is talking about it all the time, but at SEhomes, Inc., it's more than just lip service. That's because we're very serious about the quality of our products. Why? Because we don't make athletic shoes, luggage or electronics. We make homes, places where people live, where families need to be safe and comfortable. It is for these reasons that quality is not just a word at SEhomes, Inc. *It's our absolute mission.* Our unyielding commitment to quality is an essential part of everything we do and every decision we make. From programs designed to improve employee satisfaction, to our partnerships with the country's top component producers. From the efforts of our exceptional family of suppliers, to the appearance of our sales centers, to how frequently our truck delivers parts to our retailers. It's all about making sure our customers *get the highest quality home*, the highest quality service and complete satisfaction.

Sounds like a pretty lofty goal, but when your goal is perfection, the journey really is the destination. This is why we will work hard every single day to improve our company, perfect our manufacturing process and reach our goal. This is our commitment to our employees, our industry partners, our shareholders, and, most importantly, to every family who calls a Southern Home *home*.

Customer Satisfaction

Over the past few years Southern Energy Homes, Inc., and the manufactured housing industry as a whole, has faced some real challenges. During this period, we came to the realization that in order to remain a viable industry leader, we must provide unsurpassed customer service and ensure complete customer satisfaction. Because, as we said before, we know that if our customers don't get the highest *quality product* from us, they'll simply go somewhere else. We also know that if our customers don't get the highest *quality service* from us, they'll do the same. So, during that same time, we believe we've taken some real, tangible steps designed exclusively to ensure absolute customer satisfaction. For example, we provided for faster delivery of parts to our retail centers in order to speed up service response times. We continued to take advantage of the unique ability of our manufacturing divisions to allow our customers to order homes with customized floorplans, further guaranteeing they receive a home that exceeds their expectations.

But we believe the most substantial step we've taken over the past years is to transform our corporate culture. It's more than lip service; more than words. It's a complete overhaul of attitude and spirit. It's ingrained in each member of our production team, each sales representative, each driver, each manager. It's an overall commitment from producing the best possible product and backing it up with the best possible service, to taking pride in our work, and to doing this in the most efficient and cost-effective manner possible. We enjoy that rare combination of complete employee, customer and shareholder satisfaction.

Sure it's a lofty goal, one we will be working toward for many years to come. Because as hard as we work to achieve it, we know we can always work harder, do a little more, get a little better. It's what our customers demand of us, and what we demand of ourselves: Complete satisfaction, absolute quality, nothing less.

Full House Audit

Every house produced at Southern undergoes a rigorous inspection process. We hold ourselves to a higher level of quality because our customers deserve the very best.

To assure that our quality goal is being achieved in our plants, we instituted a 'Full House Audit' that randomly selects a finished home and subjects it to an inspection that examines every aspect of construction, fit, finish, electrical and plumbing. We are so thorough in our testing that we even run the dishwasher, check the hot water heater and inspect every functional part of the house.

At Southern, we are dedicated to producing quality homes and delivering an outstanding product to every customer. Every step of the construction process is inspected to assure that it meets our quality standards. Our focus on quality has resulted in improved customer satisfaction based on survey results and lower warranty costs.

Supply: Products & Materials

Quality in means quality out. It's a simple equation and precisely why Southern Homes has developed partnerships with some of the top names in the construction and component business, including: General Electric, Shaw Carpets, John Manville, Congoleum, Georgia Pacific, Formica, Rheem, GAF Shingles, Weyerhaeuser, Flowguard Gold Piping, Intertherm (Nordine), Broan, National Gypsum and Wilson Art. Truth is, we put nothing less than the best into our homes to ensure our customers get nothing but the best out of their homes.

Limited Custom Building Program

In our AK line, you can take one of our floorplans and modify it to meet your customers needs. We can move walls, add footage, delete footage, build mirror and flip - flop floorplans and sometimes take two floorplans and combine parts of them, (i.e. take the master bath from one plan and put it on another).

Anytime you move walls, add footage, etc., the customer will be charged a production charge plus the cost for any differences in the original floorplan and the new special print.

PRODUCTION CHARGES:

| | |
|-------------|----------|
| DOUBLE WIDE | \$500.00 |
| SINGLE WIDE | \$400.00 |

ADDITIONAL FOOTAGE CHARGES:

| | |
|-------------|----------|
| DOUBLE WIDE | \$500.00 |
| SINGLE WIDE | \$250.00 |

When doing a special, "033", the customer, as well as the salesperson, must sign the job order and print before the home goes into production.

Southern Homes Rebate Procedures

In order to qualify for Southern Homes volume incentives, we require the dealer to meet four criteria.

1. Reach the volume levels which are figured on base price only.
2. Sign and return the Home Owner Registration card.
3. Sign and return the Southern Energy Arbitration agreement.
4. Sign and return the Closing Video Script to confirm that the home owner has viewed the closing video.

All documents must be received within the 14 days of closing. These four criteria have to be met on all homes for volume incentive to be paid. Due to floorplan lender requirements, rebates may only be paid quarterly.

Other Southern Homes Procedures

For information about other Southern Homes procedures please reference our SEhomes Retailer Handbook.

SPECIAL PACKAGES

LUXURY LIVING PACKAGE

20 Foot side by side w/ Icemaker and Water
Dishwasher
Fireplace
Space Saver Microwave
CD Player
Fluorescent Light in Kitchen
Ceiling Fan in Living Room
Deluxe Chandelier

LUXURY LIVING PACKAGE #2

20 Foot side by side w/ Icemaker and Water
Dishwasher
Fireplace
Microwave Over Range w/ Vent
CD Player
Fluorescent Light in Kitchen
Ceiling Fan in Living Room
Deluxe Chandelier

LUXURY LIVING PACKAGE #3

20 Foot side by side w/ Icemaker and Water
Dishwasher
Fireplace
Built-in Oven/Microwave Combo
Smooth Cooktop
CD Player
Fluorescent Light in Kitchen
Ceiling Fan in Living Room
Deluxe Chandelier

DREAM KITCHEN PACKAGE

20 Foot side by side w/ Icemaker and Water
Dishwasher
Surface Range with Coil Eyes
24" Self Cleaning Wall Oven
Microwave w/ Vent Hood
Deep Kitchen Sink w/ Faucet

ENERGY SAVER PACKAGE

Thermopane Windows
2 x 6 Sidewalls
21 - 19 - 28 Insulation
Steel Front Door w/ 2 x 6 Jamb
Vinyl Siding (see order for wrap)
Shingle Roof

STAINLESS STEEL PACKAGE

Stainless Steel 22 Foot side by side Refrigerator
Stainless Steel Potscrubber Dishwasher
Stainless Steel Range
Stainless Steel Microwave w/ vent hood
Stainless Steel Sink

AVAILABLE OPTIONS

ZONES AND PACKAGES

Wind Zone II
Wind Zone III
Florida Zone II
Florida Zone III
Energy Saver Package - Fiberboard
Energy Saver Package - Plywood
Luxury Living Package I
Luxury Living Package II
Luxury Living Package III
Stainless Steel Appliances
Dream Kitchen Package
Honey Do Package

BASIC OPTIONS

Detachable Hitch
Recessed Headers
Recessed Outriggers
Storm Windows
Thermopane Windows
14-11-21 Insulation
14-11-28 Insulation
21-11-21 Insulation
21-11-28 Insulation
21-19-21 Insulation
21-19-28 Insulation
14-19-28 Insulation
3/4" Plywood Floors on 16" OC
3/4" Plywood Floors on 24" OC
5/8" Plywood Floors on 16" OC
Electric Furnace
Gas Furnace
30 Gallon Gas Water Heater
40 Gallon Gas Water Heater
40 Gallon Electric Water Heater
50 Gallon Electric Water Heater
2 x 4 Interior Walls
2 x 6 Exterior Walls
Flood Lights - Switch & Wire
4/12 Roof Pitch
Plush Carpet
Tile Foyer
Vault by Room

BATH OPTIONS

Tub Drapes
Commode Cabinets
Rock Front Tub
Formica around Tub
Deluxe Metal Faucets
Water Cut-offs T/O
Hollywood Lights
32" Fiberglass Shower
48" Fiberglass Shower
60" "Low Lip" Shower
Whirlpool Tub
Round Tub
Oval Tub
Rock Tub
1 pc. Fiberglass Tub
Fiberglass Tub - Guest Bath
Porthole Window
Ice Block Window
Drawer Stack
Linoleum in Baths
Porcelain Lavs
Framed Mirrors
Deluxe Closet Organizer

EXTERIOR/DOORS/WINDOWS

14' Dormer
21' Dormer
9' Dormer w/Rock
Vinyl w/Fiberboard
Vinyl w/Plywood
36" "Embossed 6-Panel Doors"s
Interior French Door
House Type Front Door
Steel Front Door
Special 38" Front Door
Decorative Glass Front Door
House Type Rear Door
Cottage Rear Door
Steel Rear Door
Special 38" Rear Door
Dead Bolt Locks
Patio Door
76"x60" Window
Palladium Window

AVAILABLE OPTIONS CONTINUED...

DECOR/COSMETICS

Ceiling Fan
 Wire/Brace for Ceiling Fan
 Phone Jack
 Engraved Fireplace
 1/2 Rock Fireplace
 Full Rock Fireplace
 Full Rock w/Arched Bookcase
 Chimney Stack Fireplace
 Rock Peninsula Fireplace
 Bullet Light
 Tri-Bullet Light
 Chandelier
 Deluxe Chandelier
 2" Mini Blinds

CABINETRY

Ash Cabinets
 Velvet Cherry Cabinets
 Merry Maple Cabinets
 Oak Cabinets
 Drawer Stack
 3 Door Cabinet Stack
 6 Door Cabinet Stack
 Hutch w/Glass Doors
 Corner Curio
 Computer Planning Center
 Washer/Dryer Shelf
 Washer/Dryer Cabinets
 Mid Shelves in Base Cabinets
 Plywood Bottoms
 Panel Cabinet Bottoms
 White Line Cabinets
 Countertop Backsplash
 17' Refrigerator
 21' Side by Side Refrigerator
 Stainless Appliances
 Black Appliances
 Self Clean Range
 Gas Range
 Gas Self Clean Range
 Smooth-top Cooktop
 Spacemaker Microwave
 Microwave w/Vent Hood
 Dishwasher
 Ice Maker
 Garbage Disposal
 CD Player
 Fluorescent Light

MISC. OPTIONS

Wainscot
 Deluxe Door Trim
 3" Crown Molding
 3" Chairrail
 Freezer Plug
 Mop Sink-Base
 Mop Sink-Base and Overheads
 Exterior Electric Recept
 Exterior Water Faucet
 Ship Vinyl Ends Loose
 Add/Subtract Footage
 Rock!!
 Ceramic Edging & Backsplash

SS SINGLE STANDARD FEATURES

KITCHEN

Kitchen
 General Electric Appliances
 - 15' frost free refrigerator
 - 30" Range
 Brushed nickel cabinet pulls
 White-lined overhead cabinets
 2" cabinet crown
 Easy-glide drawer guides
 Shaker Style cabinets (20" Overheads & 30" Base Doors)

CONSTRUCTION

Total Electric Home
 2"x6" Floor joists 24" O/C- 14' wide (3/4" OSB)
 2"x8" Floor joists 16" O/C- 16' wide (5/8" OSB)
 OSB floor decking
 7' sidewalls
 2"x4" Exterior wall 16" O/C
 Rafters 24" O/C
 14-11-14 Insulation
 Sprayed acoustic ceilings
 Wire / plumb for washer and dryer
 Dryer Vent
 30 gallon water heater
 Vault in LR, DR, and Kit.

COSMETICS

"Mission Control" 13oz Carpet
 Rebond carpet pad
 Designer linoleum
 Paper-covered sheetrock
 Embossed 6-panel interior doors
 2" Flat crown in main living areas
 Closetmaid shelving in closets
 2" Mini blinds throughout

BATHS

Chrome faucets
 Shaker style cabinets in baths
 Clip-on mirrors
 Plastic Tubs (per print)
 Designer Linoleum in All Baths

EXTERIOR

Blank front door
 Blank rear door
 White windows w/ mulls
 Designer exterior metal
 Exterior lights by all doors
 Exterior electrical receptacles

SS SINGLE - SECTION FEATURED HOMES

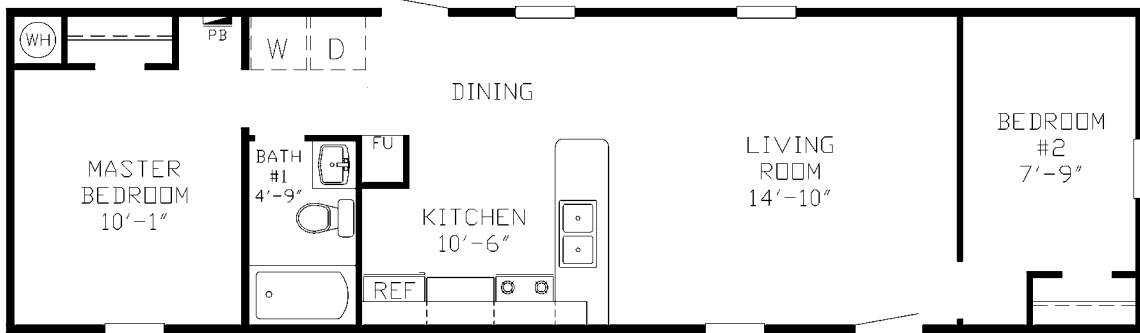
The plans listed below can be found in the Floorplans section of your binder on the page numbers listed below.

| <u>Floorplan</u> | <u>Sq. Ft.</u> | <u>Page</u> |
|------------------|----------------|-------------|
| SS2824 | 672 | 11 |
| SS4800 | 1,216 | 11 |
| SS4803 | 1,216 | 12 |
| SS4804 | 1,216 | 12 |
| SS4805 | 1,216 | 13 |
| SS4806 | 1,216 | 13 |
| SS4807 | 1,216 | 14 |
| SS4808 | 960 | 14 |
| SS4809 | 1,184 | 15 |
| SS4810 | 1,216 | 15 |
| SS4811 | 1,216 | 16 |
| SS4812 | 1,216 | 16 |
| SS4813 | 1,216 | 17 |
| SS4814 | 896 | 17 |
| SS4815 | 1,216 | 18 |
| SS4816 | 896 | 18 |
| SS4818 | 1,216 | 19 |
| SS4822 | 1,152 | 19 |
| SS4831 | 1,216 | 20 |
| SS4837 | 1,216 | 20 |

THE *Rollins*

SS 2824

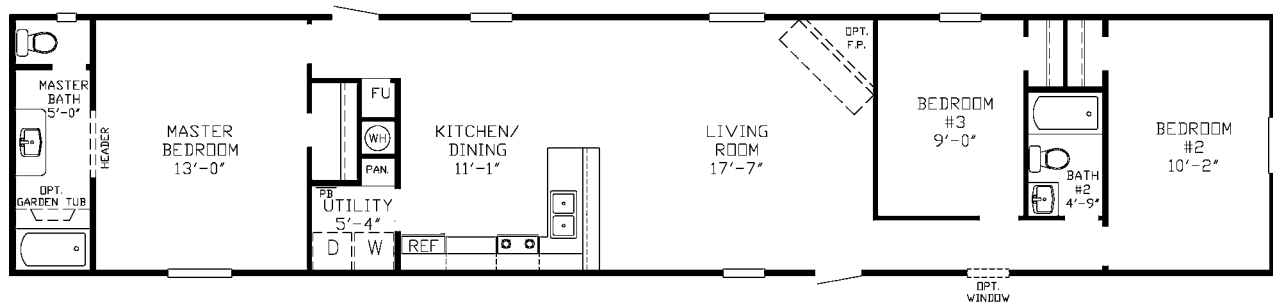
672 sq ft - 2 Bedroom/1 Bath - 14x48 (52)



THE *Diamond*

SS 4800

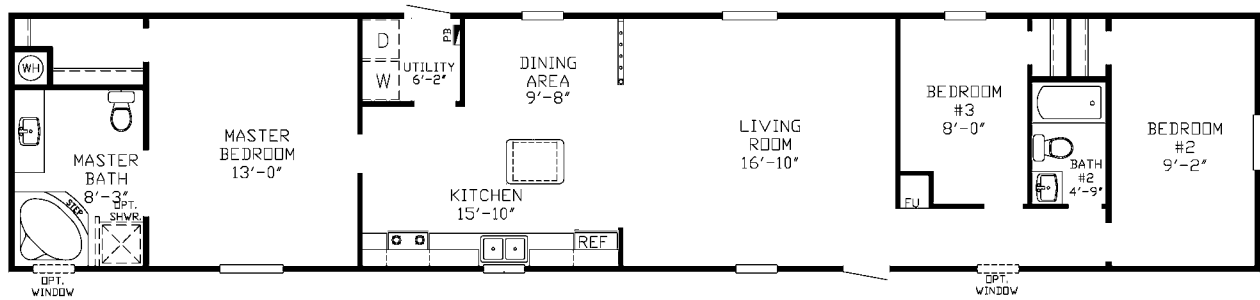
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE Garnet

SS 4803

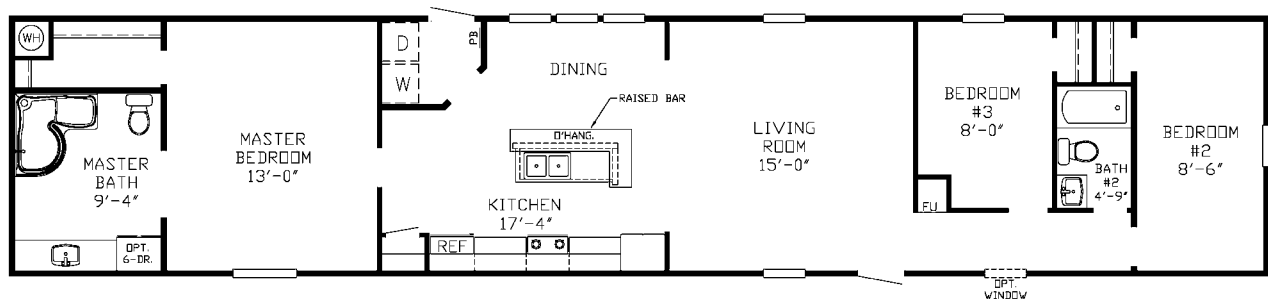
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE Ruby

SS 4804

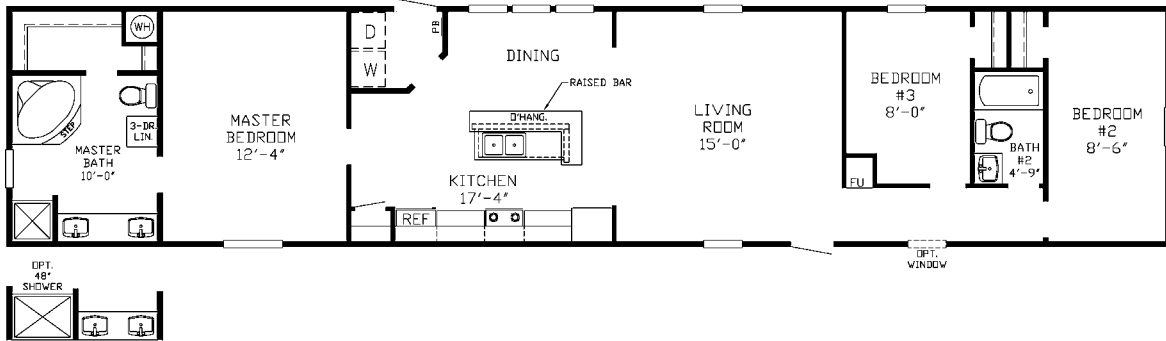
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Topaz*

SS 4805

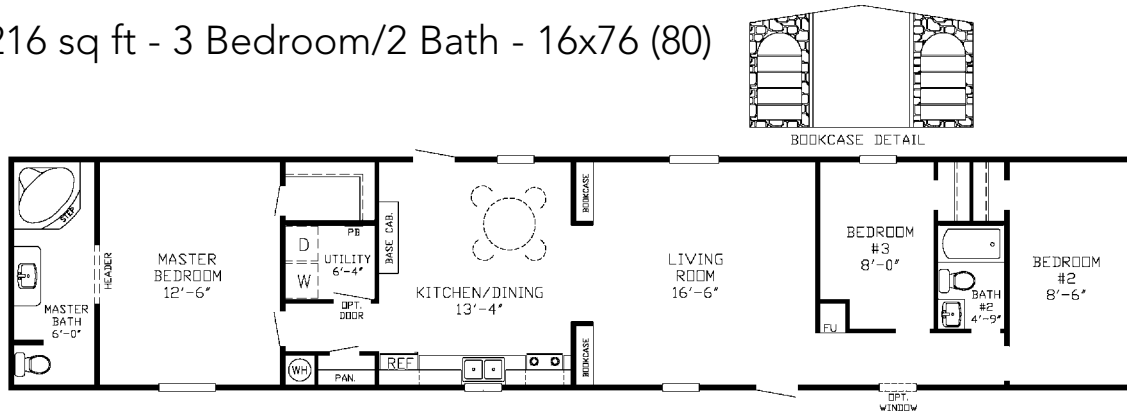
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Opal*

SS 4806

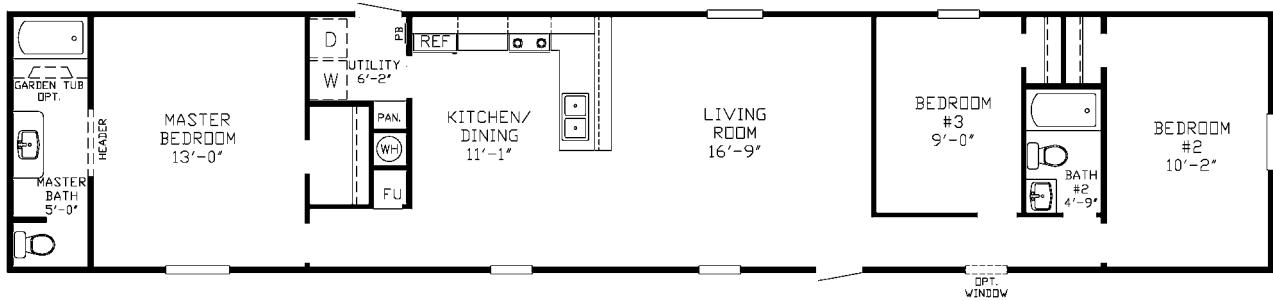
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Sapphire*

SS 4807

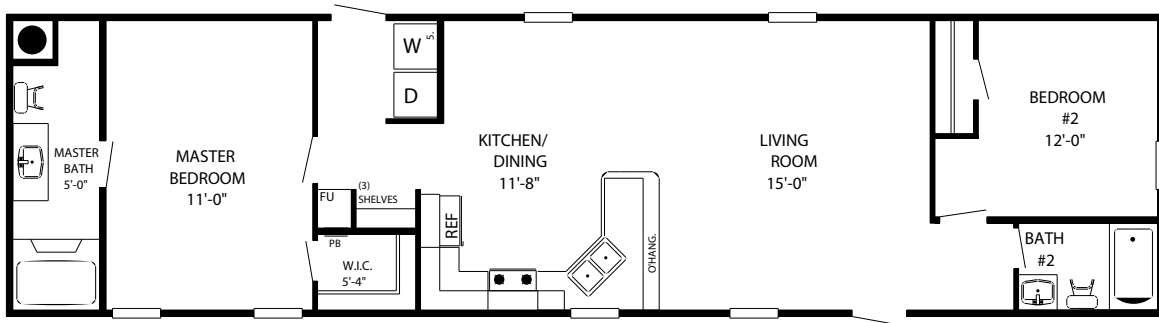
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Mallory*

SS 4808

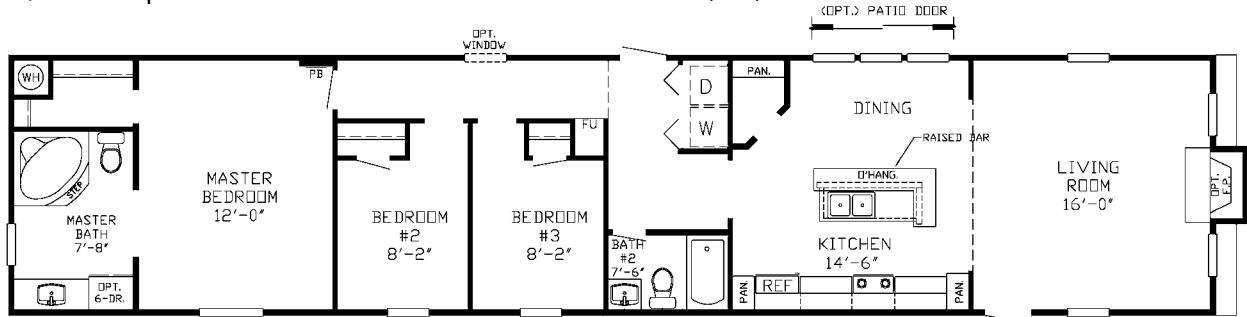
960 sq ft - 2 Bedroom/2 Bath - 16x60 (64)



THE Clovercraft

SS 4809

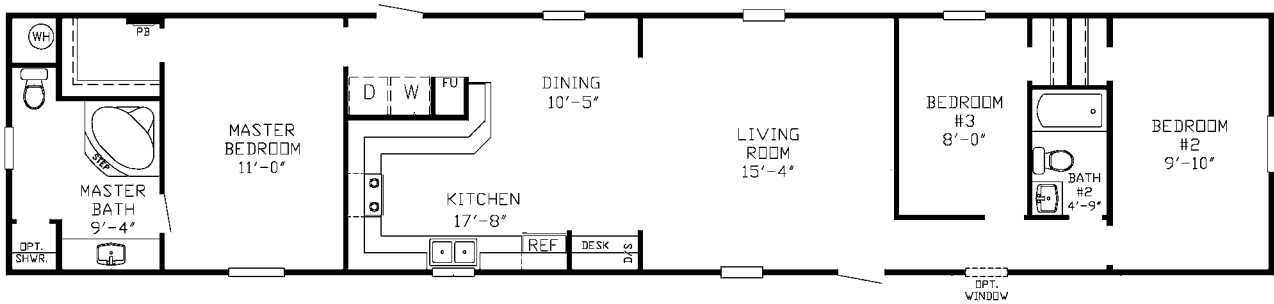
1,184 sq ft - 3 Bedroom/2 Bath - 16x74 (78)



THE Turnbrook

SS 4810

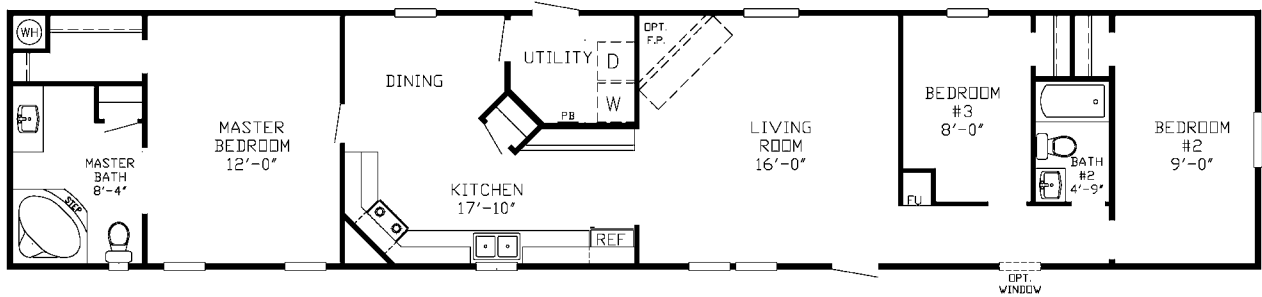
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Petway*

SS 4811

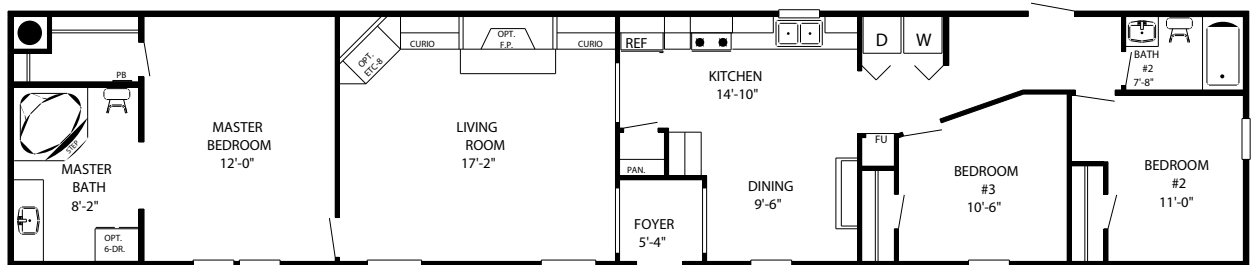
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Aspen*

SS 4812

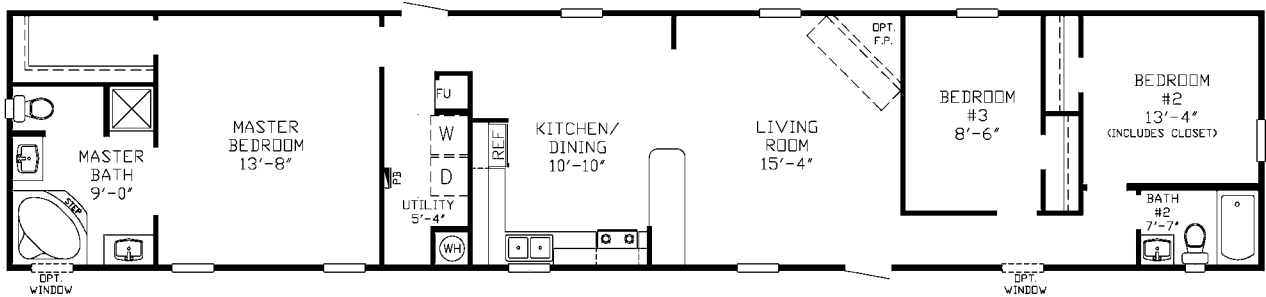
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Manley*

SS 4813

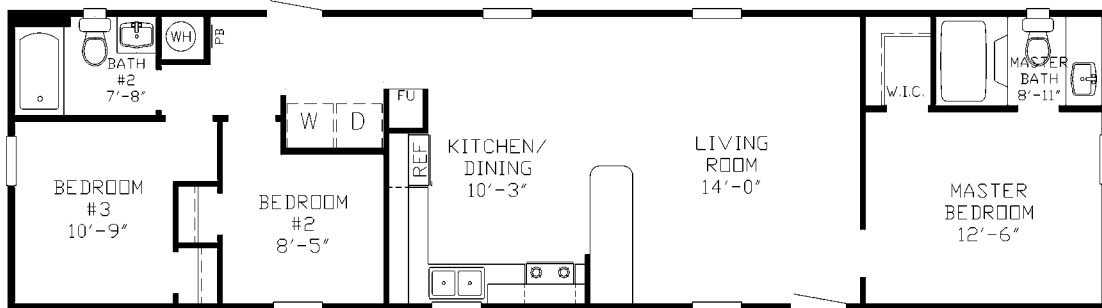
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Beale*

SS 4814

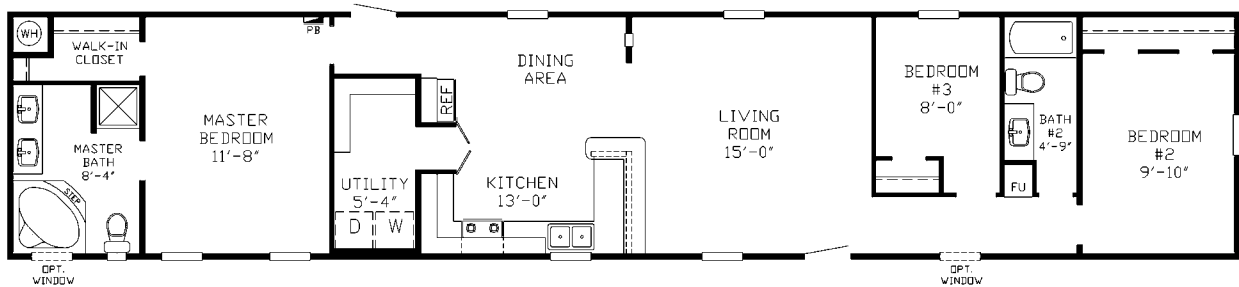
896 sq ft - 3 Bedroom/2 Bath - 16x56 (60)



THE *Tobak*

SS 4818

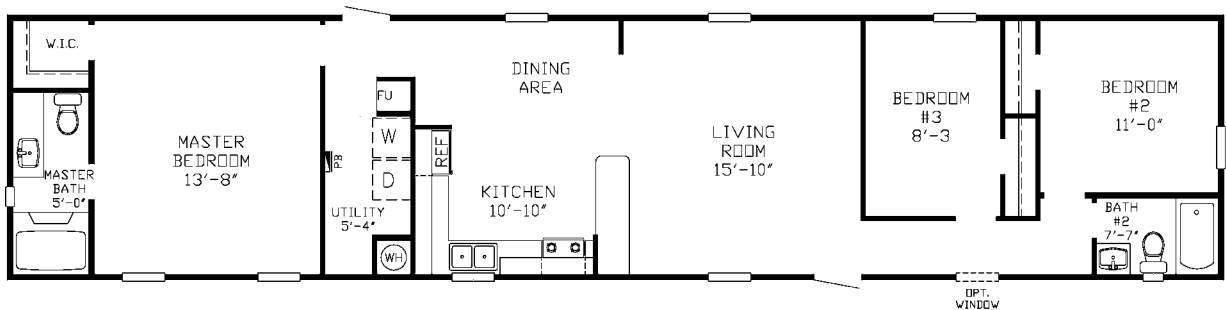
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Sivley*

SS 4822

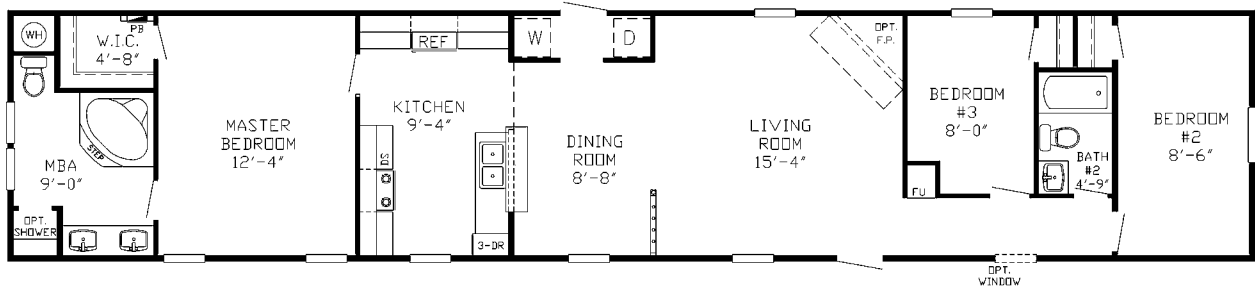
1,152 sq ft - 3 Bedroom/2 Bath - 16x72 (76)



THE *McCain*

SS 4831

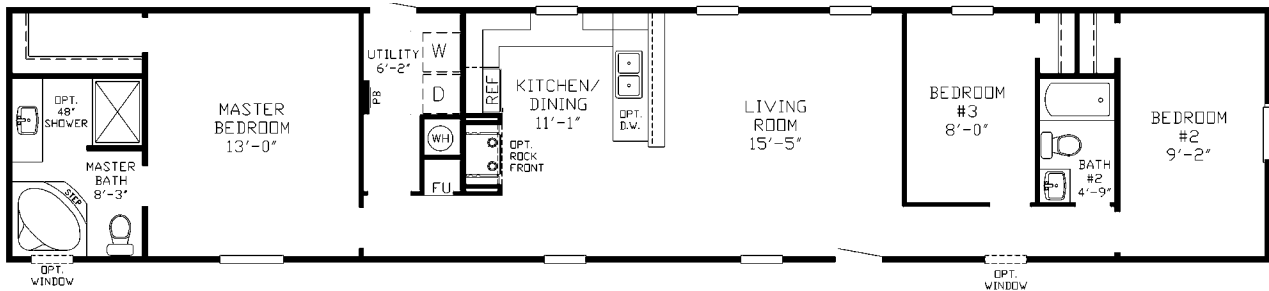
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Witt*

SS 4837

1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



SS MULTI - SECTION STANDARD FEATURES

KITCHEN

General Electric Appliances
 - 15' frost free refrigerator
 - 30" Range
 Brushed nickel cabinet pulls
 White-lined overhead cabinets
 Mid-shelves in overhead cabinets
 2" cabinet crown
 Easy-glide drawer guides
 Shaker Style Cabinets (24" Overheads)

CONSTRUCTION

Total Electric Home
 2"x6" Floor joists 24" O/C- 14' wide (3/4" OSB)
 2"x8" Floor joists 16" O/C- 16' wide (5/8" OSB)
 OSB floor decking
 7' sidewalls
 2"x4" Exterior wall 16" O/C (Marriage Wall 24" O.C)
 Rafters 24" O/C
 14-11-14 Insulation
 Sprayed acoustic ceilings
 Wire / plumb for washer and dryer
 Dryer Vent
 30 gallon water heater
 Vault in LR, DR, and Kit.

COSMETICS

"Mission Control" 13oz. Carpet
 Rebond carpet pad
 Designer linoleum
 Paper-covered sheetrock
 Embossed 6-panel interior doors
 2" Flat crown in main living areas
 Closetmaid shelving in closets
 2" Mini blinds throughout

BATHS

Chrome faucets
 Shaker style cabinets in baths
 Clip-on mirrors
 Plastic Tubs (per print)
 Designer linoleum in All Baths

EXTERIOR

Housetype front door
 Blank rear door
 White windows w/ mulls
 Vinyl siding
 Shingle roof
 Exterior lights by all doors
 Exterior electrical receptacle

SS MULTI - SECTION FEATURED HOMES

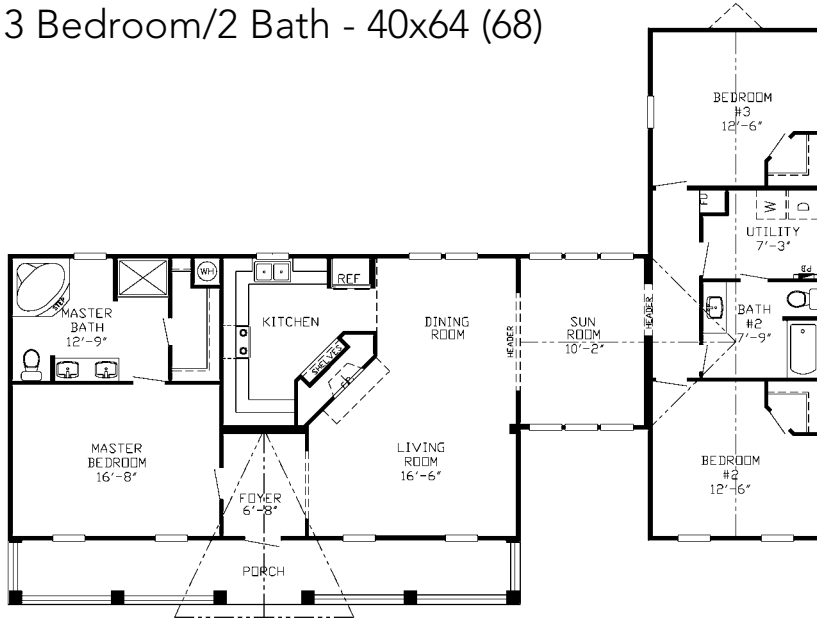
The plans listed below can be found in the Floorplans section of your binder on the page numbers listed below.

| <i>Floorplan</i> | <i>Sq. Ft.</i> | <i>Page</i> |
|------------------|----------------|-------------|
| SS3000 | 1,900 | 22 |
| SS3005 | 1,900 | 22 |
| SS6800 | 1,456 | 23 |
| SS6803 | 2,128 | 23 |
| SS6804 | 1,232 | 24 |
| SS6805 | 2,128 | 24 |
| SS6806 | 1,568 | 25 |
| SS6807 | 1,344 | 25 |
| SS6808 | 2,128 | 26 |
| SS6810 | 1,680 | 26 |
| SS6812 | 1,848 | 27 |
| SS6813 | 2,128 | 27 |
| SS6814 | 1,848 | 28 |
| SS6815 | 1,848 | 28 |
| SS6816 | 2,128 | 29 |
| SS6818 | 1,568 | 29 |
| SS6819 | 1,568 | 30 |
| SS6820 | 1,848 | 30 |
| SS6821 | 2,128 | 31 |
| SS6824 | 1,232 | 31 |
| SS6831 | 2,128 | 32 |
| SS6837 | 1,344 | 32 |
| SS6848 | 1,456 | 33 |
| SS6860 | 2,016 | 33 |
| SS6863 | 1,568 | 34 |
| SS6864 | 1,792 | 34 |
| SS6865 | 1,232 | 35 |
| SS9800 | 1,664 | 35 |
| SS9803 | 2,432 | 36 |
| SS9804 | 1,408 | 36 |
| SS9808 | 2,432 | 37 |
| SS9809 | 1,664 | 37 |
| SS9811 | 2,432 | 38 |
| SS9817 | 2,432 | 38 |
| SS9829 | 2,432 | 39 |
| SS9846 | 2,176 | 39 |
| SS9847 | 2,432 | 40 |
| SS9861 | 2,432 | 40 |
| SS9866 | 2,432 | 41 |
| SS9871 | 2,112 | 41 |
| SS9872 | 2,432 | 42 |
| SS9873 | 2,048 | 42 |
| SS9878 | 2,432 | 43 |
| SS9879 | 2,048 | 43 |
| SS9880 | 2,112 | 44 |

THE *Creekside*

SS 3000

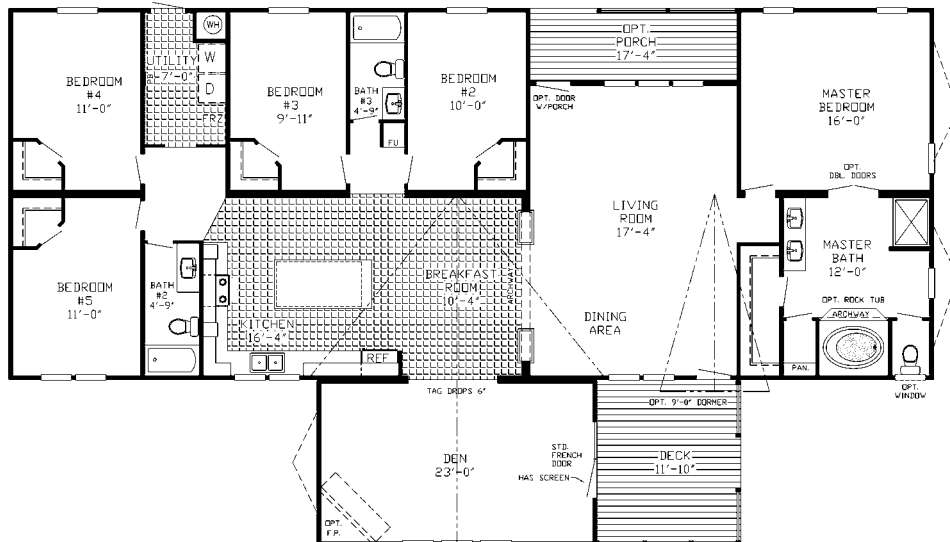
1,900 sq ft - 3 Bedroom/2 Bath - 40x64 (68)



THE *Riverdale*

SS 3005

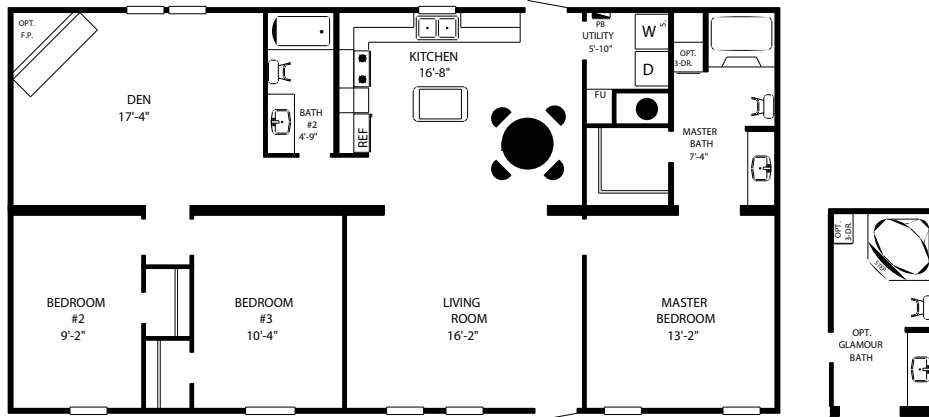
3,420 sq ft - 5 Bedroom/3 Bath - 45x76 (80)



THE *Beckett*

SS 6800

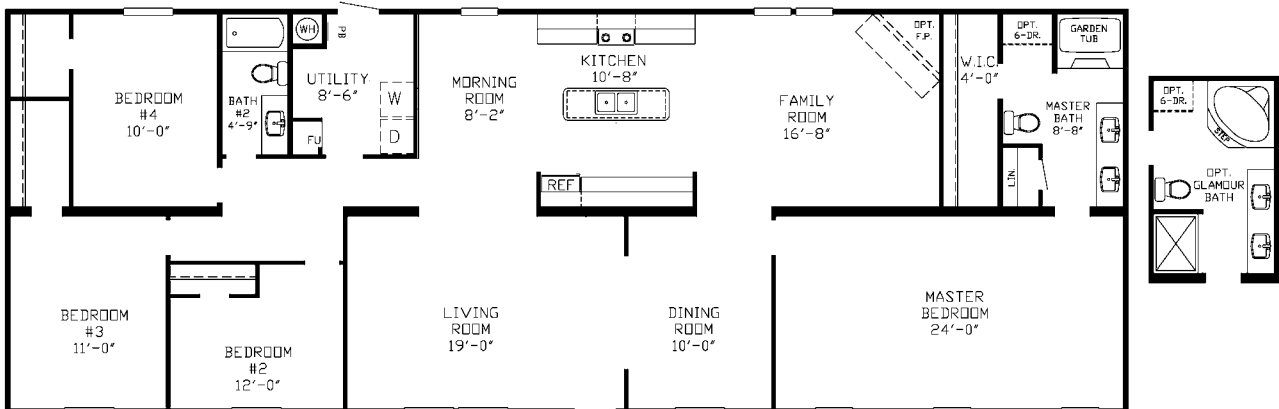
1,456 sq ft - 3 Bedroom/2 Bath - 28x52 (56)



THE *Glenstone*

SS 6803

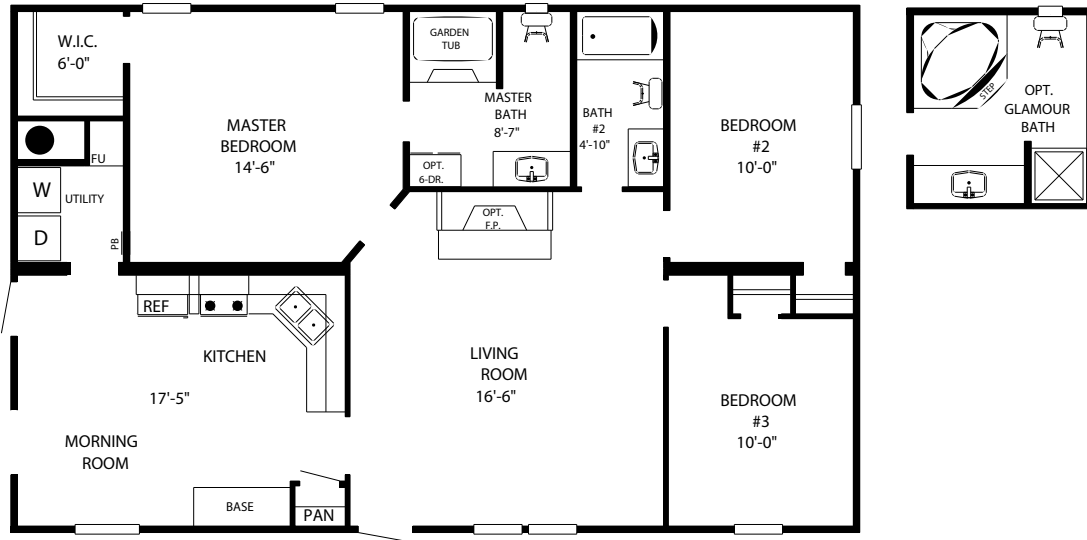
2,128 sq ft - 4 Bedroom/2 Bath - 28x76 (80)



THE *Malone*

SS 6804

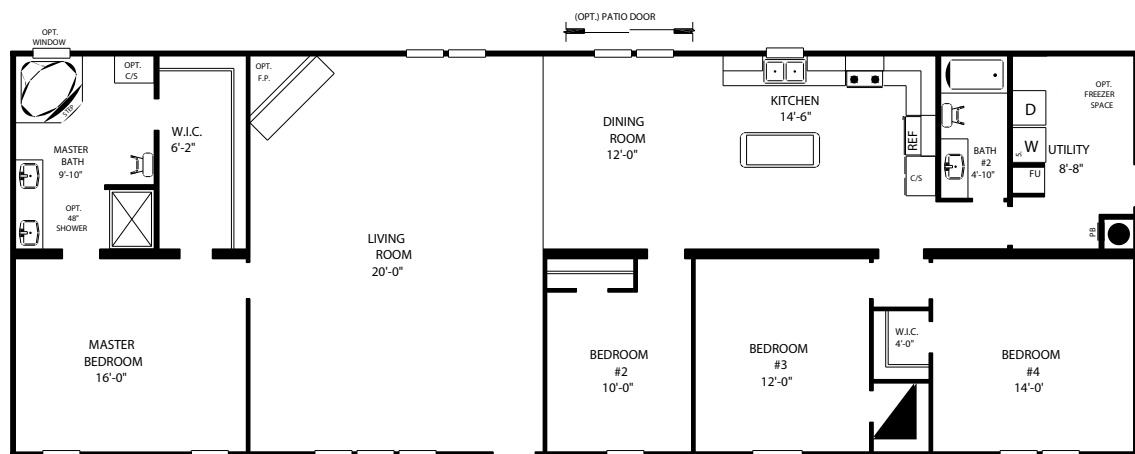
1,232 sq ft - 3 Bedroom/2 Bath - 28x44 (48)



THE *Willis*

SS 6805

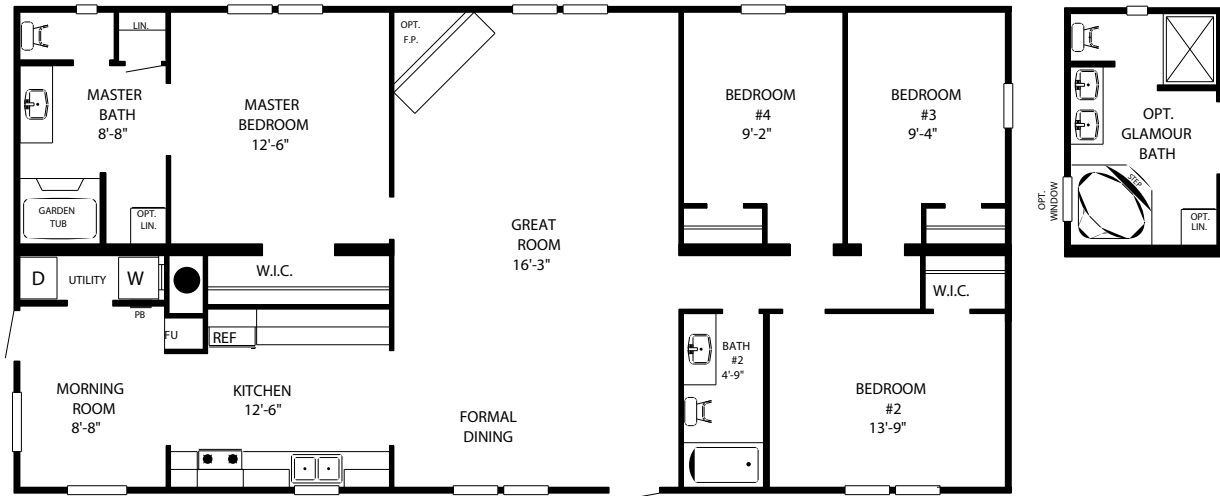
2,128 sq ft - 4 Bedroom/2 Bath - 28x76 (80)



THE *O'Neal*

SS 6806

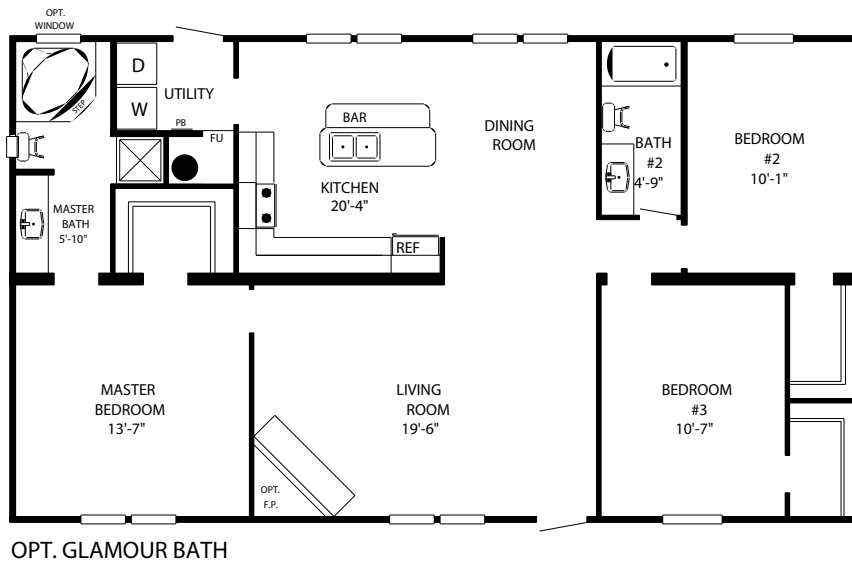
1,568 sq ft - 4 Bedroom/2 Bath - 28x56 (60)



THE *Bryant*

SS 6807

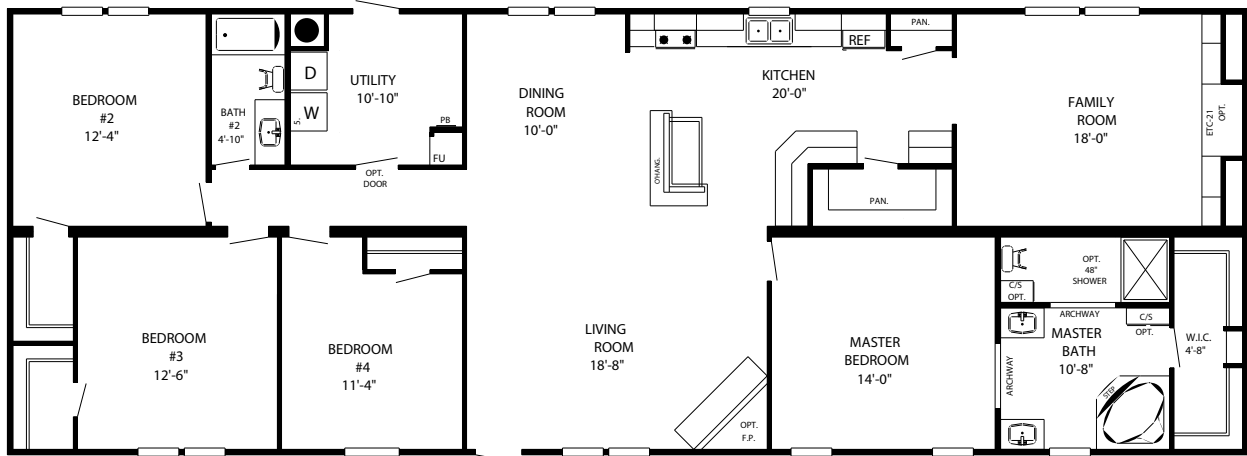
1,344 sq ft - 3 Bedroom/2 Bath - 28x48 (52)



THE *Payton*

SS 6808

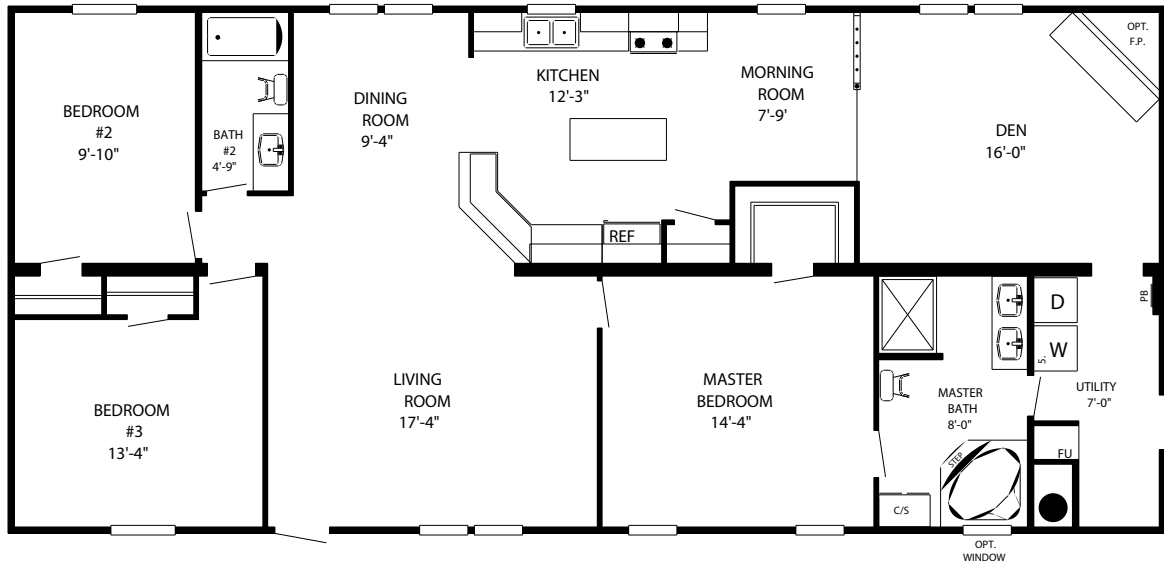
2,128 sq ft - 4 Bedroom/2 Bath - 28x76 (80)



THE *Fisher*

SS 6810

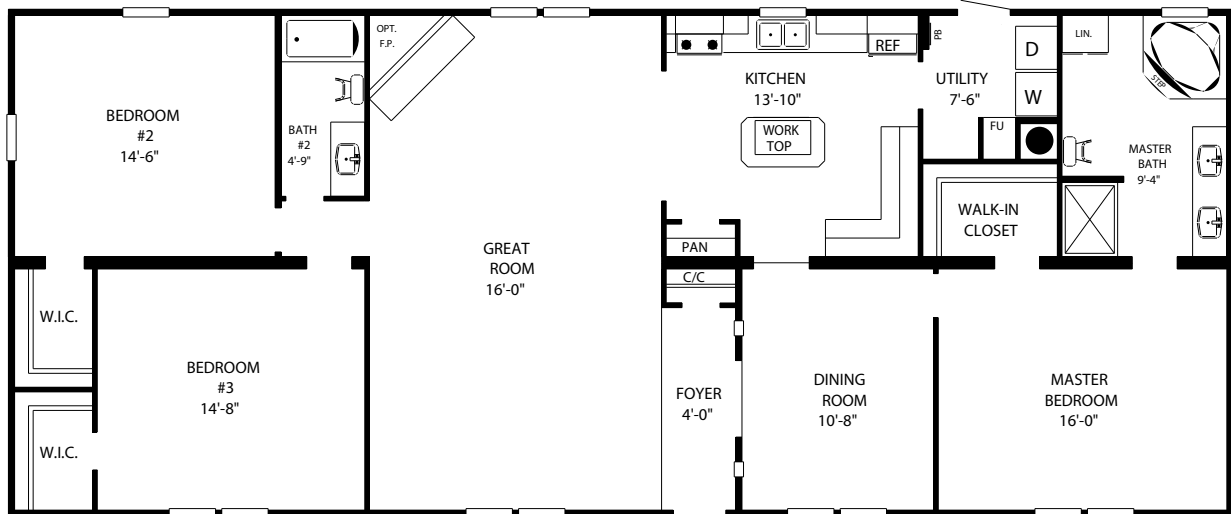
1,680 sq ft - 3 Bedroom/2 Bath - 28x60 (64)



THE *Garnett*

SS 6812

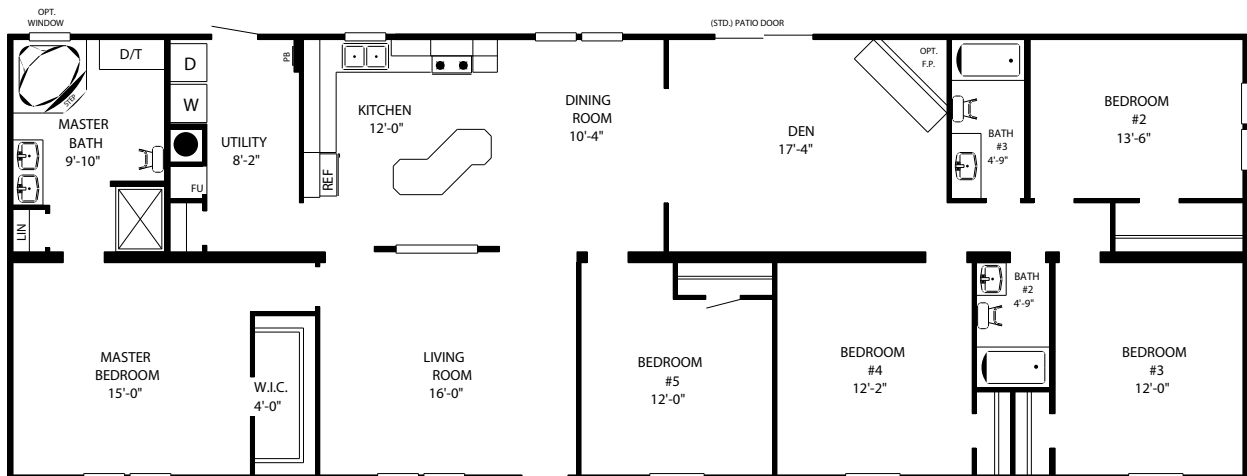
1,848 sq ft - 3 Bedroom/2 Bath - 28x66 (70)



THE *Nash*

SS 6813

2,128 sq ft - 5 Bedroom/3 Bath - 28x76 (80)

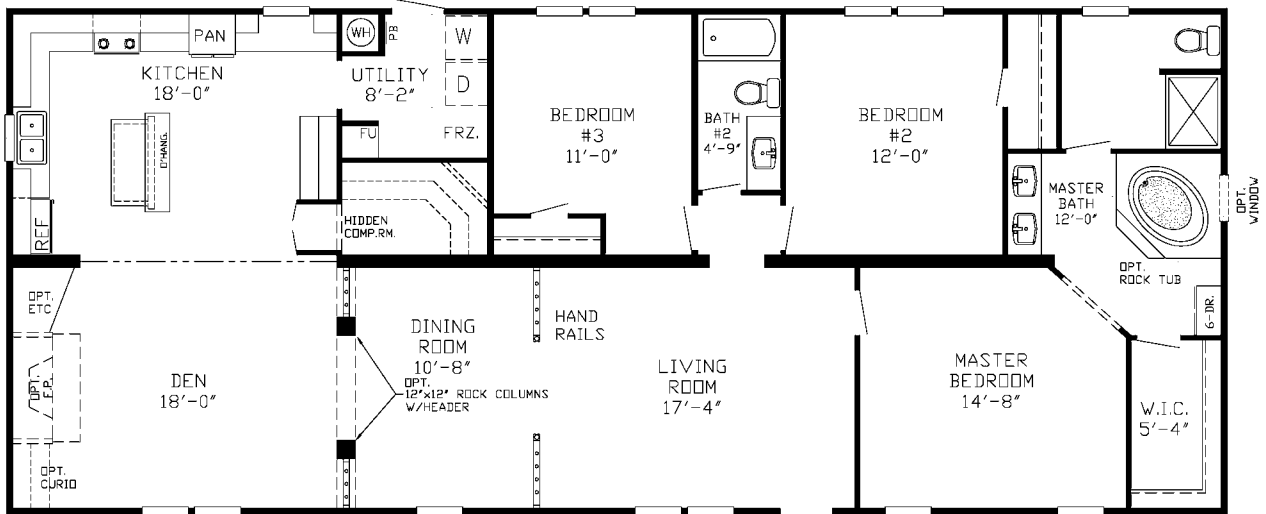


** OPT. GLAMOUR BATH **

THE *Moran*

SS 6814

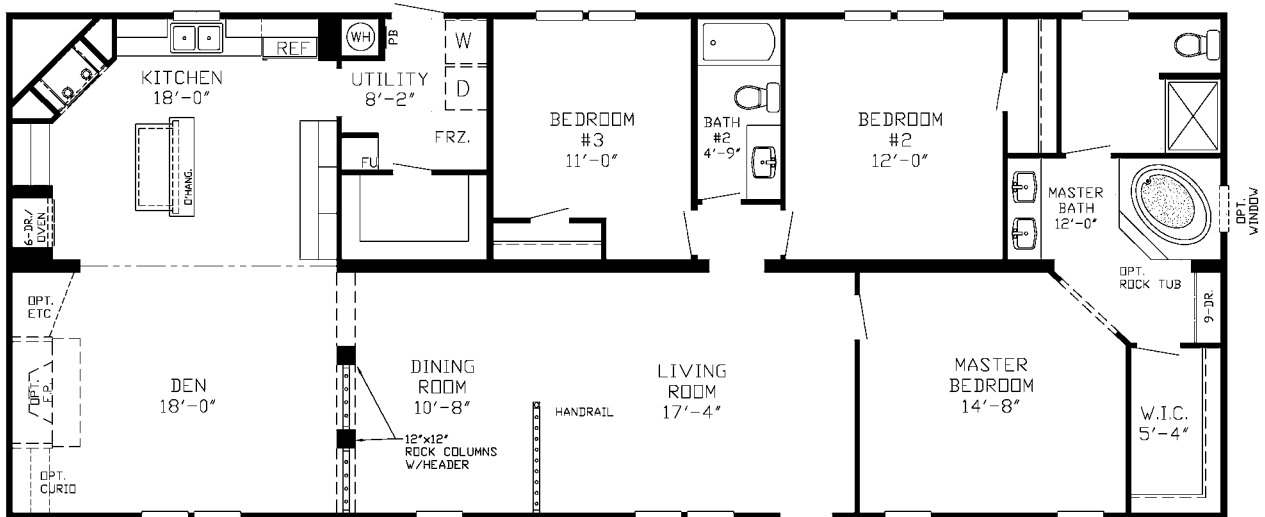
1,848 sq ft - 3 Bedroom/2 Bath - 28x66 (70)



THE *Viking*

SS 6815

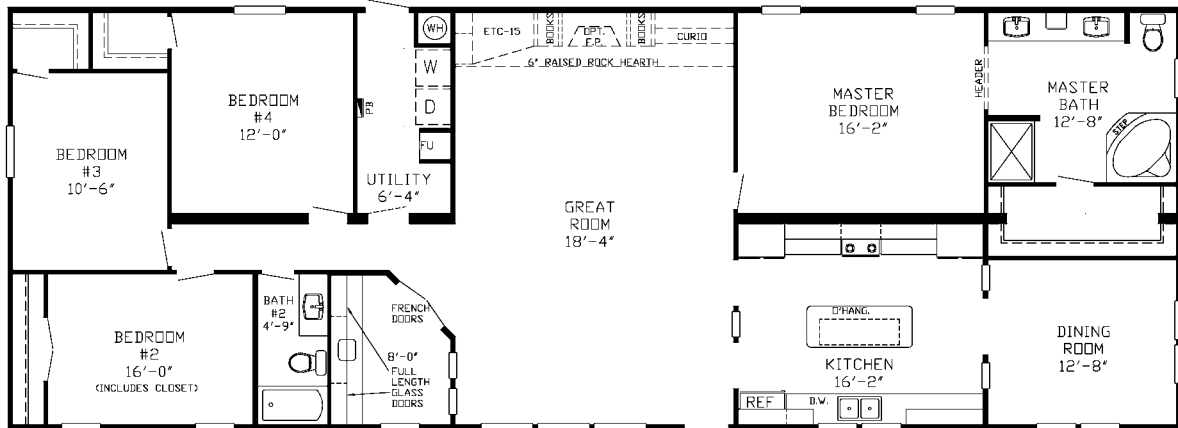
1,848 sq ft - 3 Bedroom/2 Bath - 28x66 (70)



THE *Columbus*

SS 6816

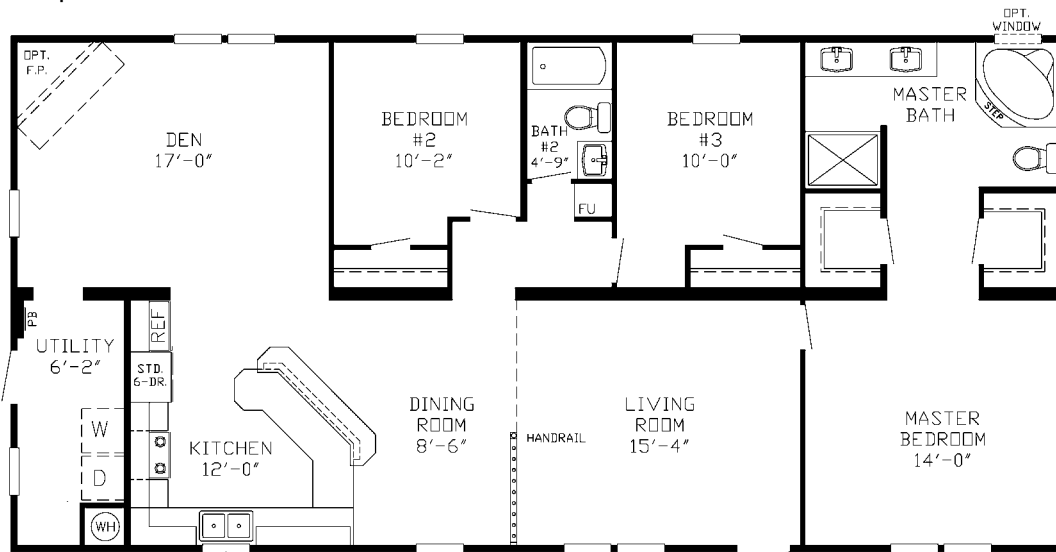
2,128 sq ft - 4 Bedroom/2 Bath - 28x76 (80)



THE *Boone*

SS 6818

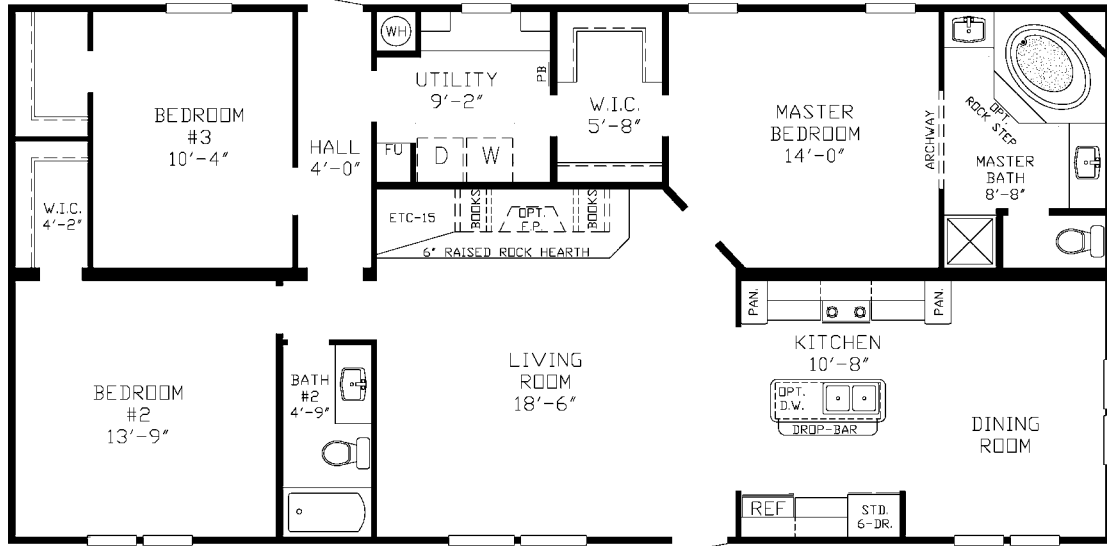
1,568 sq ft - 3 Bedroom/2 Bath - 28x56 (60)



THE *Hawkins*

SS 6819

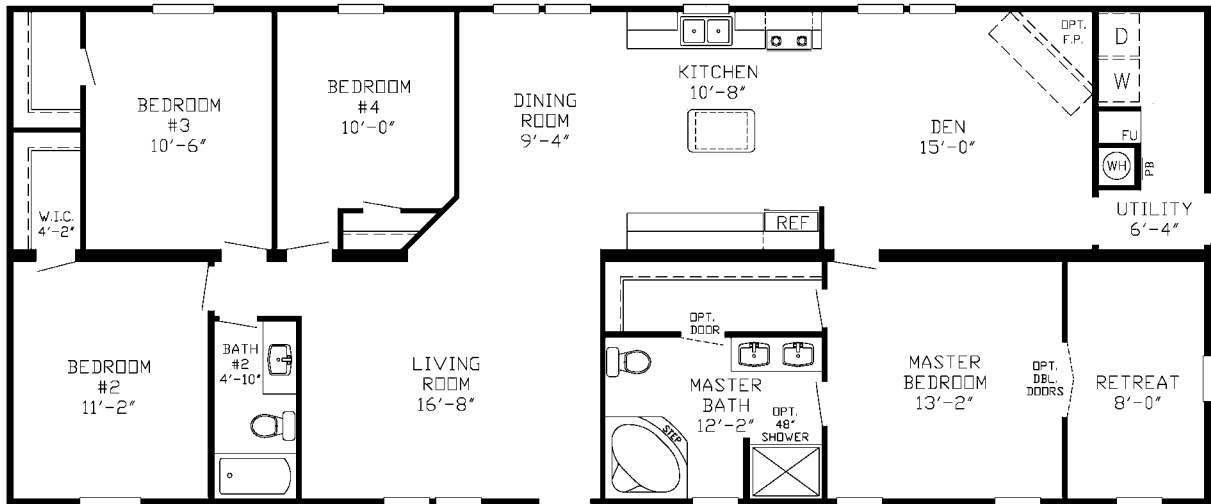
1,568 sq ft - 3 Bedroom/2 Bath - 28x56 (60)



THE *Esmond*

SS 6820

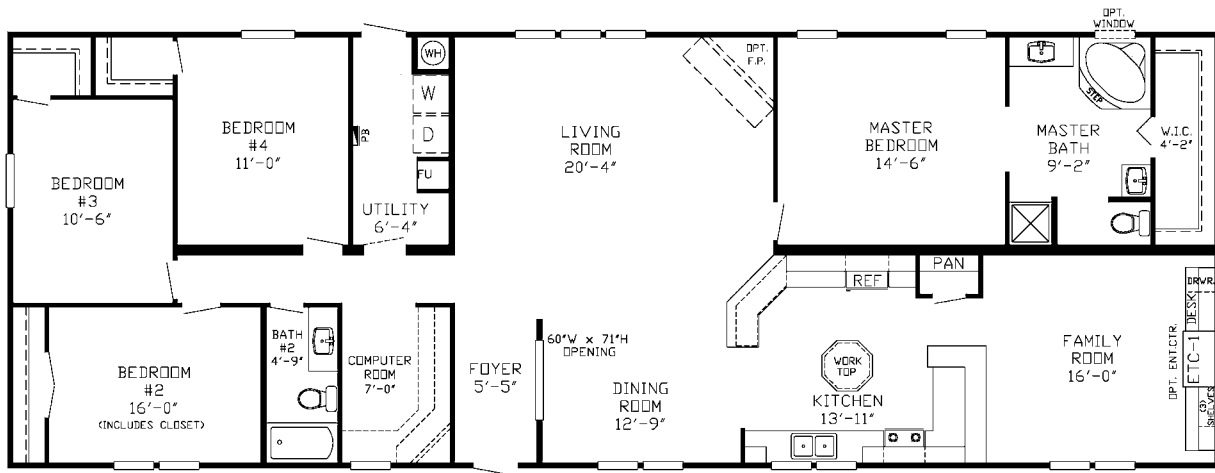
1,848 sq ft - 4 Bedroom/2 Bath - 28x66 (70)



THE *Horton*

SS 6821

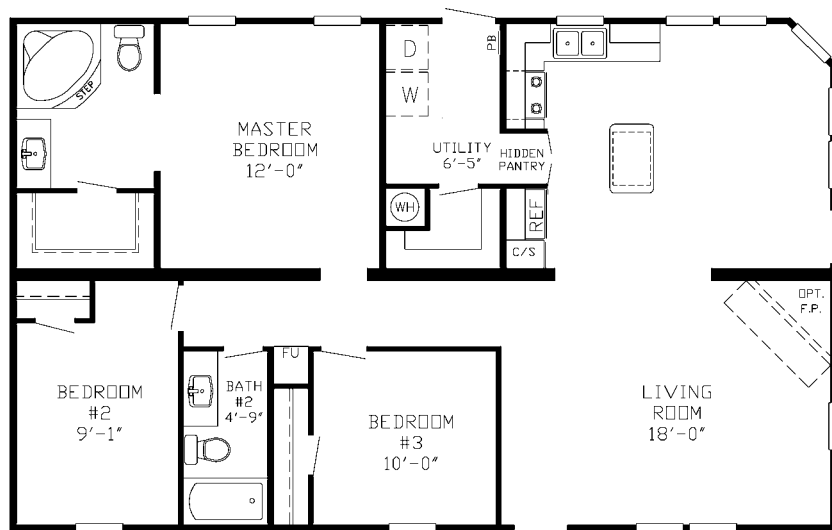
2,128 sq ft - 4 Bedroom/2 Bath - 28x76 (80)



THE *Olson*

SS 6824

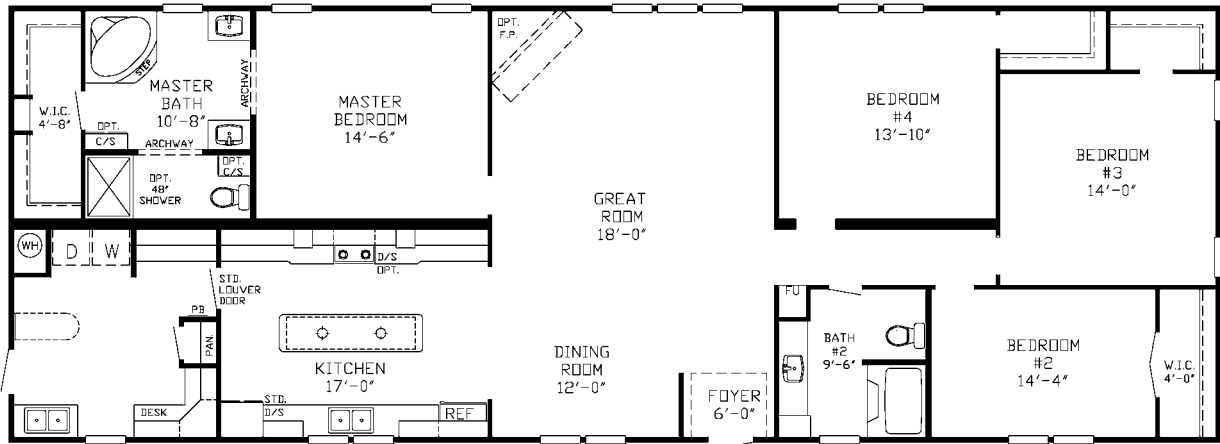
1,232 sq ft - 3 Bedroom/2 Bath - 28x44 (48)



THE *Brannon*

SS 6831

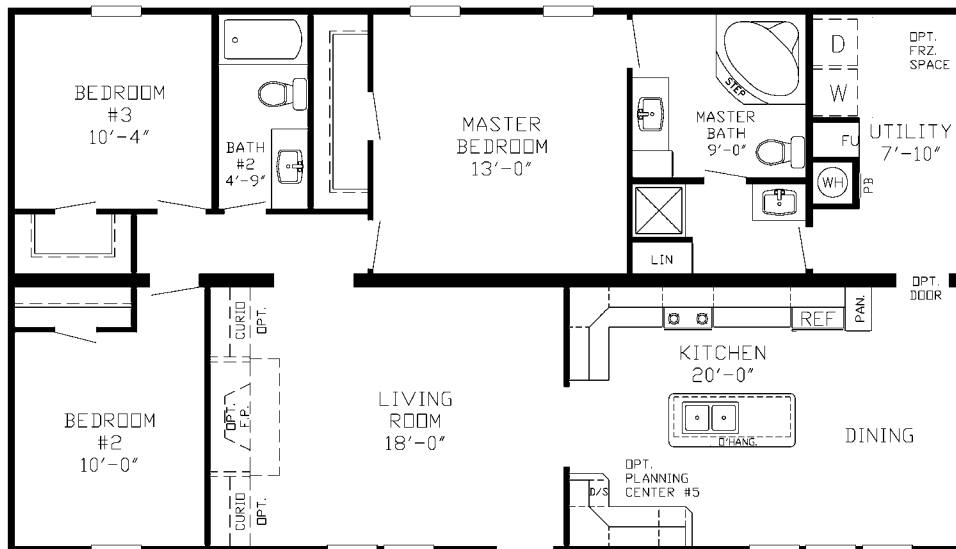
2,128 sq ft - 4 Bedroom/2 Bath - 28x76 (80)



THE *Hutson*

SS 6837

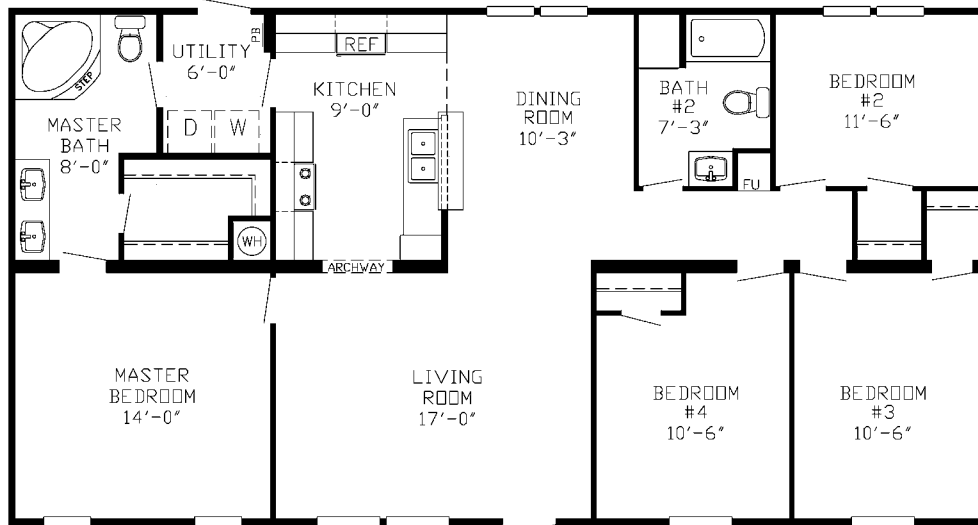
1,344 sq ft - 3 Bedroom/2 Bath - 28x48 (52)



THE *Jackson*

SS 6848

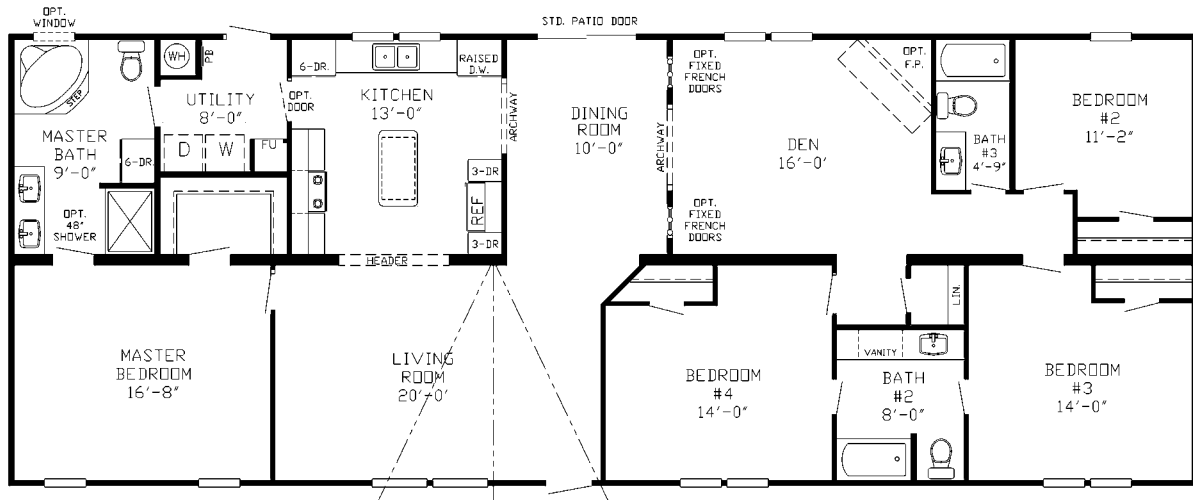
1,456 sq ft - 4 Bedroom/2 Bath - 28x52 (56)



THE *Bryson*

SS 6860

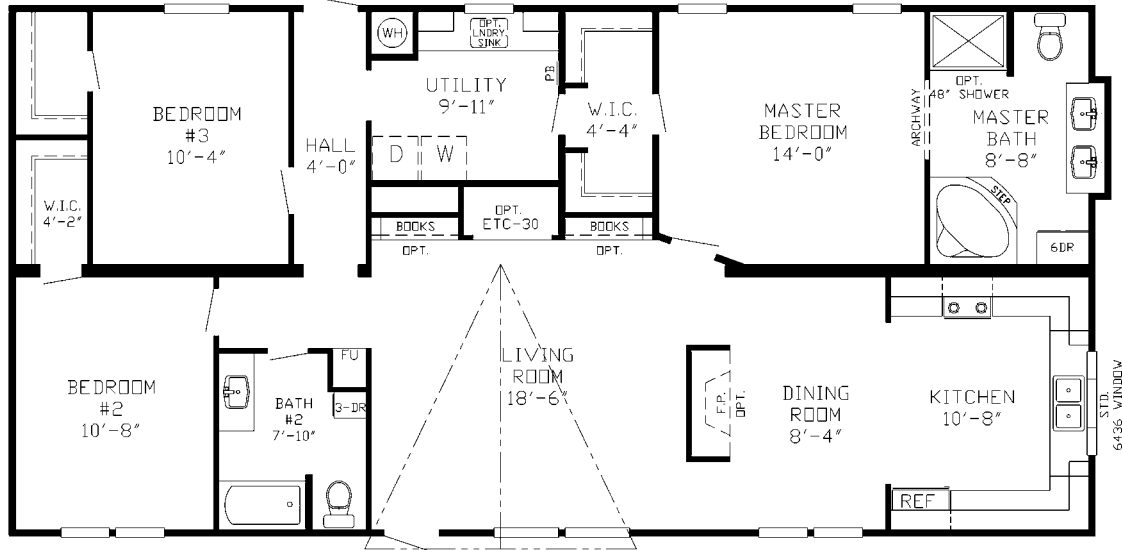
2,016 sq ft - 4 Bedroom/3 Bath - 28x72 (76)



THE *Knox*

SS 6863

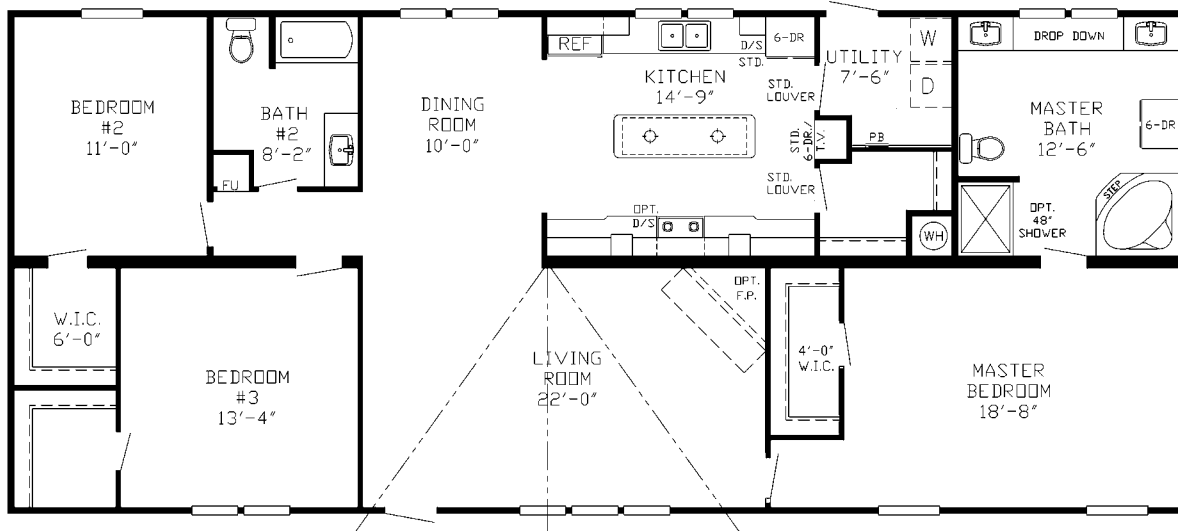
1,568 sq ft - 3 Bedroom/2 Bath - 28x56 (60)



THE *Taylor*

SS 6864

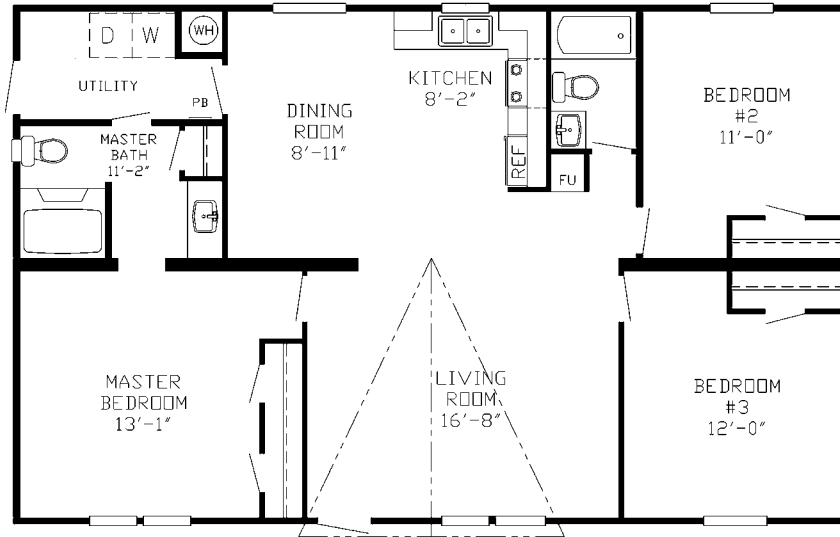
1,792 sq ft - 3 Bedroom/2 Bath - 28x64 (68)



THE *Rinehart*

SS 6865

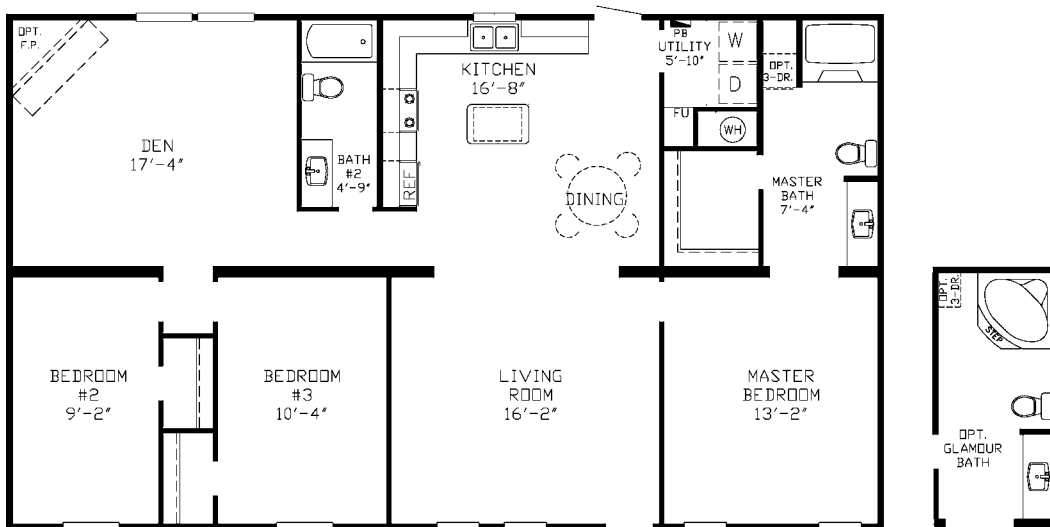
1,232 sq ft - 3 Bedroom/2 Bath - 28x44 (48)



THE *Walden*

SS 9800

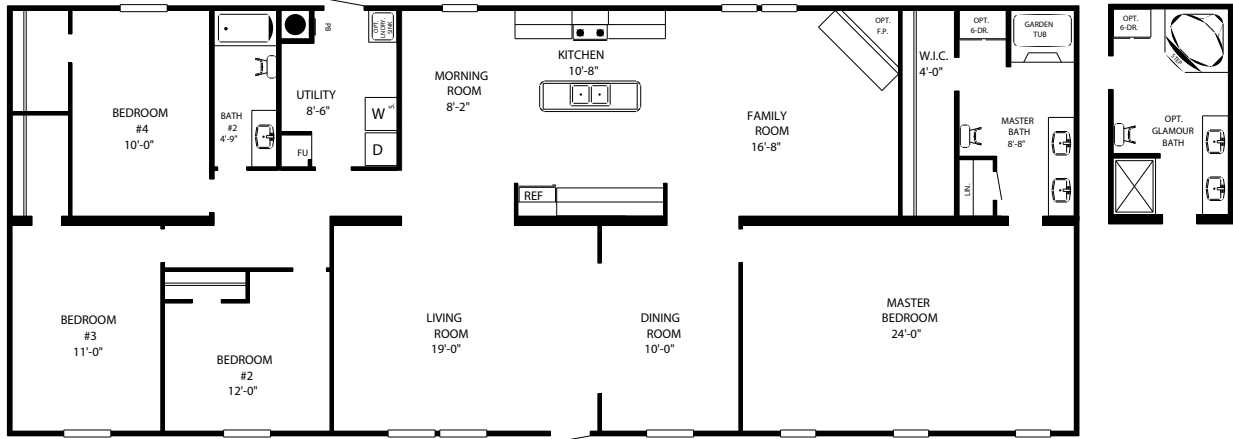
1,664 sq ft - 3 Bedroom/2 Bath - 32x52 (56)



THE Walker

SS 9803

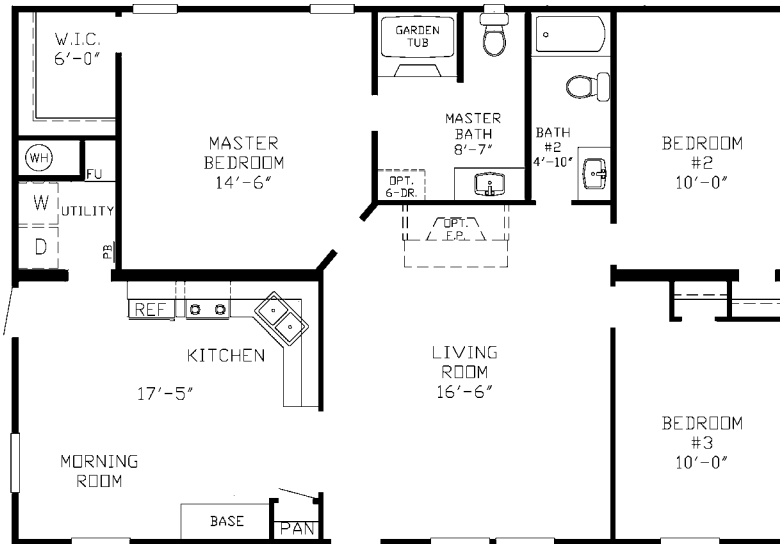
2,432 sq ft - 4 Bedroom/2 Bath - 32x76 (80)



THE Constock

SS 9804

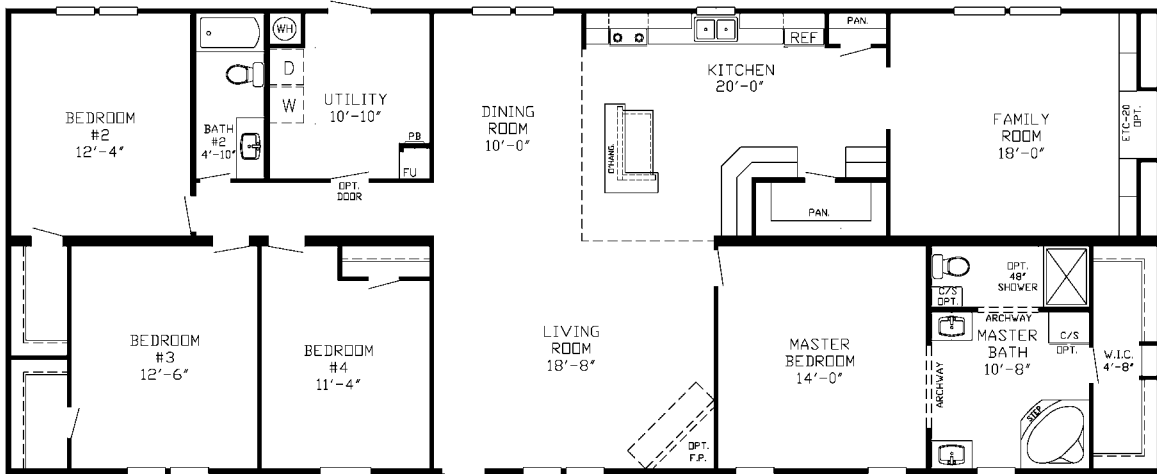
1,408 sq ft - 3 Bedroom/2 Bath - 32x44 (48)



THE *Mallard*

SS 9808

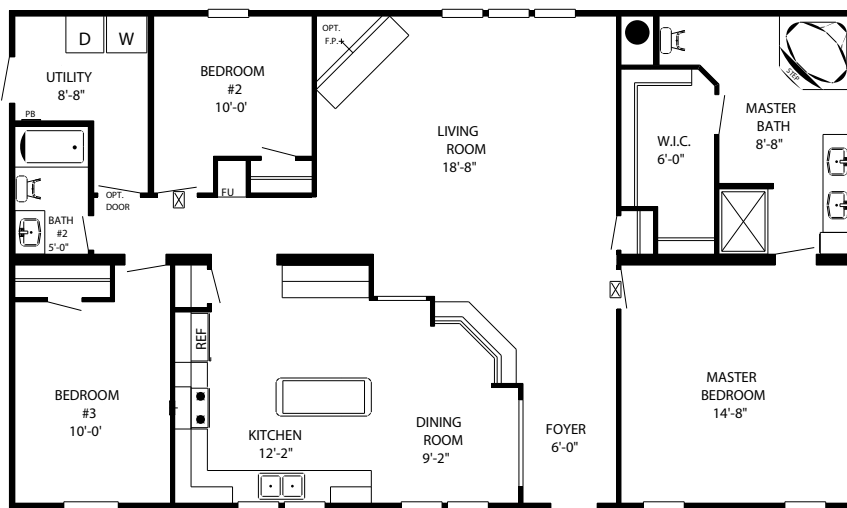
2,432 sq ft - 4 Bedroom/2 Bath - 32x76 (80)



THE *Clemen*

SS 9809

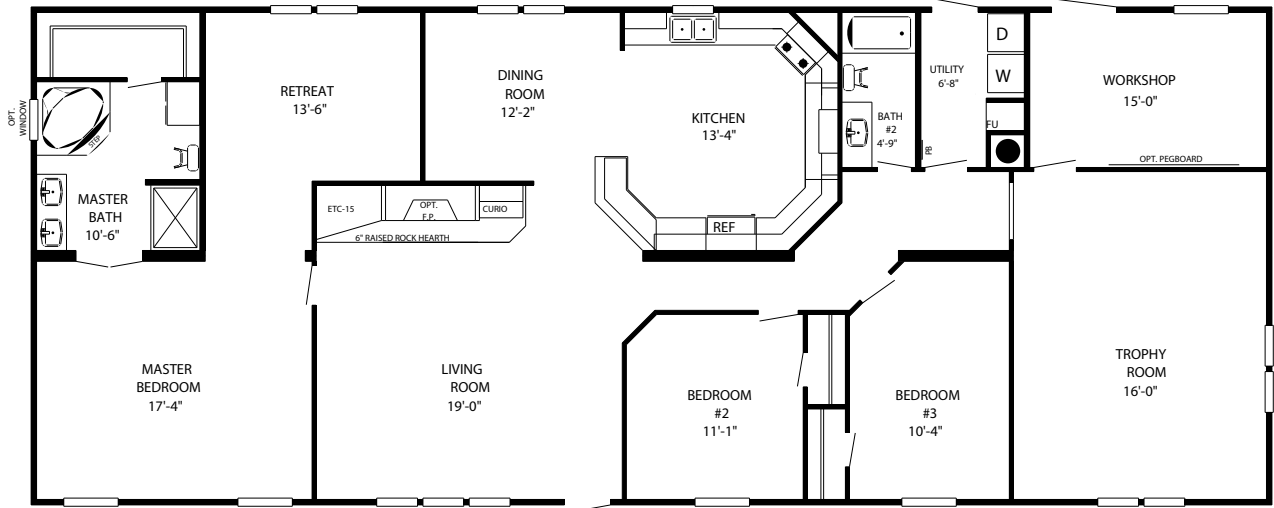
1,664 sq ft - 3 Bedroom/2 Bath - 32x52 (56)



THE *Kerry*

SS 9811

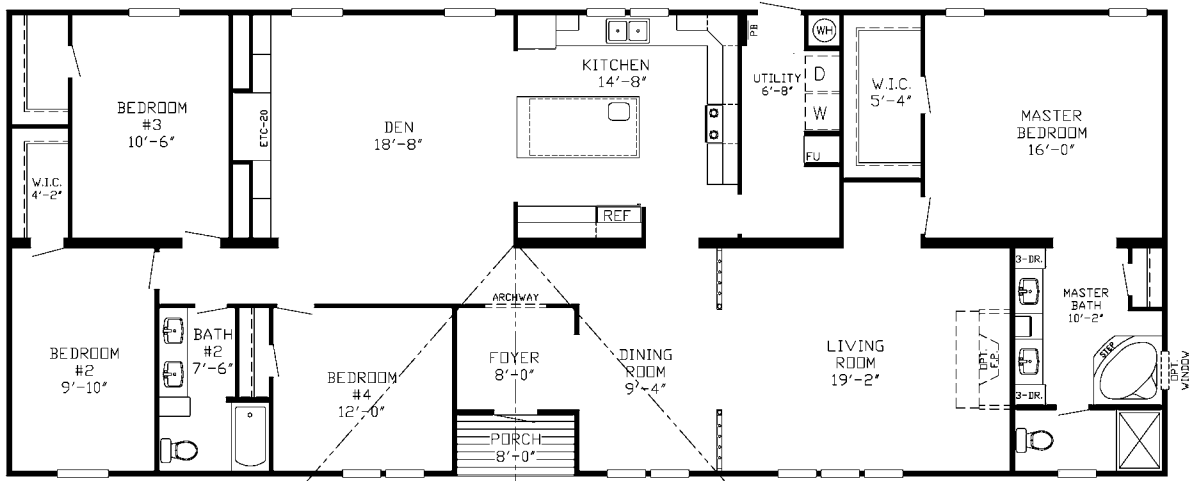
2,432 sq ft - 3 Bedroom/2 Bath - 32x76 (80)



THE *Magellan*

SS 9817

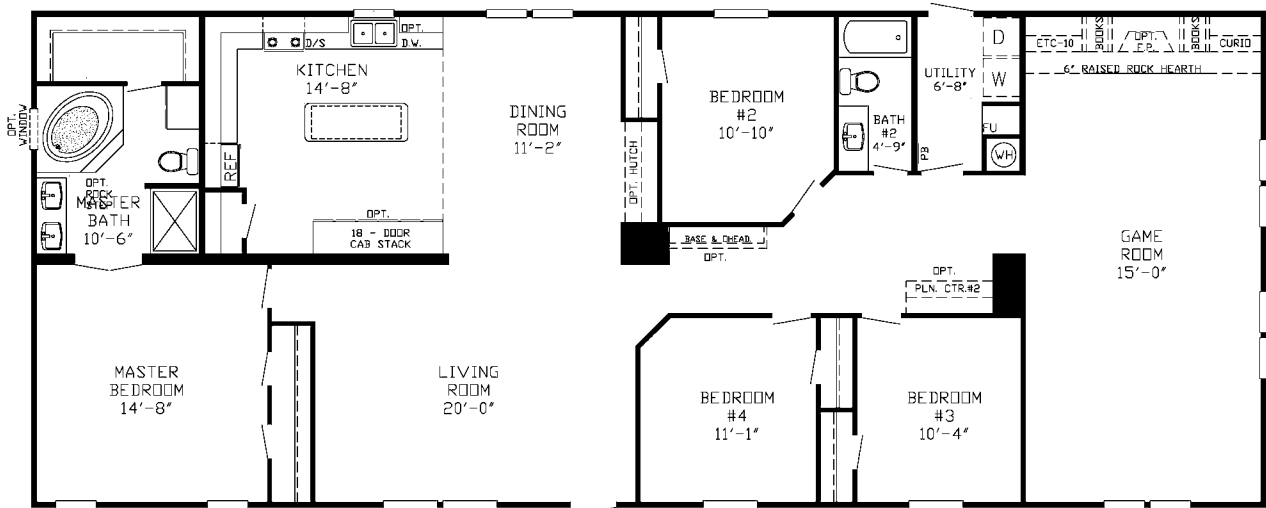
2,432 sq ft - 4 Bedroom/2 Bath - 32x76 (80)



THE *Anglin*

SS 9829

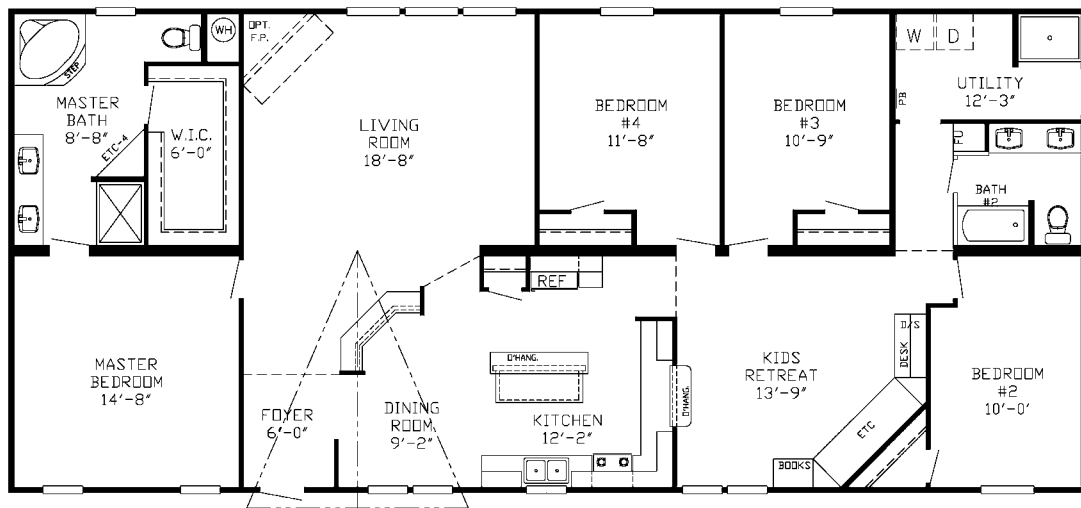
2,432 sq ft - 4 Bedroom/2 Bath - 32x76 (80)



THE *Lamar*

SS 9846

2,176 sq ft - 4 Bedroom/2 Bath - 32x68 (72)



THE *Calhoun*

SS 9847

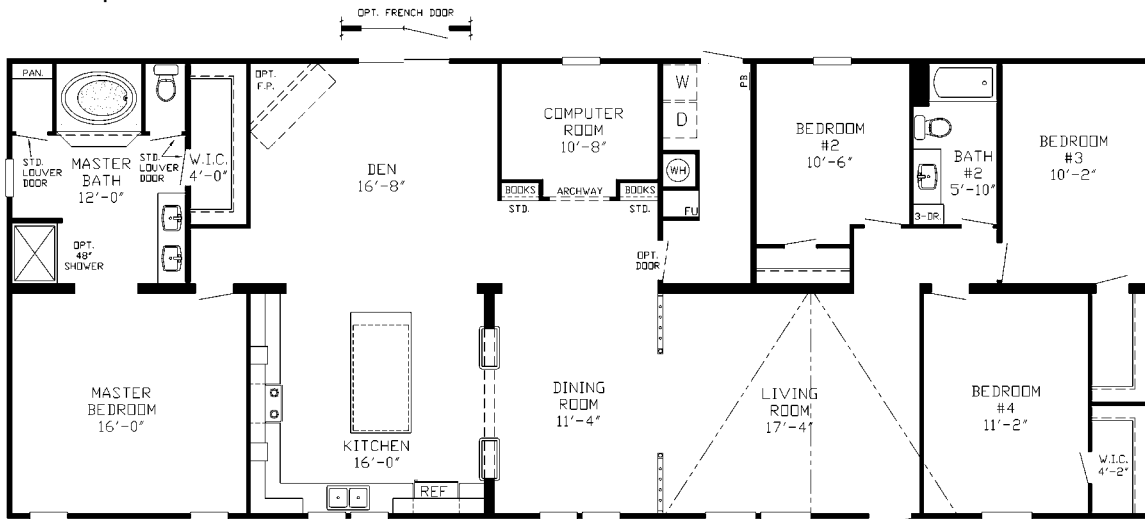
2,432 sq ft - 3 Bedroom/2 Bath - 32x76 (80)



THE *Beeson*

SS 9861

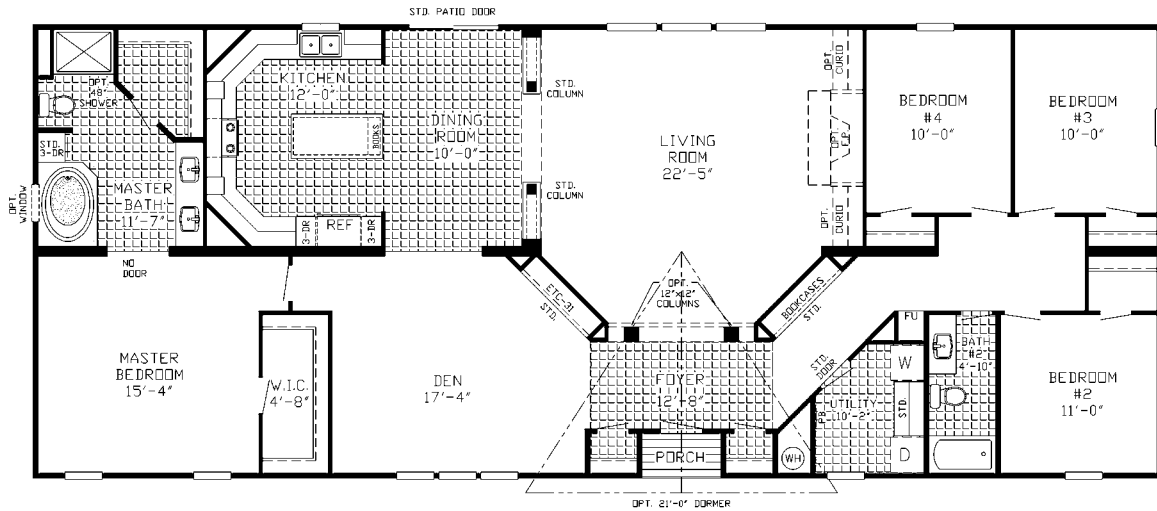
2,432 sq ft - 3 Bedroom/2 Bath - 32x76 (80)



THE *Emery*

SS 9878

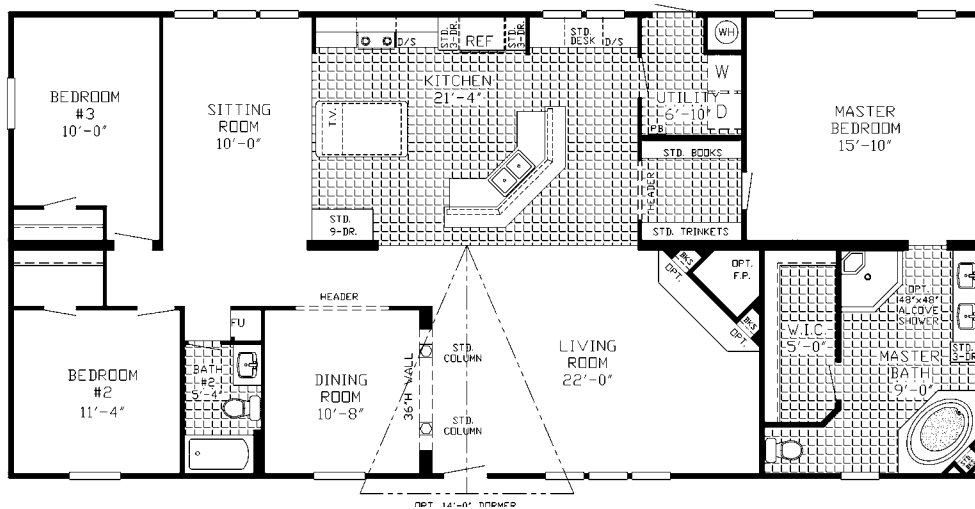
2,432 sq ft - 4 Bedroom/2 Bath - 32x76 (80)



THE *Brennan*

SS 9879

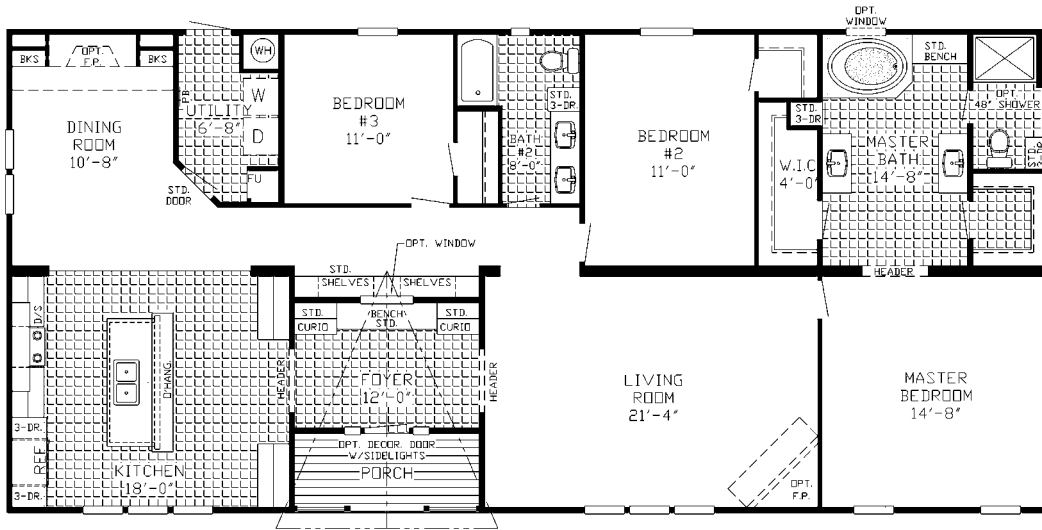
2,048 sq ft - 3 Bedroom/2 Bath - 32x64 (68)



THE *Thomason*

SS 9880

2,112 sq ft - 3 Bedroom/2 Bath - 32x66 (70)



X-PRESS SINGLE - SECTION STANDARD FEATURES

KITCHEN

General Electric Appliances
 - 15' frost free refrigerator
 - 30" Range
 Brushed nickel cabinet pulls
 White-lined overhead cabinets
 Easy-glide drawer guides
 "No Moss Maple" cabinets (20" Overheads)
 Chrome Faucets

CONSTRUCTION

Total Electric Home
 2"x8" Floor joists 16" O/C- 16' wide (5/8" OSB)
 OSB floor decking
 7' sidewalls
 2"x4" Exterior walls 16" O/C
 Rafters 24" O/C
 11-11-11 Insulation
 "Sea Spray" ceilings
 Wire / plumb for washer and dryer
 Dryer Vent
 30 gallon water heater
 Vault in LR, DR, and Kit.

COSMETICS

"Mission Control" 13oz. carpet
 Rebond carpet pad
 Designer linoleum
 Paper-covered sheetrock
 White Interior Doors
 Standard light fixtures
 2" Flat crown in main living areas
 Closetmaid shelving in closets
 1" Mini blinds throughout

BATHS

Chrome faucets
 "No Moss Maple" cabinets in baths
 Clip-on mirrors
 Plastic Tubs (per print)
 Designer Linoleum in the Baths

EXTERIOR

Blank front door
 Blank rear door
 Mill Finished Windows
 Designer Exterior Metal Application
 Exterior lights by all door
 Exterior electrical receptacle

X-PRESS SINGLE - SECTION FEATURED HOMES

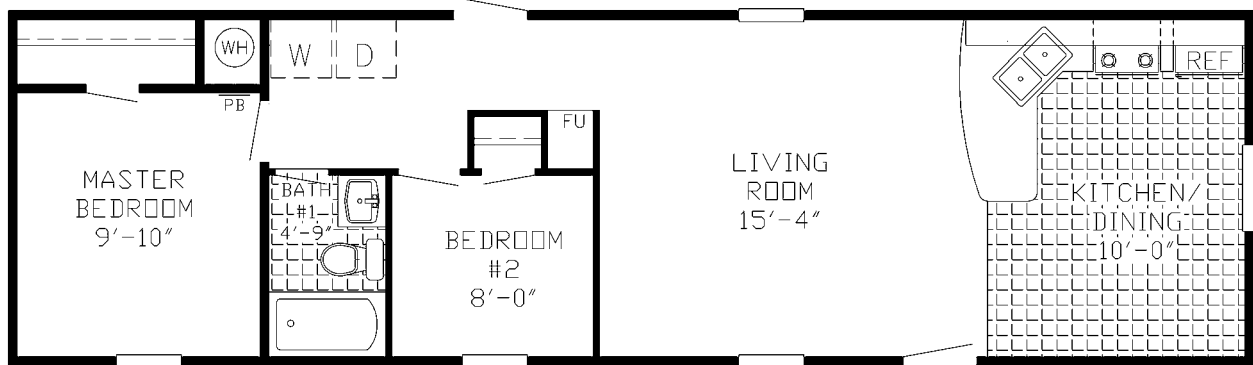
The plans listed below can be found in the Floorplans section of your binder on the page numbers listed below.

| <i>Floorplan</i> | <i>Sq. Ft.</i> | <i>Page</i> |
|------------------|----------------|-------------|
| SX105 | 672 | 46 |
| SX200 | 1,152 | 46 |
| SX201 | 1,152 | 47 |
| SX202 | 1,152 | 47 |
| SX204 | 1,216 | 48 |
| SX206 | 960 | 48 |

THE *Heller*

SX 105

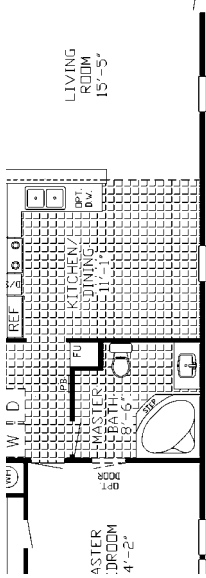
672 sq ft - 2 Bedroom/1 Bath - 14x48 (52)



THE *Bartram*

SX 200

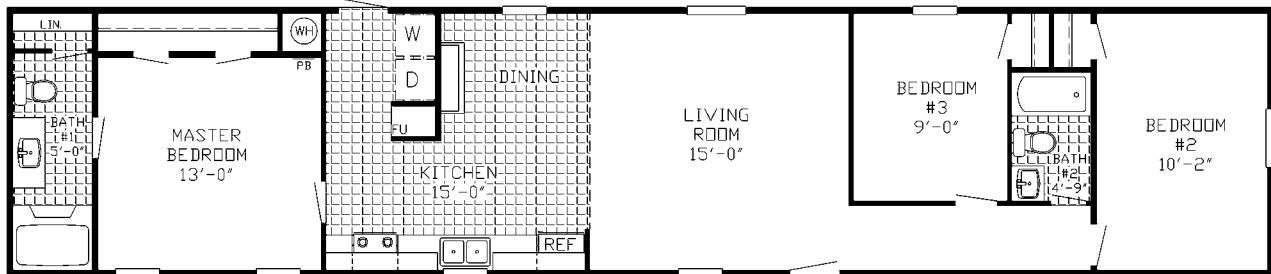
1,152 sq ft - 3 Bedroom/2 Bath - 16x72 (76)



THE *Benjamin*

SX 201

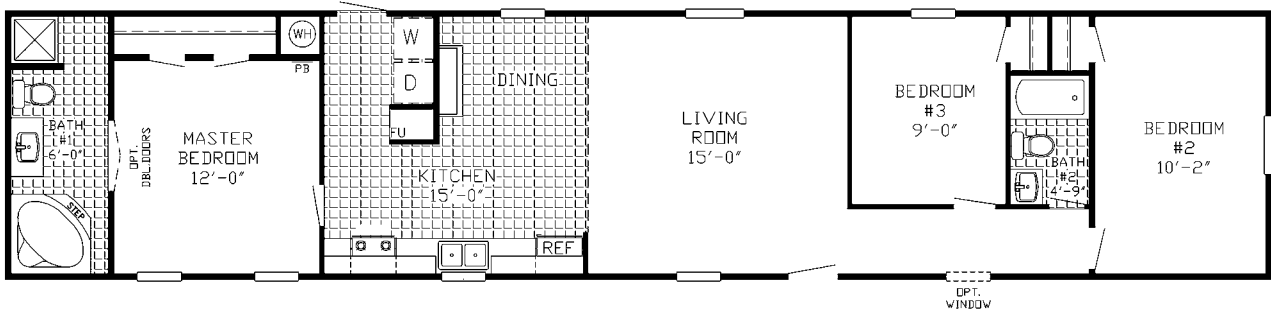
1,152 sq ft - 3 Bedroom/2 Bath - 16x72 (76)



THE *Sutherland*

SX 202

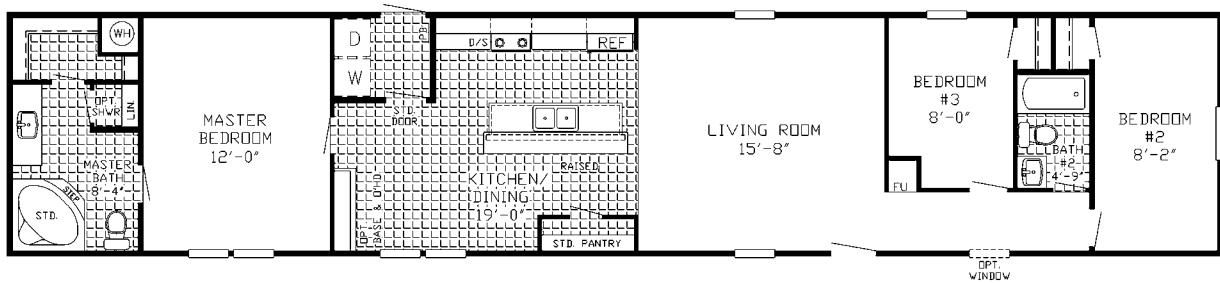
1,152 sq ft - 3 Bedroom/2 Bath - 16x72 (76)



THE *Dobson*

SX 204

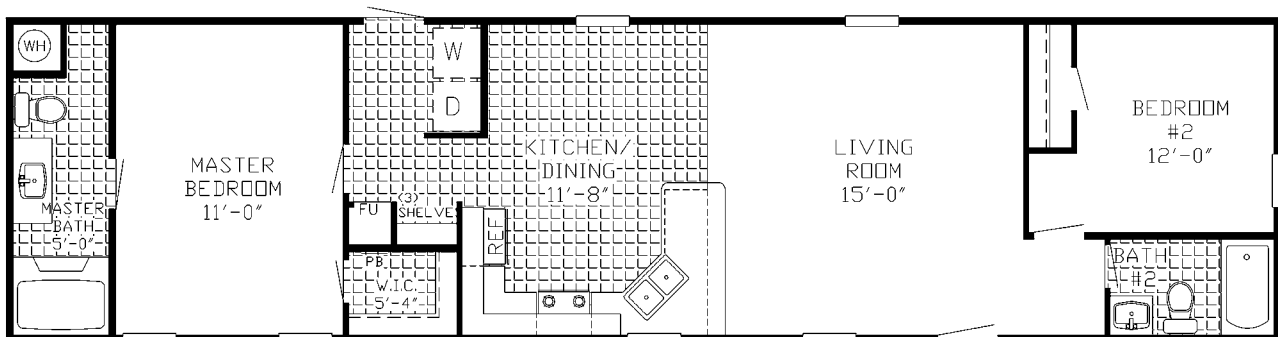
1,216 sq ft - 3 Bedroom/2 Bath - 16x76 (80)



THE *Ballant*

SX 206

960 sq ft - 2 Bedroom/2 Bath - 16x60 (64)



X-PRESS MULTI - SECTION STANDARD FEATURES

KITCHEN

General Electric Appliances
 - 15' frost free refrigerator
 - 30" Range
 Brushed nickel cabinet pulls
 White-lined overhead cabinets
 Mid-shelves in overhead cabinets
 Easy-glide drawer guides
 "No Moss Maple" cabinets (24" Overheads)
 Chrome Faucets

CONSTRUCTION

Total Electric Home
 2"x6" Floor joists 24" O/C- 14' wide (3/4" OSB)
 2"x8" Floor joists 16" O/C- 16' wide (5/8" OSB)
 OSB floor decking
 7' sidewalls
 2"x4" Exterior walls 16" O/C (Marriage 24" O.C.)
 Rafters 24" O/C
 11-11-14 Insulation
 "Sea Spray" ceilings
 Wire / plumb for washer and dryer
 Dryer Vent
 30 gallon water heater
 Vault in LR, DR, and Kit.

COSMETICS

"Mission Control" 13oz Carpet
 Rebond carpet pad
 Paper-covered sheetrock
 White Interior Doors
 2" Flat crown in main living areas
 Closetmaid shelving in closets
 1" Mini blinds throughout

BATHS

Chrome faucets
 "No Moss Maple" cabinets in baths
 Clip-on mirrors
 Plastic Tubs (per print)
 Designer Linoleum in Baths

EXTERIOR

Blank front door
 Blank rear door
 Mill Finished Windows
 Exterior lights by all doors
 Exterior electrical receptacle
 Vinyl Siding
 Shingle Roof

X-PRESS MULTI - SECTION FEATURED HOMES

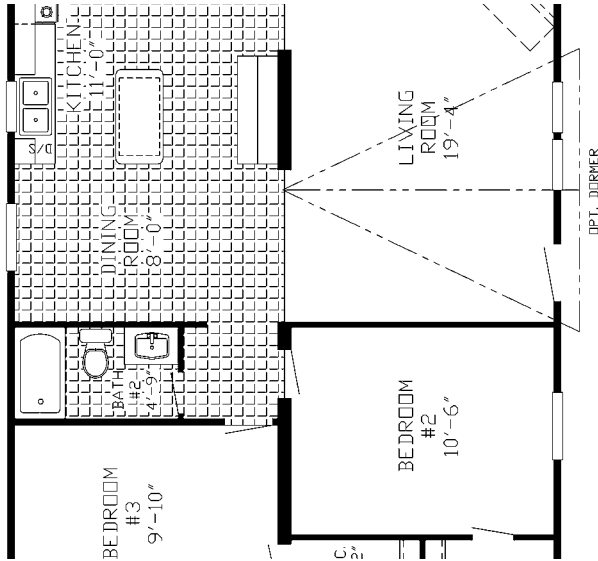
The plans listed below can be found in the Floorplans section of your binder on the page numbers listed below.

| <i>Floorplan</i> | <i>Sq. Ft.</i> | <i>Page</i> |
|------------------|----------------|-------------|
| SX300 | 1,344 | 50 |
| SX301 | 1,568 | 50 |
| SX302 | 1,568 | 51 |
| SX303 | 2,128 | 51 |
| SX304 | 1,232 | 52 |
| SX305 | 1,680 | 52 |

THE *Bleiler*

SX 300

1,344 sq ft - 3 Bedroom/2 Bath - 28x48 (52)



THE *Tanner*

SX 301

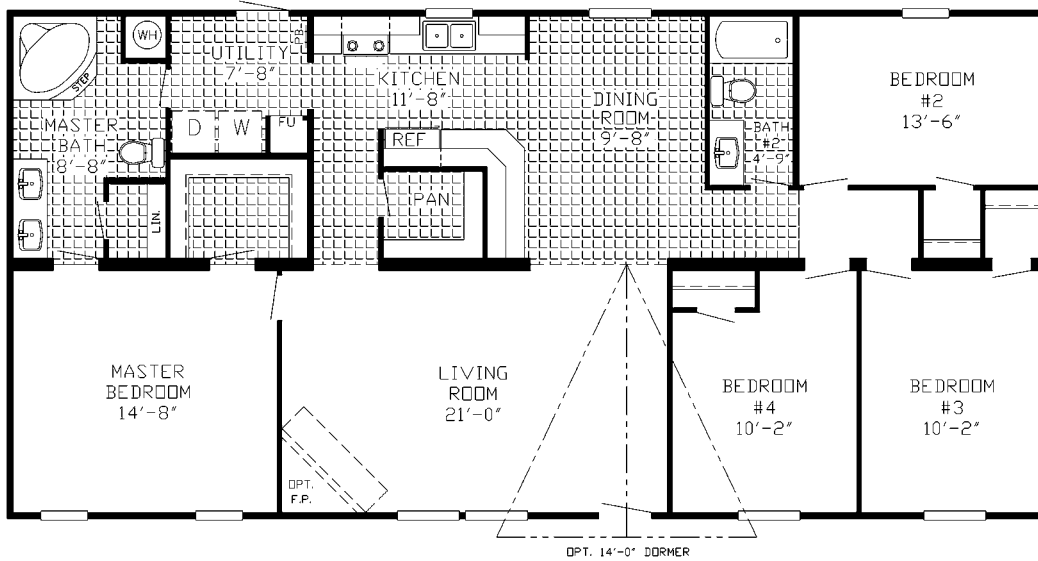
1,568 sq ft - 3 Bedroom/2 Bath - 28x56 (60)



THE *Keel*

SX 302

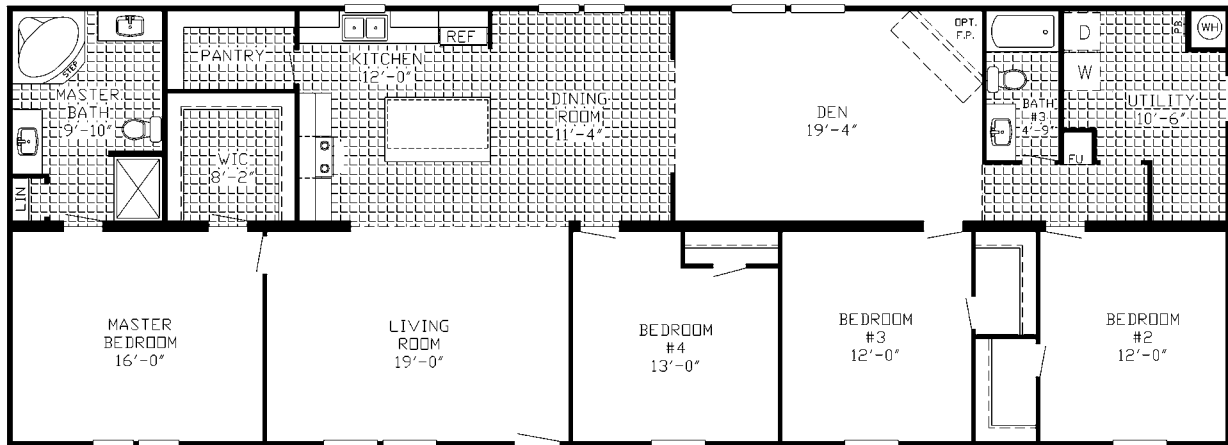
1,568 sq ft - 4 Bedroom/2 Bath - 28x56 (60)



THE *Shapiro*

SX 303

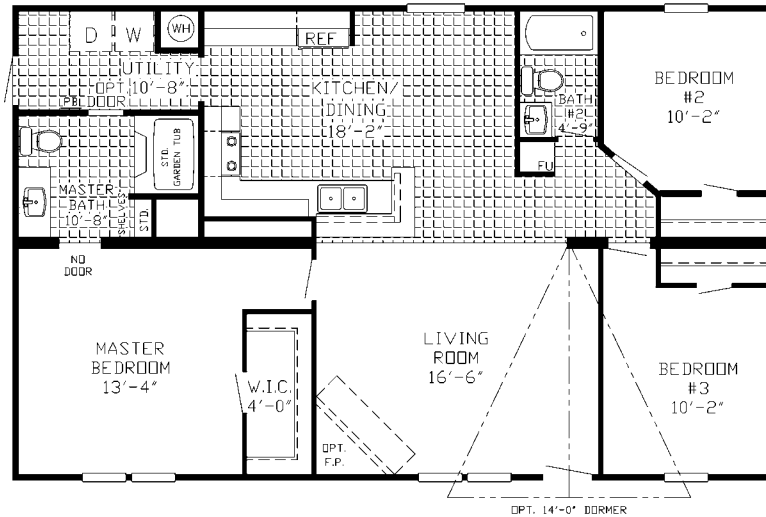
2,128 sq ft - 4 Bedroom/2 Bath - 28x76 (80)



THE *Harding*

SX 304

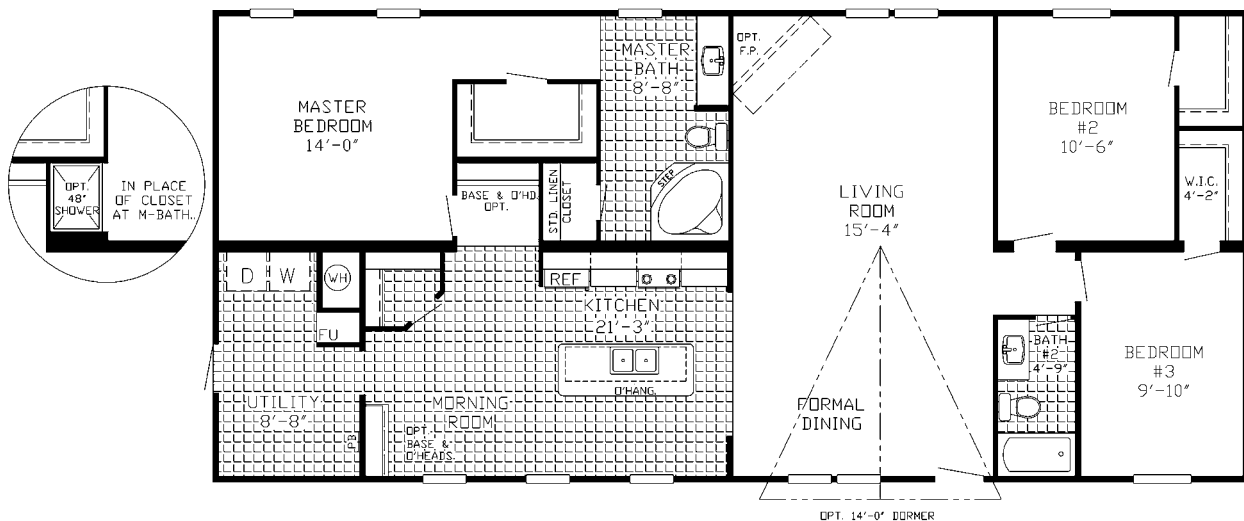
1,232 sq ft - 3 Bedroom/2 Bath - 28x44 (48)



THE *Armistead*

SX 305

1,680 sq ft - 3 Bedroom/2 Bath - 28x60 (64)



FAQ's

Company Questions:

What is required by SE Homes at the home closing?

We require three documents to be signed at closing

1. our arbitration agreement
2. closing video script and
3. homeowners warranty card.

These items must be returned to our office within 14 days of closing.

Why do you require a warranty card?

Actually, this document is required by The Department of Housing and Urban Development on all manufactured homes sold. We also use this card to help our service departments serve our customers better. Make sure the homeowner's new address is on the card. We will send the homeowners a house-warming gift from SE Homes.

Who do I contact for service?

Our service department can be reached toll free at 1-877-489-3433.

What if I have a delicate situation that needs attention from upper management?

If there is something we need to be aware of call us anytime at 1-877-489-3433 and ask to speak to our General Manager or Sales Manager.

Does SE Homes have a website?

Yes, visit us online at www.SEhomes.com! Be sure to check out the dealer section for updates and announcements.

How do I request changes on the website?

E-mail any changes or suggestions to info@SEhomes.com.

Can I tour a manufacturing facility?

Absolutely, call us in advance to schedule a tour. One of our sales representatives will be happy to show you our operations.

Product Questions:

Does Southern Homes customize homes to meet homebuyer specifications?

YES! We are the most flexible manufacturer in the industry. Couple that with our low-cost price and you have all the tools you need to sell more homes,

Do you offer finished sheet rock?

No, we specialize in affordable, customizable homes. All of our homes feature vinyl laminated sheetrock. For finished sheetrock homes, we recommend our sister division Southern Energy.

Does Southern offer a 4/12 roof pitch?

Yes, on both 28' and 32' wide homes only.

Is the 4/12 roof pitch hinged?

No, all of our roof pitches are fixed and do not hinge.

Do you offer overhead ducts?

Yes, please see your sales representative for details. Allow 4-5 additional days for print approval on overhead duct designs. These approvals come from a third party design engineer and are unique to each home to ensure proper airflow. In order to get overhead ducts you must also get the 4/12 roof option. Freight will increase.

Is there an option for a basement access?

Yes, depending on which model you chose we may be able to include a basement access.

Where is the home's dataplate?

We place the dataplate under the kitchen sink. The dataplate provides you with important information such as serial number and various technical information.

What size air conditioning unit do I use?

Every home has a recommended unit size on a sticker on the furnace door. DO NOT OVERSIZE THE AC UNIT! www.mhrahome.org - Use the Energy Star column!

Where are the drain lines?

Drain lines are shipped with every home. They can be found underneath the homes above the frame cross-members.

I ordered a phone jack in this home.

How do I find the dropout?

The phone drop out can be found at the panel box drop next to the main power supply source.

BUYER

What is a manufactured home?

At Southern Homes, a manufactured home is built with precision and quality components, to rigid government standards and customized to buyer's specifications. Manufactured homes are built to the Manufactured Home Construction and Safety Standards (HUD Code). The HUD Code standards make manufactured housing the only component of the housing industry that is subject to a single national standard. Factory certification is regulated and manufactured homes carry a HUD seal stating that they are built in compliance with the federal code.

Southern homes are comparable to site-built homes in terms of size, floor plans and quality building components. Our homes have a definite price advantage in providing better value than site-built homes. Our controlled factory environment assures that waste is minimized, labor is consistent and inclement weather does not interfere with the construction process.

The Advantages of Manufactured Housing

Why would you want to buy a manufactured home?

Less Expensive

The sales price for a new Southern Home ranges from just under \$11,000 for a single-section home with basic features to prices in excess of \$40,000 for a deluxe multi-section home. Construction cost per square foot for a new Southern Home averages anywhere from 10 to 35 percent less than a comparable site-built home, excluding the cost of land.

Quality Control

There Are Major Benefits To Building Your Home In A Factory:

- All aspects of the construction process are controlled.
- The weather doesn't interfere with construction and cause delays.
- All technicians, craftsmen and assemblers are on the same team and professionally supervised.
- Inventory is better controlled and materials are protected from theft and weather-related damage.
- All construction materials, as well as interior features and appliances are purchased in volume for additional savings.
- Cost of interim construction financing is significantly reduced or eliminated.
- All aspects of construction are continually inspected by not one, but several, inspectors.

Amenities

Southern Homes come with many "standard" features that you would find in a site-built home. Many floor plans are available that range from the basic models to more elaborate designs with living and dining rooms with vaulted ceilings, fully-equipped modern kitchens, comfortable bedrooms with walk-in closets, and bathrooms with recessed bathtubs and whirlpools.

With Southern Homes, you have the flexibility of selecting variations to the floor plans and decors. These options include everything from the color of the carpet to energy-efficiency features to kitchen appliance upgrades

BUYER

Choosing a Home

What Size Home and Floor Plan Do I Want?

Southern Homes come in a variety of sizes and floorplans that include spacious living rooms, dining rooms, fully-equipped kitchens, bedrooms, family rooms, and utility areas. Depending on the size of your homesite, you can choose a single-section or larger multisection design. Homes range in size from 900 to 2,500 square feet and can be customized to meet your needs and preferences.

What Features Are Available?

The interior design of your Southern Home can include custom cabinets; walk-in closets; bathrooms with recessed tubs and whirlpools; and wood-burning fireplaces. You have flexibility in choosing variations to floor plans and decor. Ask your dealer about the various Southern Homes options and features available.

What Other Costs Can I Expect to Pay?

In addition to your monthly mortgage payment, you will have other regular and periodic payments. They may include utilities, water, sewer, property taxes, land rental fees, insurance, and regular maintenance. Southern Homes are built to meet HUD energy standards. The energy conserving features found in our homes help reduce your monthly energy costs.

How Much Maintenance Will My Home Need?

Your homeowner's manual outlines maintenance requirements. It's important that they're followed. Failure to do so could void the warranty, as well as lessen the value and life of your home.

What Warranty Coverage Is Offered on the Home, Its Transportation, and Installation?

All manufacturers offer a written warranty that should cover:

- structural workmanship;
- factory-installed plumbing, heating and electrical systems; and
- factory-installed appliances, which also may be covered by separate appliance manufacturer warranties.

There are important differences among warranties. For example, manufacturer warranties usually do not cover installation (also called "set-up") and transportation of the home, but you may be able to get this coverage through the retailer or installation contractor. Although you may never need such warranty services, it's a good idea to check the coverage on any warranties offered before you buy.

BUYER Rent vs. Own

From saving for the down payment to packing up and moving, buying a home could be the biggest purchases of your life. Buying a home is also one of the wisest decisions you'll ever make. If you are currently renting, you may be wondering if now is the time to buy. Consider these questions and compare for yourself:

Which offers lower monthly costs?

When you take soaring rent prices into account, along with the fact that mortgage interest and property taxes are tax deductible, monthly mortgage payments on a home that you own may be lower than your monthly rent.

Which offers more financial stability?

Landlords can and often do raise rent throughout the years, but mortgage payments usually remain stable.

Which offers more value?

When you pay rent you end up with receipts rather than an investment. You are giving your money to an owner, rather than applying money toward your equity.

Which provides you to benefit from interest?

If you buy and own a home, you can deduct mortgage interest. If you rent, your landlord gets to take the deductions and uses your rent to pay the mortgage.

Which allows you to deduct real estate tax?

You can deduct real estate tax when you own. If you rent, the landlord takes the tax deduction.

Which gives you good credit?

Home ownership is a major indicator of financial integrity. Ownership gives you good credit and shows your responsibility and stability.

BUYER Reap the Rewards of Home Ownership!

There is pride in ownership, especially home ownership. Your home is a reflection of who you are and what you want your life to be. Whatever floorplan, interior, and exterior styles you choose, really make it your home... buy it! When you make an investment in a home you and your family can expect the following benefits throughout the years:

Tax Advantages

Mortgage interest is tax deductible.

Real estate taxes are tax deductible.

Local tax benefits are available in many areas.

Personal Satisfaction

More living space. You can have a yard for gardening, a storage area, or just extra room.

Freedom. You can choose your own home, the style, location, colors and decor. You have the freedom to arrange and decorate creatively to suit your needs.

Privacy. Your degree of privacy is greatly increased. You can come and go as you wish without having to compromise your personality or lifestyle.

Pride in Ownership. You can feel proud that you own your own home.

American Dream. You achieve the dream of most Americans - to have your own home.

DRIFTWOOD
 Package 1



SILVERADO
 Package 2



CARPET



BEIGE

SHUTTERS



BLACK

BROWN

RED

WHITE

VINYL SIDING

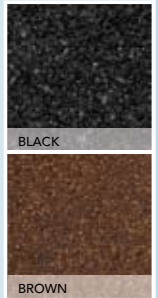


CLAY

TAN

WHITE

ROOFING



BLACK

BROWN

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