

1408146

### SALES AGREEMENT

DATE: 12/9/2020

BUYER(S): Justin Winslow Patterson  
Kyleigh Ridenhour Patterson

ADDRESS: 2810 BARBECUE CHURCH RD SANFORD NC 27332

DELIVERY ADDRESS: TBD NORRINGTON ROAD LILLINGTON NC 27546

TELEPHONE: \_\_\_\_\_ SALES PERSON FULL NAME: Ronnie Edwards

**BASE PRICE:** \$150,250.00  
 State Tax: \$3,568.44  
 Local Tax: \$ .00

Make: CMH Model: 57ROC32683AH21  
 Year: N/A Length: N/A Width: N/A Stock#: RSO  
 Serial No.: ROC739294NCAB New  Used

**1. CASH PRICE** \$153,818.44  
 LAND PURCHASE \$47,500.00  
 TITLE FEES \$56.00  
 FILING FEES \$110.00

**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: \_\_\_\_\_

**2. TOTAL PACKAGE PRICE** \$201,484.44  
 Trade Allowance N/A  
 Less Amount Owed N/A  
 Trade Equity N/A  
 Cash Down Payment \$7,120.00

**OPTIONS:** 14 Seer Heat pump installed. 2 sets of wood steps. Plumb water up to 75 ft and septic up to 20 ft. Wire panel box to home for power. Concrete footers pier and perimeter. Brick foundation. Trimout of home and dirt added for water run off.

**SELLER RESPONSIBILITIES:** Deliver and set up of home per county codes. Contractor permits only. Vapor barrier. Water tap allowance of 2800.00 Septic allowance of 3500.00 allowance is amount seller pays not to exceed. Overage cost is buyers responsibility.

**BUYER RESPONSIBILITIES:** Zoning and Environmental health permits. Access to lot and lot cleared and ready for home. 4 corners of home marked or survey if needed. Remaining downpayment.

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

**3. LESS ALL CREDITS** \$7,120.00

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 6.50% NUMBER OF YEARS 23 ESTIMATED MONTHLY PAYMENTS \$1,422.55

**4. REMAINING BALANCE** \$194,364.44

Location	Type of Insulation	Thickness	R-Value
Floors	Fiberglass	7.00	R22
Exterior	Fiberglass	3.50	R11
Ceilings	Cellulose	11.00	R33

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.

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

**SELLER:**

**BUYER:**

CMH Homes, Inc. d/b/a -

DocuSigned by:

Charlie Page

CLAYTON HOMES DUNN, NC  
 2001 W CUMBERLAND ST  
 DUNN NC 28334

12/10/2020

Justin Winslow Patterson

12/9/2020

Signature of: Justin Winslow Patterson

Kyleigh Ridenhour Patterson

12/9/2020

Signature of: Kyleigh Ridenhour Patterson

Signature of:

Signature of:

