Golden Rule Sheds Order Contract

Date: 2026-09-22
Rep: William Stidhem | Lot: Springfield
Dealer: Russ Dregne | russ@goldenrulesheds.com | 5418702461

Customer Information

Stuart & Janet Mitzel
85815 Edenvale Rd.
Pleasant Hill, Oregon 97455
Cell: 541-285-1439 | Alt:
Email: mitzelstuart@gmail.com

Delivery Address

85815 Edenvale Rd.
Pleasant Hill, Oregon 97455

Building Details

Condition: Custom Shop Build
Style: Barn - Lofted Barn Garage
Size: 12x20
Siding: Light Gray | Trim: White | Roof: Dark Grey
Inventory #:
Build On Site: No | Paint On Site: No

Options

1. Sidewall Height: 8' | | Qty: 1 | Cost: $1,200.00 | Total: $1,200.00
2. Architectural Shingles- Light Gray | | Qty: 1 | Cost: $480.00 | Total: $480.00
3. 6x7 Garage Door | | Qty: 1 | Cost: $745.00 | Total: $745.00
4. 2x3 Window Double Pane Vinyl | | Qty: 2 | Cost: $300.00 | Total: $600.00
5. 3\' House Door - Out Swing Right | | Qty: 1 | Cost: $0.00 | Total: $0.00
6. 9x7 Garage Door (Credit) | | Qty: 1 | Cost: $-575.00 | Total: $-575.00
7. House Wrap | | Qty: 1 | Cost: $480.00 | Total: $480.00
8. 6x6 Wooden Ramp | | Qty: 1 | Cost: $300.00 | Total: $300.00
9. Credit for 3x3 standard windows | | Qty: 2 | Cost: $-125.00 | Total: $-250.00
10. 3/4\" LP Prostruct Floor | | Qty: 1 | Cost: $480.00 | Total: $480.00

Instructions

None

Sale Details

Purchase Type: CASH
Base Price: $12,989.00
% Discount Off Base: 15%
Base After % Discount: $11,040.65
Flat Discount: $0.00
Build/Paint On Site Charges: $0.00
Options Total: $3,460.00
Total: $14,500.65
Down Payment: $7,010.00

Total Owed: $7,490.65

Monthly Payment: $0.00

Terms

Terms and Conditions

It is the customer’s responsibility to ensure ground conditions are suitable for delivery. Golden Rule Sheds and its associates are not responsible for permits, covenant searches, restrictions, setbacks, yard or underground damage. Contact your local Building Inspector and HOA for details. By placing an order, the customer authorizes installation of the building. Golden Rule Sheds is not responsible for contents inside buildings.

“Free Delivery” includes one trip: up to 100 miles from the shop for custom orders, or 50 miles from the sales lot for inventory. Additional miles are $5 per mile one way. “Free Setup” includes leveling from the lowest corner, up to 2 feet, using customersupplied blocks.

Non-refundable cancellation fees apply to all orders. For cash sales, 50% of the Total (as shown above, including all options and delivery charges) will be held until the shed is resold. Once the building is sold to another customer, Golden Rule Sheds will retain 15% of the total cost of the order as a permanent cancellation fee and refund the remainder. For RTO sales, the first month’s rent plus deposit are non-refundable.

Roof color changes must be made within 24 hours of placing the order; later changes incur a charge of $2.50 per square foot of the building. All other changes must be made within 48 hours. After this period, changes are subject to cancellation fees.

Providing a credit card authorizes Golden Rule Sheds to charge the balance upon delivery for non-RTO purchases. All balances must be paid in full at delivery. NewFound Rentals LLC assumes risk of loss except for moisture, scratches, mysterious disappearance, vandalism, abandonment, or damage caused by the customer or willful misconduct. Fire damage requires an official report. Coverage does not extend to contents.

On-lot used buildings are sold “as-is” with no warranties or guarantees.

This agreement provides no coverage for damage to the building or for customer responsibility for damage.

Golden Rule Sheds Limited Warranty Summary

Golden Rule Sheds is committed to providing quality buildings built to last.

5-Year Craftsmanship Warranty
Golden Rule Sheds warrants the workmanship of your building for five (5) years from the date of delivery. Defects resulting from workmanship under normal use will be repaired by Golden Rule Sheds at no charge during the warranty period.

40-Year Metal Roof Warranty
The metal roofing material is covered by a limited 40-year manufacturer's warranty provided by the metal supplier. Coverage and terms are determined by the manufacturer.

50-Year LP® SmartSide® Siding Warranty
LP® SmartSide® siding is covered by a limited 50-year manufacturer's warranty provided by LP Building Solutions. Coverage and terms are determined by LP.

Pressure-Treated Lumber Warranty
Pressure-treated skids and floor joists are covered by the treating manufacturer's limited warranty against fungal decay and termite damage. Coverage and terms are determined by the treating manufacturer.

This warranty does not cover normal wear and tear, improper site preparation, abuse, neglect, unauthorized modifications, acts of nature, flooding, fire, or damage caused by circumstances beyond the control of Golden Rule Sheds.

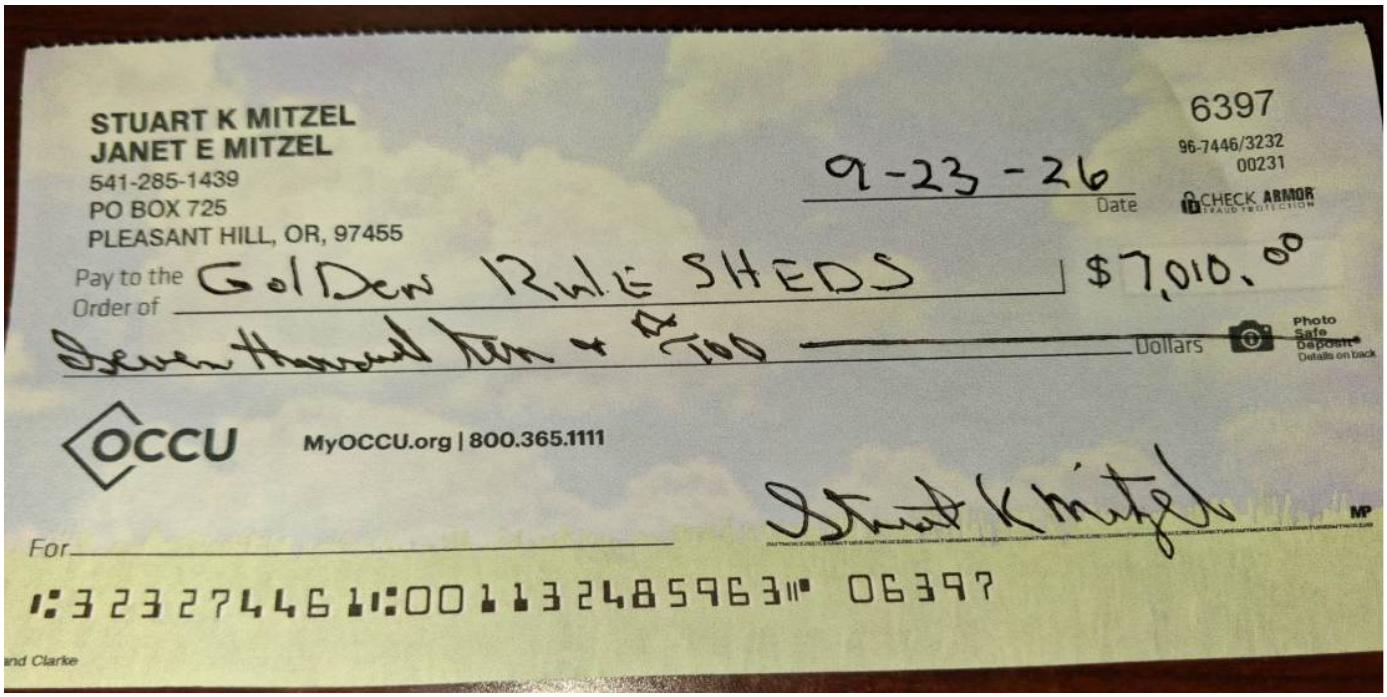
For warranty service, contact Golden Rule Sheds promptly upon discovery of any issue.

Signature



Signed by: Stuart & Janet Mitzel
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Picture of Check



Building Images



Perspective



Left



Back

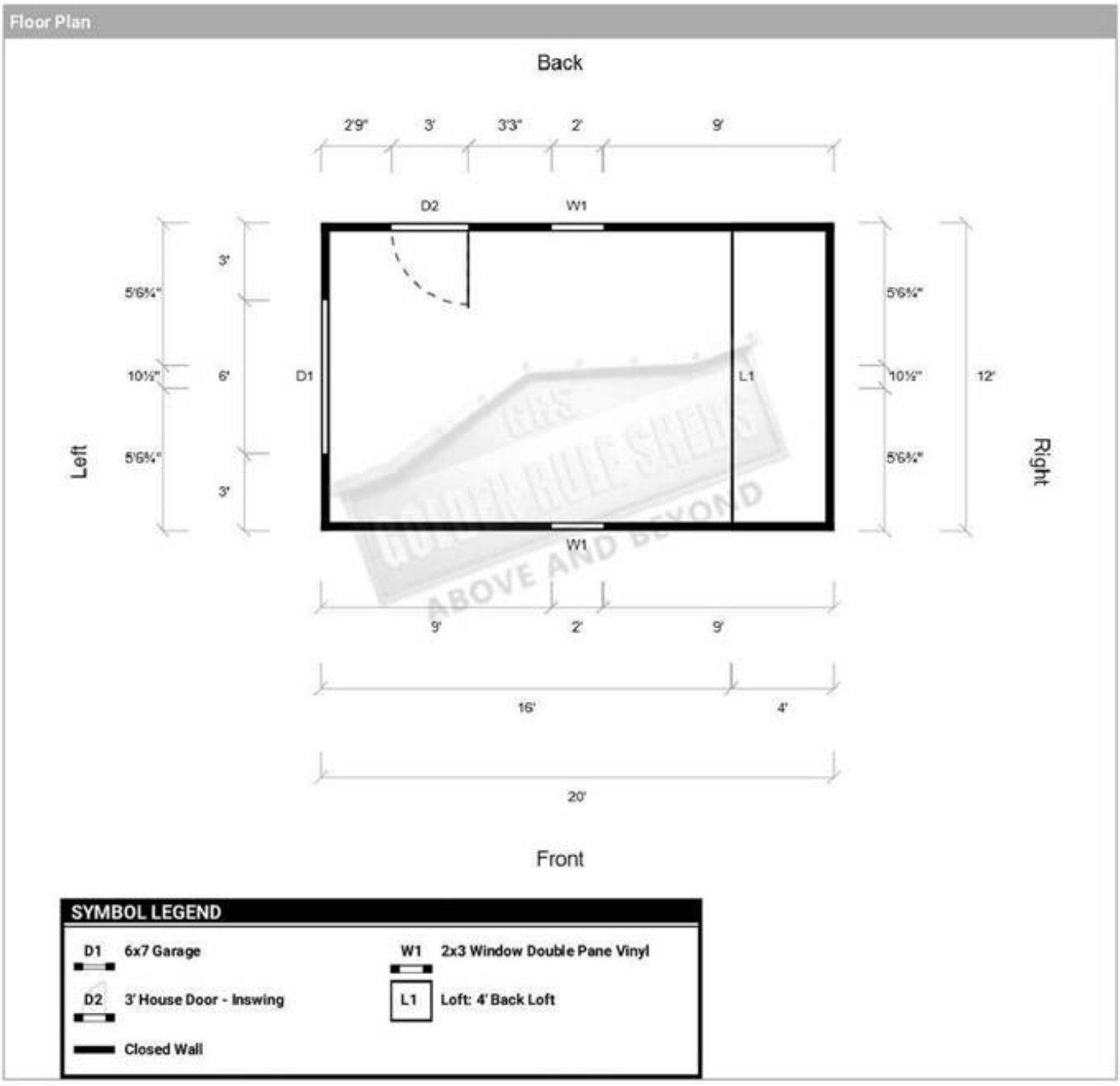


Front



Right

Floor Plan


Floor Plan
Back
2'9"
3'
3'3"
2'
9'
D2
W1
3'
5'6¼"
10½"
6'
5'6¼"
3'
D1
L1
5'6¼"
10½"
5'6¼"
12'
Left
Right
W1
9'
2'
9'
16'
4'
20'
Front
SYMBOL LEGEND
D1 6x7 Garage
D2 3' House Door - Inswing
Closed Wall
W1 2x3 Window Double Pane Vinyl
L1 Loft: 4' Back Loft