1413888 SALE DATE: 2/9/2021 BUYER(S): Charles Edward Austin				ALES AGREEMENT	
Jiles Carter JR					
ADDRESS: 308 BLEDSOE AV RALEIGH NC 27603					
DELIVERY ADDRESS: 192 MYATT LANE ANGIER N				IC 27501	
				FULL NAME:Jackie Taylor	
BASE PRICE: \$71.628.70			71.628 70	Make: CMH	Model:29ANN16763PH21
					N/A Stock#: 425459
State Tax: \$1,701.19			\$1,701,19	Serial No.: OHC030529NC	New X Used
			\$.00	TRADE: Make:N/A	
				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	
1. CASH PRICE \$73.329.89			73.329.89		
TITLE FEES \$56.00			\$56.00	Owed to: OPTIONS:None	
			900100		
2. TOTAL PACKAGE PRICE \$73.385.89			73.385.89	BUYER RESPONSIBILITIES: None BUYER RESPONSIBILITIES: Down Payment	
Trade Allowance N/A			N/A		
Less Ar	<u>N/A</u>				
			<u>N/A</u>		
Cash Down Payment \$10,500.00			10.500.00	May not most local codes and standards	Move home a most Endaml Manufactured
				May not meet local codes and standards. New homes meet Federal Manufactured Home Standards.	
3. LESS ALL CREDITS \$10.500.00			10.500.00	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	
4. REMAINING BALANCE \$62,885.89					
Location	Type of Insulation	Thickness	R-Value	AGREEMENT BY THE DEALER WILL CANCEL THIS. NUMBER OF YEARS 23 ESTIMATED MONTHLY PAY	AGREEMENT, ESTIMATED RATE OF FINANCING 8,87%
Floors	Fiberglass	7.50	R22		conditions on page two are part of this
Exterior	Fiberglaass	3.50	R13	agreement; (2) to purchase the above	home including the options; (3) that they
Ceilings	Fiberglass	8.49	R30	acknowledge receiving a completed copy	of this agreement; (4) that all promises and
rep				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.	
and is disclosed in compliance with the Federal Trade Commission Rule 16CRF, SECTION 460.16.					
				SELLER:	BUYER:
					11 1 ml 10 1
				2/9/2021	Charles Edward Austin 2/9/2021
				CMH Homes, Inc. d/b/a -	Signature of: Charles Edward Austin
					Signaturo on Originos Edward Adolff
				MAYMARD WILLIAS	Jiles Carter, Jr 2/0/2021
				CLAYTON HOMES RALEIGH, NC	2/9/2021
				3912 FAYETTEVILLE RD	Signature of: Jiles Carter JR
				RALEIGH NC 27603	



Signature of:

Signature of:

1413888

ADDITIONAL TERMS AND CONDITIONS

- 1. <u>APPLICABILITY</u>. The terms and conditions stated herein are in addition to any provisions of the sale of the home by Seller to Buyer (which may include a manufactured home or a modular home) stated on the front of the agreement. Unless specifically modified by written amendment to this Sales Agreement, the terms and conditions stated herein control this sale.
- 2. <u>SELLER RESPONSIBILITIES</u>. Delivery and installation: Normal delivery and installation are included in the purchase price; however, Buyer agrees: (1) delivery is generally scheduled in order of sale; (2) the exact date for occupancy cannot be guaranteed because of weather, site conditions, equipment and labor availability, and other variables involved; (3) the decision to purchase the home is not based upon any representations as to the anticipated date of occupancy.
- 3. <u>DEPOSIT</u>. The Buyer will complete the transaction by paying the full purchase price and related fees and charges in cash or by obtaining a loan or other financing arrangement from the lender selected by Buyer. After the three-day cancellation period expires, if Buyer fails or refuses to complete the purchase within seven (7) days of the date of this Sales Agreement or within two (2) business days of delivery of a retail ordered home, or within an agreed upon extension of time, for any reason (except cancellation due to being refused financing), Seller may keep the cash deposit as liquidated damages for its expenses, other damages, attorney fees, court costs, and any construction costs incurred in connection with the sale to the extent permitted by applicable law. Nothing in this Sales Agreement shall preclude Seller from electing to pursue any other remedies available to Seller.
- 4. FINANCED PURCHASE. If Buyer does not complete the purchase as a cash transaction, Buyer will enter into a loan or other financing arrangement with a lender selected by Buyer or other agreement as may be required to finance the purchase. Buyer shall apply for credit for financing the purchase within two (2) business days of entering into this Sales Agreement.
- 5. <u>INSPECTION.</u> Buyer has examined the home and items related to the purchase and found it acceptable for Buyer's particular needs. Buyer's own judgment and inspection of display model(s), the brochures and bulletins and/or the floor plans provided to Seller by the manufacturer, in making the decision to purchase the home described on the reverse side of this agreement.
- 6. <u>CHANGES BY MANUFACTURER.</u> Buyer agrees that the manufacturer of the home may make any changes in the model, designs, or any accessories and parts from time to time, and at any time. If the manufacturer makes changes, neither Seller nor the manufacturer are obligated to make the same changes in the unit covered by this Sales Agreement either before or after it is delivered.
- 7. <u>LIMITATION OF DAMAGES</u>. If any warranty is limited to repair or replacement and such warranty fails because attempts at repair are not completed within a reasonable time or the warrantor(s) has (have) gone out of business, Buyer(s) agree(s), that if they are entitled to any damages against the Seller, the damages are limited to the lesser of either the cost of needed repairs or reduction in the market value of the unit caused by the lack of repairs. In no event, will the Seller be liable to the Buyer(s) for any incidental or consequential damages. Buyer(s) also agree(s) that once the unit has been accepted, even though a warranty does not accomplish its purpose, the Buyer cannot return the unit to the Seller and seek a refund for any reason.
- 8. WARRANTIES BY THE MANUFACTURER. The manufacturer warrants that the home complies with applicable law, both statute and rule, as to construction and fire protection and detection, in effect at the date of manufacture. The manufacturer shall take corrective action at the site of the home in instances of breach of this warranty which become evident within one (1) year from the date of delivery of the home to Buyer if Buyer notifies the manufacturer, in writing, of the defect not later than one (1) year and ten (10) days after delivery to the Buyer. There may be other warranties covering the home, items sold with the home or its contents which have been provided by the manufacturer of the home, items sold with the home or any of its contents. Seller will provide Buyer copies of any and all written warranties provided by the manufacturer.
- 9 MEASUREMENTS. Buyer acknowledges that all measurements of dimensions, construction thickness, and insulation values are normal. Seller has not performed the measurements and does not warrant the accuracy of any measurement.
- 10. <u>ORAL REPRESENTATIONS</u>. Buyer acknowledges that neither Seller nor any of its agents have made any oral representations concerning the quality or character of the home or its contents. All representations concerning the quality and character of the home are stated in this Sales Agreement, including any addenda, and the Retailer Closing Agreement.
- 11. COMPLETE AGREEMENT. This Sales Agreement, including any addenda, the Retailer Closing Agreement, and any arbitration agreement establish the complete agreement between Buyer and Seller and there are no other agreements or understandings between the parties hereto. This Sales Agreement supersedes any prior, signed Sales Agreements, and may only be modified by written agreement of the parties hereto.