



SALES AGREEMENT

Buyer(s): CRYSTAL LEIGH MORRIS
HEATHER MARIE MORRIS

Phone #: _____

Address: 2315 SHERIFF WATSON RD SANFORD NC 27332

Delivery Address: 90 PINE OAK CAMERON NC 28326

Home Info		Trade Info	
Make:	<u>CMH</u>	Make:	<u>N/A</u>
Model:	<u>36TRS14764AH22S</u>	Model:	<u>N/A</u>
Serial #:	<u>CWP052693TN</u>	Serial #:	_____
Size:	Length: <u>N/A</u> Width: <u>N/A</u>	Size:	Length: <u>N/A</u> Width: <u>N/A</u>
Year:	<u>N/A</u>	Year:	<u>N/A</u>
Stock #:	<u>RSO</u>	Title #:	_____
	<input checked="" type="checkbox"/> New <input type="checkbox"/> Used	Owed to:	_____
		Amount owed will be paid by:	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller

Pricing	
Home Price	\$91,261.54
State Tax	\$2,167.47
Local Tax	\$0.00
Cash Price	\$93,429.01
LAND PURCHASE	\$22,500.00
TITLE FEES	\$56.00
FILING FEES	\$90.00
Federal Warranty Service Corporation (Including Sales Tax paid to State: \$55.93)	\$854.93
Total Package Price	\$116,929.94
Trade Allowance	N/A
Less Amount Owed	N/A
Trade Equity	N/A
Cash Down Payment	\$5,089.00
Less All Credits	\$5,089.00
Remaining Balance	\$111,840.94

Location	Type of Insulation	Thickness	R-Value
Floors:	Fiberglass	7.00	22
Exterior:	Fiberglass	3.50	11
Ceilings:	Blown	10.50	33

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 deliver and set per code, permits for work provided, cleaning of home, septic allowance of \$6K, clearing of property, gravel driveway, plumbing to existing systems, positive grade up to 6ft from the base of the home, perk test

Buyer Responsibilities: clear access to the property, electric and water account setup, post 911 address at road and front of home, any and all construction not listed on sales agreement

Options: steps front and back per code, water tap, electric pedestal mounted to home per code, termite pretreat, vapor barrier, HVAC split system 14 seer, vinyl skirtinggutters front and back,

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 6.75% NUMBER OF YEARS 25 ESTIMATED MONTHLY PAYMENTS \$817.84

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.

Crystal Leigh Morris _____ 5/19/2022
Signature of Buyer: CRYSTAL LEIGH MORRIS Date

Heather Marie Morris _____ 5/19/2022
Signature of Buyer: HEATHER MARIE MORRIS Date

Signature of Buyer: _____ Date Signature of Buyer: _____ Date

STEPHEN WHEELER _____ 5/23/2022
Seller: CMH Homes, Inc. d/b/a - CLAYTON HOMES SANFORD, NC Date
1921 KELLER ANDREWS RD SANFORD NC 27330