



PROPOSAL WORK ORDER

CARPEDIEM IMPROVEMENTS LLC
License CGC1529293
2719 Hollywood Blvd. Suite #247
Hollywood Florida 33020
Customer Care: 1 877 827 8088
admin@carpediemsales.com

Customer Name: <u>Rosa Gesualdo-Mojica</u>	Date: <u>02-10-2021</u>
Address: <u>3660 NW 37th ST</u>	Phone: <u>(954) 733-0854</u>
City, State, Zip: <u>LAUDERDALE LAKES FL 33309</u>	HOA Phone:
Email: <u>ROSA.GESUALDO@GMAIL.COM</u>	<input checked="" type="checkbox"/> @gmail.com <input type="checkbox"/> @hotmail.com <input type="checkbox"/> @icloud.com <input type="checkbox"/> @yahoo.com

PROJECT DESCRIPTION:

20 SQUARES FLORROOF - 30 YEARS WARRANTY
Installed - Classic clay

41 SQUARES FLAT HOTMOP

including permits & inspections included

Financed by Renew 30 YEARS TERM - 6.85% APR FIXED
PACE Program

BUYERS RIGHT TO CANCEL

CUSTOMER acknowledges that he/she has read and received a copy of this contract, including the Terms and Conditions contained, attached, or on the reverse side which are incorporated herein. All work on the above-mentioned property herein will be performed in a timely and professional manner. Buyer/customer may cancel this Agreement without any penalty or obligation within three (3) business days from the above date by providing written notice by US Certified Mail, Return Receipt Requested to CARPEDIEM IMPROVEMENTS LLC This cancellation must be clear in intent, written in English and postmarked before midnight of the third business day after you sign this agreement. For the purposes of this Agreement, a "Business Day" shall include Monday through Saturday but shall not include Sundays or any legal holiday on which the Postal Service does not deliver. This contract when signed represents the entire agreement between buyer and seller, is accepted as satisfied, and is binding when accepted by CARPEDIEM IMPROVEMENTS LLC If the right to cancel period expires, the seller's contract may not be cancelled by the homeowner or applicant.

ARBITRATION

Customer initials this box if you agree to arbitration.
Review the "Arbitration of Disputes" section attached.

buyers initials RG

buyers initials RG

SUBTOTAL: 30,815⁰⁰

Installation: included

Engineering: Included

Permit Fees: Included

TOTAL: 30,815⁰⁰

Deposit: 00

Balance Due at Completion: 30,815⁰⁰

Financing: 30,815⁰⁰

CASH OPTION	50% Deposit On Agreement	25% 1st Day of Construction	25% Final Inspection
FINANCE Pace	<input type="checkbox"/> YGRENE <input checked="" type="checkbox"/> RENEW <input type="checkbox"/> RENOVATE <input type="checkbox"/> PACEFUNDING	Project ID: <u>185660</u>	
FINANCE Conventional	<input type="checkbox"/> SVC FIN <input type="checkbox"/> BENJI <input type="checkbox"/>	Project ID:	

You (the owner or tenant) have the right to require the contractor to have a performance and payment bond/ however, the contractor can charge you for the cost of procuring a bond. Customer acknowledges receiving a copy of this agreement with its terms and conditions.

Accepted By: <u>Rosa M. Gesualdo</u>	Date: <u>02-10-2021</u>
Accepted By:	Date:
Sales Representative: <u>John Z...</u>	Date: <u>02-10-2021</u>

CLAIM of Lien Fla 1990 Construction Lien Law, Ch 713
Return to (enclosed self add, Envelope)

PREPARED BY
JULIO BENAVENTE
CARPEDIEM IMPROVEMENTS LLC
2719 HOLLYWOOD BLVD STE 247
HOLLYWOOD FL 33021
1158

WARNING THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD THIS LIEN MAY REMAIN VALID FOR 1 YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN

Claim Of Lien

State of Florida }
County of Broward }

Before me, the undersigned Notary Public, personally appeared, Julio Benavente, who was duly sworn and says that he is (the agent of the lienor herein) **CARPEDIEM IMPROVEMENTS LLC** (lienor)

that in accordance with a contract with Rosa Gesualdo-Mojica

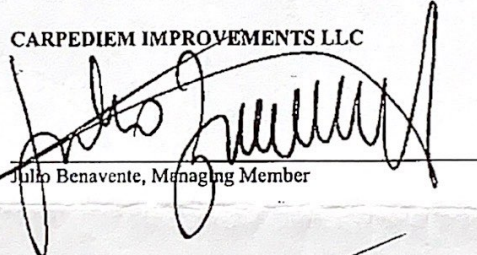
lienor furnished services and/or materials consisting Of: Re roofing, Labor and Other Related Materials and Services on the following described real property in Broward, Florida:

3660 NW 37 STREET LAUDERDALE LAKES FL
LOT 34 BLK 9 OF LAUDERDALE LAKES NORTH GATE PB 53 PG 17 BROWARD COUNTY PUBLIC RECORDS
ID# 4942 19 01 0580

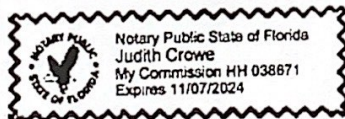
owned by Rosa Gesualdo-Mojica for a total value of \$30,815.00 Dollars, of which there remains unpaid \$30,815.00 and furnished the first of the work on, February 10, 2021 and the last day of work is on March 15, 2021 and a Notice to Owner was not applicable.

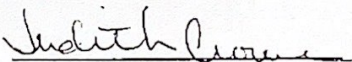
LIENOR:

CARPEDIEM IMPROVEMENTS LLC


Julio Benavente, Managing Member

The foregoing instrument was sworn to and acknowledged before me by ☒ means of physical presence or
☐ online notarization, on this 27 day of April, 2021 by Julio Benavente, who is personally known to me or
☐ Provided a Florida Drivers License as identification, and who did take an oath.




Notary Public, State of Florida

CARPEDIEM IMPROVEMENTS LLC

2719 HOLLYWOOD BLVD STE 247
HOLLYWOOD FL 33021
877-827-8088

7020 2450 0001 8827 0989
Rosa Gesualdo-Mojica
3660 NW 37 Street
Lauderdale Lakes FL 33309

Re: LIEN

Dear Owner:

Please be advised that the undersigned is the representative of our company in the above-captioned notice. Pursuant to the Florida Construction Lien Law, F.S. 713.08, enclosed please find a copy of a Claim of Lien which is being recorded and served via certified mail in accordance with the Statutes.

Please be advised that in the event we are not paid, a Complaint to Foreclose upon this Lien will be filed and a Lis Pendens put on the property. At that time, you may be liable for not only the principal balance due of \$30,815.00 but also for interest, court costs and attorneys' fees.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

Very truly yours,

Julio Benavente

Julio Benavente,
Managing Member