



**SALES AGREEMENT**

Buyer(s): KENT JOSEPH ANDERSON  
KAREN ANN ANDERSON

Phone #:

Address: 82 ESSEX COURT WEST SANFORD NC 27332

Delivery Address: 140 LEE PORTER LANE LILLINGTON NC 27546

Home Info		Trade Info		Pricing	
Make:	CMH	Make:	N/A	Home Price .....	\$158,323.20
Model:	29UXL28563IH24	Model:	N/A	State Tax .....	\$3,760.18
Serial #:	OHC033680NCABAC	Serial #:		Local Tax .....	\$0.00
Size:	Length: N/A Width: N/A	Size:	Length: N/A Width: N/A	Cash Price .....	\$162,083.38
Year:	N/A	Year:	N/A	TITLE FEES .....	\$56.00
Stock #:	RSO	Title #:		Federal Warranty Service Corporation (Including Sales Tax paid to State: \$55.93) .....	\$854.93
	<input checked="" type="checkbox"/> New <input type="checkbox"/> Used	Owed to:		<b>Total Package Price .....</b>	<b>\$162,994.31</b>
		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 .....	\$1,000.00
				<b>Less All Credits .....</b>	<b>\$1,000.00</b>
				<b>Remaining Balance .....</b>	<b>\$161,994.31</b>

Location	Type of Insulation	Thickness	R-Value
Floors:	Fiberglass	7.00	22
Exterior:	Fiberglass	3.50	13
Ceilings:	Blown	12.65	38

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:** deliver and set per code, interior-exterior trim out, plumbing to systems, 10x12 deck on front and back doors, electric pedestal mount to home per code, HVAC split system 15 seer,  
**Buyer Responsibilities:** clear access to property, clearing of property, septic permit, septic install, zoning approval, responsible for electric and water account setup, post 911 address at road and front of home, any and all construction not listed on SA  
**Options:** permits for work provided, cleaning of home, gutters front and back, partial vapor barrier, gravel drive, positive grade up to 6ft from base of home, water tap, brick underpinning

**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 8.75% NUMBER OF YEARS 25 ESTIMATED MONTHLY PAYMENTS \$1,378.48  
 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.

*Kent Joseph Anderson* \_\_\_\_\_ 10/20/2023  
 Signature of Buyer: KENT JOSEPH ANDERSON Date

*Karen Ann Anderson* \_\_\_\_\_ 10/20/2023  
 Signature of Buyer: KAREN ANN ANDERSON Date

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

*STEPHEN WHEELER* \_\_\_\_\_ 10/20/2023  
 Seller: CMH Homes, Inc. d/b/a - CLAYTON HOMES SANFORD, NC Date  
 1921 KELLER ANDREWS RD SANFORD NC 27330