

1403743

SALES AGREEMENT

DATE: 10/23/2020

BUYER(S): Antonio Wayne Nesmith
Jillian Ballentine

ADDRESS: 771 PEARIDGE RD WILLOW SPRING NC 27592

DELIVERY ADDRESS: TBD SHADOW CREEK LANE ERWIN NC 28339

TELEPHONE: _____ SALES PERSON FULL NAME: Catherine Long

BASE PRICE: \$101,749.70

State Tax: \$2,416.56

Local Tax: \$.00

1. CASH PRICE \$104,166.26

LAND PURCHASE \$20,000.00

TITLE FEES \$56.00

FILING FEES \$110.00

2. TOTAL PACKAGE PRICE \$124,332.26

Trade Allowance N/A

Less Amount Owed N/A

Trade Equity N/A

Cash Down Payment \$11,420.00

3. LESS ALL CREDITS \$11,420.00

4. REMAINING BALANCE \$112,912.26

Make: CMH Model: 36TRU28684RH20
Year: N/A Length: N/A Width: N/A Stock#: WH7205
Serial No.: CWP047205TNAB New Used

TRADE: Make: N/A Model: N/A
Year: N/A Length: N/A Width: N/A Title #: _____
Serial No.: _____

Amount owed will be paid by: Buyer Seller
Owed to: _____

OPTIONS: 14 Seer heat pump installed. Plumb water up to 75ft, sewer up to 20ft connections. Wire panel box to home for power. Two sets of wood steps with stoops front and back to code. Pier and perimeter footers, brick skirting wall, 4500 driveway allowance.

SELLER RESPONSIBILITIES: Deliver and set up to county code, contractor permits only. Backfield as required by Harnett County.

BUYER RESPONSIBILITIES: Zoning, water and sewer application with town of Erwin.

May not meet local codes and standards. New homes meet Federal Manufactured Home Standards.

I UNDERSTAND THAT I HAVE THE RIGHT TO CANCEL THIS PURCHASE BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE THAT 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 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. ESTIMATED RATE OF FINANCING 9.01% NUMBER OF YEARS 23 ESTIMATED MONTHLY PAYMENTS \$1,026.93

Location	Type of Insulation	Thickness	R-Value
Floors	Fiberglass	7.00	R22
Exterior	Fiberglass	3.50	R11
Ceilings	Cellulose	8.00	R30

This insulation information was furnished by the Manufacturer and is disclosed in compliance with the Federal Trade Commission Rule 16CRF, SECTION 460.16.

Buyer(s) agree: (1) that the terms and conditions on page two are part of this agreement; (2) to purchase the above home including the options; (3) that they acknowledge receiving a completed copy of this agreement; (4) that all promises and representations made are listed on this agreement; and (5) that there are no other agreements, written or verbal, unless evidenced in writing and signed by the parties.

SELLER:	BUYER:
_____	<u>Antonio Wayne Nesmith</u> 10/23/2020
CMH Homes, Inc. d/b/a -	Signature of: Antonio Wayne Nesmith
<u>CHARLIE PAGE</u>	<u>Jillian Ballentine</u> 10/23/2020
CLAYTON HOMES DUNN, NC 2001 W CUMBERLAND ST DUNN NC 28334	Signature of: Jillian Ballentine
_____	Signature of: _____
_____	Signature of: _____

