



SALES AGREEMENT

Home Consultant Name: CALEB STURGILL

Buyer(s): JUAN CRUZ GUZMAN
YANERY PEREZ MOJICA

Phone #: (919) 352-1013

Address: 323 BUMPY LN SANFORD NC 27332
Delivery Address: 323 BUMPY LANE SANFORD NC 27332

Table with columns: Home Info, Trade Info, Pricing. Includes details like Make, Model, Serial #, Home Price, State Tax, Local Tax, Cash Price, and Remaining Balance.

Table with columns: Location, Type of Insulation, Thickness, R-Value. Rows include Floors, Exterior, and Ceilings.

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

Responsibilities

Seller Responsibilities: permits for work provided, electric pedestal mounted to home per code, deliver and set per code, HVAC split system 15 seer, concrete footers, brick underpinning, interior-exterior trim, engineer cert, CC \$13,020, SC \$22,661.50
Buyer Responsibilities: clear access to property, land clearing, zoning and perk test, electric and water account setup, post 911 address at road and front of house, any and all construction not listed in sales agreement
Options: cleaning, septic allowance \$7500, plumbing to systems, wood steps front and back per code, gutters front and back, positive grade up to 6ft from base of home, termite pretreat, water tap, partial vapor barrier, see addendum

Acknowledgment

New Manufactured Homes meet federal standards for design and construction, but may not meet local codes and 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 N/A% NUMBER OF YEARS N/A ESTIMATED MONTHLY PAYMENTS N/A
Buyer(s) agree: (1) that the terms and conditions on pages two and three 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.

Signature of Buyer: JUAN CRUZ GUZMAN Date: 8/22/24
Signature of Buyer: YANERY PEREZ MOJICA Date: 8/22/24

Signature of Buyer: [Signature] Date: 8/22/24
Seller: CMH Homes, Inc. d/b/a - CLAYTON HOMES SANFORD, NC
1921 KELLER ANDREWS RD SANFORD NC 27330