

Manufactured Home Purchase Agreement  
Contract of Purchase and Sale

Date of Offer 8/17/22  
Deposit Amount \$2,500.00  
Amount Due \$42,500.00 Payment in full prior to moving home

Seller Sonya Locklear  
Seller Sonya Locklear  
Address 148 Archie Faircliff Rd  
Lumberton NC 28360  
Phone 910-258-6336

Buyer Homestead Equity LLC, (Brandon Fessey)  
Buyer [Redacted]  
Buyer [Signature]  
Address 76 Pintail Dr, Lillington, NC 27546

Legal Address of Mobile Home \_\_\_\_\_  
\_\_\_\_\_

Terms of Agreement

Seller agrees to be out of premise on or before September 6, 2022. Purchaser shall deliver certified check of balance due 24 hours prior to removal of the home. Seller agrees to have all personal items removed and no obstructions prohibiting the removal of the home.

4-6 weeks from 8/17/22 (offer date)

# OFFER TO PURCHASE AND SALE AGREEMENT

DATE: 8/17/2022

**SELLER:** Thomas Womble  
385 AC Morrison Rd.  
Lillington, NC 27546

**BUYER:** Homestead Equity, LLC  
315 W McIntosh St.  
Sanford, NC 27330

This is a contract for the purchase and sale of real estate (Property) located in **Harnett COUNTY, NC**. The Buyer and Seller agree to the following terms:

**1. PROPERTY DESCRIPTION:**

**Parcel Number:** 099555 0032 03

**2. PRICE:** Buyer will pay **\$20,000 USD**. Seller will only accept funds paid by cashier's check or wire transfer.

**3. PAYMENT:** Buyer will pay the purchase price in cash. The Seller will not accept any financing contingencies.

**4. TITLE AND CONVEYANCE:** Seller will transfer marketable title to the Property by Warranty Deed. Seller will clear all liens and encumbrances from title, with the exception of unpaid taxes, which should not exceed **\$200.00 USD**.

**5. CLOSING:**

a) Buyer will pay for any escrow fees, attorney fees, title insurance, transfer taxes, and recording fees for the Property.

b) Seller will pay for any liens or judgments against the Property.

c) This transaction will be closed by a reputable notary public, title company or attorney, as determined by Buyer.

**6. CLOSING DATE:** Deed and possession will be delivered to Buyer on or before **9/30/2022**, or within a reasonable time. If deed and possession are not delivered to Buyer by Closing Date, this purchase agreement will be null and void, unless an extension is agreed upon in writing and signed by all parties.

**7. CANCELLATION:** Buyer retains the right to terminate this agreement. Buyer may cancel only by delivering written electronic (e-mail) notice of cancellation to Seller before Closing Date or the date when the deed is delivered to Buyer, whichever is earlier.

**8. DISCLOSURE:** Each party represents itself. Buyer represents itself exclusively and Seller represents itself exclusively. Neither party has reviewed documents or negotiated in the best interests of the other party. Each party is advised and agrees to consult with licensed real estate professionals, like attorneys, Realtors, or appraisers, as necessary.

**9. BINDING AGREEMENT:** This agreement is binding on the heirs, administrators, executors, successors, personal representatives and assigns of Buyer and Seller and supersedes all other agreements, written or oral, regarding the subject matter hereof.

**10. DEADLINE FOR ACCEPTANCE:** This agreement is submitted to the Seller as an offer to purchase the Property under the terms listed above. This agreement will only be valid if Seller signs this agreement and returns to Buyer via mail, or electronic mail by 09/30/2022. If Buyer does not receive the executed agreement by that date and time, this offer will automatically expire.

  
\_\_\_\_\_  
Seller: Seller Name

08/17/2022  
Date

  
\_\_\_\_\_  
Buyer: Buyer Name

08/17/2022  
Date