

# Welcome Home

## SALES AGREEMENT

Buyer(s): TIMOTHY MALACHI SMITH  
MYA JO NEE GREEN

Phone #:

Address: 402 TIMBER SPRINGS LN HOLLY SPRINGS NC 27540  
Delivery Address: 3614 NURSERY RD SPRING LAKE NC 28390

Home Info		Trade Info		Pricing	
Make:	CMH	Make:	N/A	Home Price .....	\$156,550.00
Model:	29UXL28603AH23	Model:	N/A	State Tax .....	\$3,718.07
Serial #:	OHC032425NCAB	Serial #:		Local Tax .....	\$0.00
Size:	Length: N/A Width: N/A	Size:	Length: N/A Width: N/A	<b>Cash Price</b> .....	\$160,268.07
Year:	N/A	Year:	N/A	LAND PURCHASE .....	\$20,000.00
Stock #:	RSO	Title #:		FILING FEES .....	\$116.00
<input checked="" type="checkbox"/> New <input type="checkbox"/> Used		Owed to:		<b>Total Package Price</b> .....	\$180,384.07
		Amount owed will be paid by:		Trade Allowance .....	N/A
		<input type="checkbox"/> Buyer <input type="checkbox"/> Seller		Less Amount Owed .....	N/A
				Trade Equity .....	N/A
				Cash Down Payment .....	\$6,310.00
				<b>Less All Credits</b> .....	\$6,310.00
				<b>Remaining Balance</b> .....	\$174,074.07

Location	Type of Insulation	Thickness	R-Value
Floors:	Fiberglass	7.00	R22
Exterior:	Fiberglass	3.50	R11
Ceilings:	Blown Fiberglass	11.00	R33

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:** delivery and setup and trim out to county code, contractor permit only, vapor barrier, backfill as required by Hamett Co, water tap 3200 allowance only, backfill as required by Hamett Co, septic allowance of 4800 only

**Buyer Responsibilities:** zoning and septic permits only, four corners of the property and home marked, drive way with 20ft access for home, lot cleared and ready for new home

**Options:** 14 seer heat pump installed, plumb water up to 75ft and septic up to 20 ft, wire panel box to home, pier and perm footers, brick underpinning foundation, front and back step with stoop

### 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 8.25% NUMBER OF YEARS 30 ESTIMATED MONTHLY PAYMENTS \$1,374.13

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.

*Timothy Malachi Smith*  
Signature of Buyer: TIMOTHY MALACHI SMITH  
Date: 2/7/2023

*Mya Jo Nee Green*  
Signature of Buyer: MYA JO NEE GREEN  
Date: 2/7/2023

Signature of Buyer: \_\_\_\_\_ Date \_\_\_\_\_ Signature of Buyer: \_\_\_\_\_ Date \_\_\_\_\_

*CHARLES PAGE*  
Seller: CMH Homes, Inc. d/b/a - CLAYTON HOMES DUNN, NC  
2001 W CUMBERLAND ST DUNN NC 28334  
Date: 2/8/2023