



ADDENDUM TO THE SALES AGREEMENT

This addendum is part of the Sales Agreement dated 12/8/2018 between CMH Homes, Inc. or its subsidiaries, and;

Purchasers Name: Sierra D. Jones & Daris A. Jones Salesperson: Cathy Long
Site Address: TBD US 401 Fuquay Varina NC. 27546 County: Harnett
Serial Number: TBD Size: 28'X72' RSO Date: 12/10/2018
Contact during the delivery process: _____ Phone #'s: 919-267-0431 or 919-924-4351

Move in Date (Goal): TBD - Please read the following >> (Due to weather and unforeseen circumstances, CMH Homes, Inc. does not guarantee a completion or move in date. CMH Homes, Inc. is not responsible for hotel expenses, additional lease payments, and/or temporary housing.)

Ready List: All applicable items must be completed prior to any site-work or financial investment by CMH Homes, Inc. .

- All permits obtained
- Full Down Payment
- Site Inspection
- Appraisal Clear
- Title Commitment Rec'd
- Survey Complete
- Trust Step Complete
- Other Septic permit

No service or improvement is applicable unless the box immediately adjacent is marked. Every service/improvement must be marked either: "Sales center", "Buyer", or "N/A". Items not detailed in this addendum are **NOT INCLUDED**.

Sales Center	Buyer	N/A	Service/Improvement	Complete
	<input checked="" type="checkbox"/>		Perk test for septic system	
	<input checked="" type="checkbox"/>		Septic Tank permit	
<input checked="" type="checkbox"/>			Building Permit	
<input checked="" type="checkbox"/>			Water Tap fees to city or county	
		<input checked="" type="checkbox"/>	Sewer Tap fees to city or county	
	<input checked="" type="checkbox"/>		Tree Removal or Clearing (note approximate size of area) _____ ft x _____ ft	
		<input checked="" type="checkbox"/>	Elevation Survey / Benchmark (FHA Requirement)	
		<input checked="" type="checkbox"/>	Sand Fill (note approximate size of area) _____ ft x _____ ft _____ depth	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Removal of existing structure (describe) <u>if needed</u>	
		<input checked="" type="checkbox"/>	Installation of Water Well and Pump (no guarantee on water quality)	
		<input checked="" type="checkbox"/>	Installation of Water Treatment System	
		<input checked="" type="checkbox"/>	Water Test (FHA Requirement)	
	<input checked="" type="checkbox"/>		Installation of Septic/Sewer System (Describe) <u>Buyer to have installed.</u>	
		<input checked="" type="checkbox"/>	Installation of Gravel Driveway - Length _____ Width _____ Depth _____	
		<input checked="" type="checkbox"/>	Installation of Concrete Driveway - Length _____ Width _____ Depth _____	
		<input checked="" type="checkbox"/>	Culvert Pipe (if contracted) - Length _____ Width _____	
<input checked="" type="checkbox"/>			Installation of Concrete Footers <input checked="" type="checkbox"/> Pier <input checked="" type="checkbox"/> Perimeter _____ Slab _____	
<input checked="" type="checkbox"/>			Delivery, Block, Anchor, and level to code (standard)	
		<input checked="" type="checkbox"/>	Sure wall (parged) Piers (FHA Requirement)	
		<input checked="" type="checkbox"/>	Additional Set-up Requirements _____	
<input checked="" type="checkbox"/>			On-site Interior Trim out	
<input checked="" type="checkbox"/>			On-site Exterior Trim out	
<input checked="" type="checkbox"/>			Carpet seamed and completed	
<input checked="" type="checkbox"/>			Installation of front steps <input checked="" type="checkbox"/> Wood _____ Brick _____ Fiberglass (landing size) <u>4ft. x 4ft.</u>	
<input checked="" type="checkbox"/>			Installation of back steps <input checked="" type="checkbox"/> Wood _____ Brick _____ Fiberglass (landing size) <u>4ft. x 4ft.</u>	
		<input checked="" type="checkbox"/>	Construction of deck - Written Estimate Required (Size) _____ x _____	
		<input checked="" type="checkbox"/>	Construction of Covered Porch - Written Estimate Required (Size) _____ x _____	
<input checked="" type="checkbox"/>			Installation of lines to Water Source (approximate footage) <u>Up to 75 ft.</u>	
<input checked="" type="checkbox"/>			Installation of lines to Septic Source (approximate footage) <u>Up to 20 ft.</u>	
<input checked="" type="checkbox"/>			Mounted Electrical Meterbase/Disconnect	
<input checked="" type="checkbox"/>			Connection of electrical lines from the meterbase to the home (no service fees included)	
<input checked="" type="checkbox"/>			Underground lines located and marked	
	<input checked="" type="checkbox"/>		Underground lines entrenched by power company (company name) _____	
		<input checked="" type="checkbox"/>	Termite Treatment (FHA Requirement)	

Initials ST Initials DJ

BACK -> READ and SIGN

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_____	_____	<input checked="" type="checkbox"/>	Concrete 8" Block Perimeter Underpinning	<input checked="" type="checkbox"/>
_____	_____	<input checked="" type="checkbox"/>	Stucco Finish Perimeter Underpinning	_____
_____	<input checked="" type="checkbox"/>	_____	Brick Perimeter Underpinning	_____
_____	_____	_____	Underpinning Maximum Height _____ #Vents _____	_____
_____	_____	_____	Type & Size Access Door _____	_____
<input checked="" type="checkbox"/>	_____	_____	Installation of Vapor Barrier underneath home	_____
<input checked="" type="checkbox"/>	_____	_____	Installation of AC/Heat Source (describe) <input checked="" type="checkbox"/> Ton <input checked="" type="checkbox"/> Seer _____ A/C <input checked="" type="checkbox"/> Heatpump	_____
_____	_____	<input checked="" type="checkbox"/>	Connection of Gas Lines	_____
_____	_____	<input checked="" type="checkbox"/>	Installation of Gutters and Downspouts	_____
_____	_____	<input checked="" type="checkbox"/>	Installation of Sidewalk _____ Gravel _____ Concrete _____ Stepping Stones (Size) _____	_____
_____	_____	<input checked="" type="checkbox"/>	Installation of Storage Shed – Written Estimate Required (Size) _____ <input checked="" type="checkbox"/>	_____
_____	_____	<input checked="" type="checkbox"/>	Construction of Garage – Written Estimate Required (Size) _____ <input checked="" type="checkbox"/>	_____
_____	_____	<input checked="" type="checkbox"/>	Grade and Seed Yard (FHA Required) Area _____ <input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____	Landscaping – Written Estimate Required	_____
<input checked="" type="checkbox"/>	_____	_____	Schedule Final Inspection and Meet with Inspector when necessary	_____
<input checked="" type="checkbox"/>	_____	_____	Schedule a service Orientation and Walk-through	_____
_____	<input checked="" type="checkbox"/>	_____	Engineer Certification – Footer Design (FHA Requirement)	_____
_____	<input checked="" type="checkbox"/>	_____	Other <u>Responsible for all materials and brick labor required</u>	_____
<input checked="" type="checkbox"/>	_____	_____	Other <u>CMH cannot release keys to home until power and water are on</u>	_____
_____	_____	_____	Other <u>and walk through is complete.</u>	_____


CMH Homes, Inc. agrees to provide you with each service / improvement indicated. If the final expense is greater than the agreed to allowance, you will be responsible for the overage. Your loan amount is determined by the amounts agreed to above, therefore it is imperative that these amounts are accurate. Once your loan is closed, the allowance amounts may not be amendable. Purchaser is responsible for any and all state or county requirements outside of this contract, up to and including obtaining the "Certificate of Occupancy" from the respective county.

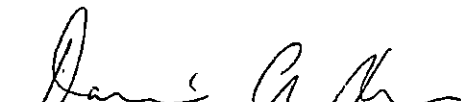
With respect to any services/improvements for which you choose responsibility, you understand and agree to the following:

1. CMH Homes, Inc. shall have no responsibility for such services or improvements.
2. The services/improvements must be completed in accordance with local building codes.
3. The services/improvements must be completed within the time frame of the work performed by CMH Homes, Inc..

Occupancy Policy: Until all contracted services and improvements are complete, the home and property is considered a "construction site". Liability insurance prohibits non-Clayton personnel or non-contracted employees from entering the premises. Until all contracted services and improvements are completed, all loan closing documents are signed, and all funds are dispersed, no persons or property may occupy the home. Keys will be released once the placement certificate is signed and the final walk through is complete.

The Purchaser(s) acknowledges receipt of a copy of this document and has read and understands its terms.


 Purchaser _____ Date 12-8-18


 Co-Purchaser _____ Date 12-8-18


 General Manager – CMH Homes, Inc. _____ Date 12/8/18

 Site Coordinator (if applicable) _____ Date _____