

ConfigID: 8243014

SALES WORKSHEET

DATE: 02/23/2022

BUYER(S): Brett Pearce
Joan Pearce

ADDRESS: 5324 RED HILL CHURCH ROAD RD
COATS, NC 27521

DELIVERY ADDRESS: 5324 RedHill Church Rd.
Coats, NC 27521

TELEPHONE: (919)218-3738 SALES PERSON: Catherine Long

BASE PACKAGE PRICE: \$171,474.60

Sales Tax & Other Taxes and Related Amounts (if Applicable) \$4,128.53

NOTE - Does not include all costs/fees that may be involved in your transaction - lender fees, closing costs, etc.

1. CASH PACKAGE PRICE \$175,603.13

Trade Allowance \$0.00

Less Amount Owed \$0.00

Trade Equity \$0.00

Other Payments \$0.00

Cash DownPayment \$5,000.00

2. LESS ALL CREDITS \$5,000.00

3. REMAINING BALANCE OF PACKAGE PRICE \$170,603.13

HOME PURCHASED: Make: CMH Nashville RSO # Size: 28x68
Model: Morocco Stock #: RSO 4 Bed - 2 Baths
Serial #: CBG0560002NCAB New Used (2022) model yr.

TRADE: Make: _____ Stock #: _____
Model: _____ Year: _____
Serial #: _____ Length: _____ Width: _____
Title: _____
Amount owed will be paid by: Buyer Seller
Owed to: _____

OPTIONS:

14 seer heat pump installed, plumb water up to 75 ft. and sewer up to 20 ft. connections, wire panel box to home for power company, pier and perm. footers, brick underpinning skirting wall, 2 sets wood steps with 4 X 4 stoops front and back to code.

SELLER RESPONSIBILITIES:

deliver and setup to county code with vapor barrier, trim out inside and outside home. contractor permits only, 4500 septic tank allowance only, backfield as required by county.

BUYER RESPONSIBILITIES:

zoning and septic tank permits, cust. responsible for water tap on property, driveway on property with 20 ft. min. access, lot level and ready for new home. landscaping is cust. responsibility.

ACKNOWLEDGEMENT: Buyer acknowledges and agrees that this Sales Worksheet presents a proposed sales package based on information reasonably available at this time. The terms of the proposal may change at any time based on Seller's or Buyer's preferences and additional information that becomes available concerning the potential sale. Information provided is based on estimates of costs related to the sales package, including but not limited to home unit, options, add-ons, construction costs, etc. The terms of the agreed upon sales package, including additional information concerning the sale that may not be listed in this worksheet, will be documented in the final sales agreement and/or other sales-related documentation entered into by Seller and Buyer at the closing of the sale, and will be subject to the terms and conditions contained therein. The final sales agreement may contain additional information concerning rights, obligations, and disclosures applicable to the transaction. *New manufactured homes meet Federal Manufactured Home Standards. Actual home purchased may not meet local codes and standards. Buyer should check with local authorities to verify local requirements.*

SELLER: Catherine Long
CLAYTON HOMES DUNN, NC
2001 W CUMBERLAND ST DUNN, NC
910-892-0108

BUYER: Brett Pearce
BUYER: Joan Pearce



ADDENDUM TO THE SALES AGREEMENT

This addendum is part of the Sales Agreement dated 01/10/2022 between CMH Homes, Inc. or its subsidiaries, and;

Purchasers Name: Brett & Joan Pearce Salesperson: Cathy Long
 Site Address: 5324 Red Hill Church Road, Coats, N.C. County: Harnett
 Serial Number: RSO Size: 28 X 68 RSO Date: TBD
 Contact during the delivery process: Cathy Long or Michelle Phone #'s: 910-892-0108
 Move in Date (Goal): TBD (Due to weather and unforeseen circumstances, CMH Homes, Inc. does not guarantee a completion or move in date. CMH Homes, Inc. is not responsible for hotel expenses, additional lease payments, and/or temporary housing.)

Ready List: All applicable items must be completed prior to any site-work or financial investment by CMH Homes, Inc. .

- All permits obtained
- Full Down Payment
- Site Inspection
- Appraisal Clear
- Title Commitment Rec'd
- Survey Complete
- Trust/Step Complete
- Other _____

No service or improvement is applicable unless the box immediately adjacent is marked. Every service/improvement must be marked either: "Sales center", "Buyer", or "N/A". Items not detailed in this addendum are NOT INCLUDED.

Sales Center	Buyer	N/A	Service/Improvement	Complete
	<input checked="" type="checkbox"/>		Perk test for septic system	
	<input checked="" type="checkbox"/>		Septic Tank permit	
<input checked="" type="checkbox"/>			Building Permit	
	<input checked="" type="checkbox"/>		Water Tap fees to city or county	
			Sewer Tap fees to city or county	
			Tree Removal or Clearing (note approximate size of area) _____ ft x _____ ft	
			Elevation Survey / Benchmark (FHA Requirement)	
			Sand Fill (note approximate size of area) _____ ft x _____ ft _____ depth	
			Removal of existing structure (describe) _____	
	<input checked="" type="checkbox"/>		Installation of Water Well and Pump (no guarantee on water quality)	
			Installation of Water Treatment System	
			Water Test (FHA Requirement)	
<input checked="" type="checkbox"/>			Installation of Septic/Sewer System (Describe) <u>4500 Allowance Only</u>	
	<input checked="" type="checkbox"/>		Installation of Gravel Driveway - Length _____ Width _____ Depth _____	
	<input checked="" type="checkbox"/>		Installation of Concrete Driveway - Length _____ Width _____ Depth _____	
	<input checked="" type="checkbox"/>		Culvert Pipe (if contracted) - Length _____ Width _____	
<input checked="" type="checkbox"/>			Installation of Concrete Footers <input checked="" type="checkbox"/> Pier <input checked="" type="checkbox"/> Perimeter _____ Slab _____	
<input checked="" type="checkbox"/>			Delivery, Block, Anchor, and level to code (standard)	
		<input checked="" type="checkbox"/>	Sure wall (parged) Piers (FHA Requirement)	
	<input checked="" type="checkbox"/>		Additional Set-up Requirements <u>over 40 inches</u>	
			On-site Interior Trim out	
<input checked="" type="checkbox"/>			On-site Exterior Trim out	
		<input checked="" type="checkbox"/>	Carpet seamed and completed	
<input checked="" type="checkbox"/>			Installation of front steps <input checked="" type="checkbox"/> Wood _____ Brick _____ Fiberglass (landing size) <u>4</u> x <u>4</u>	
<input checked="" type="checkbox"/>			Installation of back steps <input checked="" type="checkbox"/> Wood _____ Brick _____ Fiberglass (landing size) <u>4</u> x <u>4</u>	
		<input checked="" type="checkbox"/>	Construction of deck - Written Estimate Required (Size) _____ x _____	
		<input checked="" type="checkbox"/>	Construction of Covered Porch - Written Estimate Required (Size) _____ x _____	
<input checked="" type="checkbox"/>			Installation of lines to Water Source (approximate footage) <u>Up to 75ft</u>	
<input checked="" type="checkbox"/>			Installation of lines to Septic Source (approximate footage) <u>Up to 20ft</u>	
<input checked="" type="checkbox"/>			Mounted Electrical Meterbase/Disconnect	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Connection of electrical lines from the meterbase to the home (no service fees included)	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Underground lines located and marked	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Underground lines entrenched by power company (company name) _____	
		<input checked="" type="checkbox"/>	Termite Treatment (FHA Requirement)	

Initials BJP Initials CL

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Sales Center	Buyer	N/A	Service/Improvement	Complete
		<input checked="" type="checkbox"/>	Concrete 8" Block Perimeter Underpinning	_____
		<input checked="" type="checkbox"/>	Stucco Finish Perimeter Underpinning	_____
	<input checked="" type="checkbox"/>		Brick Perimeter Underpinning	_____
			Underpinning Maximum Height <u>up to 40"</u> #Vents _____	_____
			Type & Size Access Door <u>one metal access door</u>	_____
	<input checked="" type="checkbox"/>		Installation of Vapor Barrier underneath home	_____
	<input checked="" type="checkbox"/>		Installation of AC/Heat Source (describe) <input checked="" type="checkbox"/> Ton <input checked="" type="checkbox"/> Seer _____ A/C <input checked="" type="checkbox"/> Heatpump	_____
		<input checked="" type="checkbox"/>	Connection of Gas Lines	_____
		<input checked="" type="checkbox"/>	Installation of Gutters and Downspouts	_____
		<input checked="" type="checkbox"/>	Installation of Sidewalk _____ Gravel _____ Concrete _____ Stepping Stones (Size) _____	_____
		<input checked="" type="checkbox"/>	Installation of Storage Shed - Written Estimate Required (Size) _____ x _____	_____
		<input checked="" type="checkbox"/>	Construction of Garage - Written Estimate Required (Size) _____ x _____	_____
		<input checked="" type="checkbox"/>	Grade and Seed Yard (FHA Required) Area _____ x _____	_____
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Landscaping - Written Estimate Required	_____
	<input checked="" type="checkbox"/>		Schedule Final Inspection and Meet with Inspector when necessary	_____
	<input checked="" type="checkbox"/>		Schedule a service Orientation and Walk-through	_____
		<input checked="" type="checkbox"/>	Engineer Certification - Footer Design (FHA Requirement)	_____
	<input checked="" type="checkbox"/>		Other <u>New Well on property in good working condition with well pump</u>	_____
	<input checked="" type="checkbox"/>		Other <u>driveway on property with min. 20 ft. access</u>	_____
	<input checked="" type="checkbox"/>		Other <u>\$4500 septic tank allowance only.</u>	_____

County on (County Water) [Signature]

CMH Homes, Inc. agrees to provide you with each service / improvement indicated. If the final expense is greater than the agreed to allowance, you will be responsible for the overage. Your loan amount is determined by the amounts agreed to above, therefore it is imperative that these amounts are accurate. Once your loan is closed, the allowance amounts may not be amendable. Purchaser is responsible for any and all state or county requirements outside of this contract, up to and including obtaining the "Certificate of Occupancy" from the respective county.

With respect to any services/improvements for which you choose responsibility, you understand and agree to the following:

1. CMH Homes, Inc. shall have no responsibility for such services or improvements.
2. The services/improvements must be completed in accordance with local building codes.
3. The services/improvements must be completed within the time frame of the work performed by CMH Homes, Inc..

Occupancy Policy: Until all contracted services and improvements are complete, the home and property is considered a "construction site". Liability insurance prohibits non-Clayton personnel or non-contracted employees from entering the premises. Until all contracted services and improvements are completed, all loan closing documents are signed, and all funds are dispersed, no persons or property may occupy the home. Keys will be released once the placement certificate is signed and the final walk through is complete.

The Purchaser(s) acknowledges receipt of a copy of this document and has read and understands its terms.

[Signature] _____ 01/10/2022 _____ [Signature] _____ 1-10-2022 _____
 Purchaser Date Co-Purchaser Date
[Signature] _____ 1/10/2022 _____ _____ _____
 General Manager - CMH Homes, Inc. Date Site Coordinator (if applicable) Date