

Effective Sale Date: May, 7 2019

Reference #: 1087773



**CLOSING AGREEMENT**

Seller and Buyer agree that this sale has been closed; the complete transaction is understood; Buyer and Seller have had reasonable OPPORTUNITY TO INSPECT; the specifications, price, and all other aspects and terms of the transaction are accepted.

**Buyer further agrees to the following:**

1. The sale is complete and THERE IS NO RIGHT TO AND/OR BUYER WAIVES ANY FURTHER RIGHT OF REJECTION.
2. The Serial Number on the frame, data plate, or equivalent of the Manufactured Home (the "Home") personally inspected by Buyer is CWP025063TNAB.
3. All decisions made, including price, are based upon Buyer's inspection of the home and not on any representations regarding size, year, or make.
4. Manufactured Home ("Home") Description: Approx. length: 56 Approx. width: 28 Approx. Year: 2014 Approx. Make: TRU MH
5. To pay a deposit of \$ \_\_\_\_\_ no later than \_\_\_\_\_, 20\_\_.
6. **BUYER AND SELLER AGREE THAT THE SALE IS MADE AS IS / WHERE IS WITH NO WARRANTY EITHER EXPRESSED OR IMPLIED. SELLER MAKES NO REPRESENTATIONS AS TO ANY LIEN IMPOSED BY A STATE, COUNTY, CITY, ORDINANCE OR OTHER ENTITY FOR TAXES, STORAGE, RENTS, WASTE DISPOSAL, OR OTHERWISE, WHICH IS NOT RECORDED ON THE TITLE. ANY AND ALL LIENS NOT RECORDED ON THE TITLE ARE THE BUYERS RESPONSIBILITY.** By signing this agreement Buyer acknowledges that if Buyer is the owner of the community or real property (or an employee or agent etc. of such person) where the home is located that Buyer waives any and all lot rent and all other expenses that might otherwise be due or claimed to be due the owner.

The Selling Price is	\$	<u>44,900.00</u>
Sales Tax	\$	<u>281.00</u>
<b>Total</b>	<b>\$</b>	<b><u>45,181.00</u></b>

7. Buyer agrees to pay the Total amount, less any deposit previously paid, to Vanderbilt Mortgage and Finance, Inc., upon receipt of this Closing Agreement. Seller agrees to release the Home's title work to Buyer after receipt of payment in full and signed Closing Agreement in accordance with the following schedule. Titles are not released until the required hold time (the "Hold Time") has expired. The Hold Time is as follows: Personal or Company Check - title(s) held 21 business days (days other than Saturdays, Sundays and federal holidays), Certified Funds - title(s) held 10 business days, Wire - title(s) processed 1-3 business days. Please allow 7-10 business days for delivery.
8. **THE HOME WILL REMAIN AVAILABLE FOR SALE TO PROSPECTIVE BUYERS DURING THE APPLICABLE HOLD TIME UNLESS BUYER HAS PAID A DEPOSIT OR THE TOTAL AMOUNT IN FULL. IF A DEPOSIT IS MADE TO SELLER, THE BALANCE DUE MUST BE PAID IN FULL BY May, 9, 2019, OR THIS AGREEMENT BECOMES NULL AND VOID.** IN THE EVENT BUYER FAILS TO PAY THE TOTAL AMOUNT OF THE PURCHASE PRICE DUE BY THIS DATE, BUYER WILL BE IN DEFAULT, ENTITLING SELLER TO TERMINATE THIS AGREEMENT AND TO RETAIN AS LIQUIDATED DAMAGES ANY DEPOSIT BUYER HAS PAID, IT BEING DIFFICULT TO ESTIMATE NOW OR THEN THE ACTUAL DAMAGES SELLER WOULD INCUR. THE PARTIES INTEND FOR SELLER'S RETENTION OF THE DEPOSIT TO SERVE AS COMPENSATION FOR ITS LOSSES ON ACCOUNT OF BUYER'S BREACH AND NOT AS PUNISHMENT FOR ANY SUCH BREACH.

VANDERBILT MORTGAGE AND FINANCE, INC. (Seller)

Selling Representative's Signature

Keesha Giles  
Selling Representative's Name (please print)

Thomas Craig Irwin / Frances Courney -  
Business Name (print name) (if Buyer is an entity)

Thomas Craig Irwin  
Signature of Buyer or Authorized Officer (if Buyer is an entity) (POA, if applicable, must be attached)

919 499-5141  
Buyer's Phone Number

364 Irwin Lane  
Buyer's Complete Mailing Address for Title

LITTLETON NC 27546  
City, State and Zip



**Vanderbilt Mortgage and Finance, Inc. / Remarketing**  
PO Box 4398, Maryville, TN 37802 / 500 Alcoa Trail, Maryville, TN 37804  
Ph.: 865.380.3000 / 888.810.3541 / Fax: 865.380.3797  
VMHomes.com / NMLS # 1561

**RECEIPT - DEAL COPY**

01034 CLAYTON HOMES SANFORD, NC

Date/Time: 04/20/19 01:22 PM  
 Received For: THOMAS IRWIN  
 Provided By: THOMAS IRWIN  
 Address: 364 IRWIN LANE LILLINGTON NC 27546  
 Receipt No: 251192  
 Reference  
 Receipt:  
 Manual  
 Receipt:

<u>Transaction Type</u>	<u>Description</u>	<u>\$ Amount</u>
Deposit on Home	Pending No. 100714	1000.00
<u>Type of Funds</u>	<u>Check Number</u>	<u>\$ Amount</u>
Personal Check	548	1000.00
<b>Total Received</b>		<b>1000.00</b>

Funds Received By: KRISTI WILKIE

Signature: \_\_\_\_\_

*Kristi Wilkie*

The amount of \$ 1000.00 was received from:  
 (Buyer's Name) THOMAS IRWIN on  
 (Date) 04/20/19

The above amount will be deposited in:  
 WELLS FARGO NA  
 3579 ATLANTA AVE  
 ATLANTA, GA 30354

**RECEIPT - CUSTOMER COPY**

01034 CLAYTON HOMES SANFORD, NC

Date/Time: 05/08/19 10:22 AM  
 Received For: THOMAS IRWIN  
 Provided By: THOMAS IRWIN  
 Address: 364 IRWIN LANE LILLINGTON NC 27546  
 Receipt No: 251211  
 Reference  
 Receipt:  
 Manual  
 Receipt:

<u>Transaction Type</u>	<u>Description</u>	<u>\$ Amount</u>
Deposit on Home	Pending No. 100714	44181.00
<u>Type of Funds</u>	<u>Check Number</u>	<u>\$ Amount</u>
Cashier's Check	41384	44181.00
<b>Total Received</b>		<b>44181.00</b>

Funds Received By: KRISTI WILKIE

Signature: \_\_\_\_\_

*Kristi Wilkie*

The amount of \$ 44181.00 was received from:

(Buyer's Name) THOMAS IRWIN on

(Date) 05/08/19

The above amount will be deposited in:

WELLS FARGO NA  
 3579 ATLANTA AVE  
 ATLANTA, GA 30354

Allow 14 days for refunds to be received.