

1414355

### SALES AGREEMENT

DATE: 2/4/2021  
 BUYER(S): Dennis Yelverton

ADDRESS: 1206 BILL AVERY RD COATS NC 27521  
 DELIVERY ADDRESS: 59 WOODVALLEY DR ERWIN NC 28339  
 TELEPHONE: \_\_\_\_\_ SALES PERSON FULL NAME: Ronnie Edwards

**BASE PRICE:** \$109,355.50  
 State Tax: \$2,597.20  
 Local Tax: \$ .00

**1. CASH PRICE** \$111,952.70  
 LAND PURCHASE \$15,000.00  
 TITLE FEES \$56.00  
 FILING FEES \$90.00

**2. TOTAL PACKAGE PRICE** \$127,098.70  
 Trade Allowance N/A  
 Less Amount Owed N/A  
 Trade Equity N/A  
 Cash Down Payment \$3,445.00

**3. LESS ALL CREDITS** \$3,445.00

**4. REMAINING BALANCE** \$123,653.70

Make: CMH Model: 21TRU28563RH21  
 Year: N/A Length: N/A Width: N/A Stock#: RSO  
 Serial No.: CLH045464TNAB 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 pump. 2 sets wood steps. Stoops on back. Wire panel box for home. Plumb water 75 ft and Septic tank up to 20 ft. Concrete footers pier and perimeter. Landscaping front and side yard. Concrete drive. Wire panel box to home.

**SELLER RESPONSIBILITIES:** Allowance for septic allowance \$3500.00 and allowance for water tap \$2800.00. Allowance is amount we will pay not to exceed. Overage is customers responsibility. Delivery and set to county code. Runoff dirt added around home.

**BUYER RESPONSIBILITIES:** Zoning and Environmental health permits. Complete down - payment.

*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 6.50% NUMBER OF YEARS 23 ESTIMATED MONTHLY PAYMENTS \$909.90**

| 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.

|   |                                |
|---|--------------------------------|
| <b>SELLER:</b>  | <b>BUYER:</b>                  |
|   | <u>Dennis Yelverton</u>        |
| <u>2/4/2021</u>   | <u>2/4/2021</u>                |
| CMH Homes, Inc. d/b/a -   | Signature of: Dennis Yelverton |
| <u>CHARLES PAGE</u>   |                                |
| CLAYTON HOMES DUNN, NC<br>2001 W CUMBERLAND ST<br>DUNN NC 28334 | Signature of:                  |
|   | Signature of:                  |
|   | Signature of:                  |

