

Choo Choo Homes
5657 Bragg Blvd.
Fayetteville, N.C. 28303

In this contract the words I, Me, and My refer to the Buyer and Co-Buyer signing this contract.
The words You and Your refer to the Dealer.

name: Mary Crowder salesperson: rodney dent

Address: 4755 Bunnlevel erwin rd Erwin Nc 28339 Tele#9106582876

delivery address: 3597 Walker rd Linden Nc 28356 Date: 6-9-2020

Make & Model: Clayton Jubilation	Bd Rooms: 3	Floor Size 28 x 60	Hitch Size 28 x 64	bath rms: 2
Serial Number CLH042799TNAB	Color: TAN		Year: 2019	
Special Order				

Location	R-Value	Thickness	Insulation Type	BASE PRICE OF UNIT	52,000
CEILING			Cellulose	OPTIONAL EQUIPMENT	21,400
EXTERIOR			Fiberglass	LAND PURCHASE PRICE	n/a
FLOORS			Fiberglass	Tax	\$1,735.00

This insulation information was furnished by the manufacturer and is disclosed per Federal Trade Commission Rule 16CRF, Sec 460.16

delivery & setup	\$5,500.00
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clear land (approx)	1,500	TITLE FEE
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well & pump	n/a	VARIOUS FEES & INSURANCES
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septic system (approx)	n/a	1. CASH PURCHASE PRICE	75,135
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poured footers	n/a	Trade Allowance	
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2 sets steps treated lumber	1,200	Less Trade Bal.	
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electrical wiring & hookup (see below)	1,500	New Allowance	
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plumbing & hookups to house (see below)	1,200	Cash Down	
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block & stucco foundation	4,500	Closing Cost	
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sew 20' grass & 6 shrubs	n/a	2. Less Total Credits	
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trimout interior & exterior	1,500	Sub-Total	75135
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grading	n/a	3. Unpaid balance remaining	75,135
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dumpster & porta john	n/a	<p>CHOO CHOO HOMES is not responsible for any tracks left in the customers yard due to bringing the home to be set Homes setup overheight because of the contour of Your Land may require an engineer letter</p> <p>I understand any Estimated Rate of Financing: Number of Years: Estimated Monthly Payments estimated payment t includes principal & interest This is our entire Agreement, there are no other representations, inducements, or other provisions other than those expressed here in. All changes, deletions, additions must be in writing and signed by both you and I. I, or we, acknowledge receipt of a copy of this order and that I, or we, have read and understand this agreement. I understand that the above allowance prices are only estimates. The wheels, axles, and undercarriage are not a part of the sale and will be returned to seller.</p>	
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HVAC SYSTEM see below	3,500
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engineer cert	400
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water tap	n/a
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skirting	n/a
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backfill	200
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customer are responsible for all permits	
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ie (zoning plumbing electrical and setup)	
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Max plumbing and water hookup 20' from the home and not into the septic tank	
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termix treatment	400
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I understand that I have the right to cancel this purchase before midnight of the third business day after the date I have signed this agreement. I understand that this cancellation must be in writing. If I cancel the purchase after the three day period I understand that the dealer may not have any obligation to give me back all of the money that I paid the dealer. I understand any change to the terms of the purchase agreement by the dealer will cancel this agreement	
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buyer	
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buyer	
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seller	
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OFFER GOOD FOR 30 DAYS	
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Balance carried to optional equipment:	
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5657 Bragg Blvd
Fayetteville, NC 28303

Phone: (910) 860-8787 Fax: (910) 860-1938

The undersigned Purchaser(s) has agreed to purchase from CHOO-CHOO Homes
_____ (the "Seller") the manufactured home described on page 1 (the "Home").
In that connection, Purchaser(s) submits herewith a (circle appropriate choice)

Modular Home Credit Application and/or Non-Refundable Deposit of \$ _____

Purchaser(s) acknowledges and agrees that any and all wheels, axles, and related apparatus and equipment used to transport the Home for delivery to Purchaser(s) are and shall remain at all times the sole property of manufacturer and are not sold to Purchaser(s).

Purchaser(s) represents to seller that, to the best of Purchaser's knowledge, the lot upon which the home is to be located _____ is _____ is not located in a Special Flood Hazard Area as shown on maps prepared by the U.S. Department of Housing and Urban Development, or in a flood prone area, the cost to set up the Home upon delivery may exceed those provided for in this Contract or contemplated by all parties. Purchaser(s) hereby agrees to pay such excess cost in addition to all other amounts provided herein.

Purchaser(s) acknowledges and agrees that he/she is of statutory age or has been legally emancipated; that he/she is purchasing the insurance described on page 1 voluntarily; that the trade-in described on page 1, if any, is free from all claims, liens and embraces, except as noted; and that if any provision of this Agreement is unenforceable, the remaining provisions will be valid.

Not valid unless signed by an authorized representative of Seller. Approval by Seller is subject to acceptance by a bank or finance Company, if applicable.

Initials: _____

Date: _____

(Seller) Choo-Choo Homes
5657 Bragg Blvd
Fayetteville, NC 28303

Agent: _____

Purchaser(s) acknowledges receipt of a true copy of this Agreement and that he/she has read and understand its terms

Purchaser: _____
XXX-XX-
Social Security Number

Purchaser: _____
Social Security Number

I UNDERSTAND THAT I HAVE THE RIGHT TO CANCEL THIS PURCHASE BEFORE MIDNIGHT ON THE THIRD BUSINESS DAY AFTER THE DATE THAT I HAVE SIGNED THIS AGREEMENT. I UNDERSTAND THAT THIS CANCELLATION MUST BE WRITTEN. IF I CANCEL THIS PURCHASE AFTER THE THREE-DAY PERIOD, I UNDERSTAND THAT THE DEALER MAY NOT HAVE ANY OBLIGATION TO GIVE ME BACK THE MONEY THAT I PAID THE DEALER.