



SALES AGREEMENT

Home Consultant Name:
CALEB STURGILL

Buyer(s): LEON FOGLE

KRISTY HILDRETH

Phone #:
(910) 242-6886

Address: 904 CLIFF CIRCLE APT 202 SPRING LAKE NC 28390

Delivery Address: 170 PINE OAK CAMERON NC 28326

Home Info		Trade Info		Pricing	
Make: RIO		Make: N/A		Home Price	\$166,465.00
Model: 76CEA28563AH23		Model: N/A		State Tax	\$3,953.55
Serial #: CBG056934NCAB		Serial #:		Local Tax	\$0.00
Size: Length: N/A		Size: Length: N/A			
Width: N/A		Width: N/A			
Year: N/A		Year: N/A		Cash Price	\$170,418.55
Stock #: RSO		Title #:		LAND PURCHASE	\$22,500.00
<input checked="" type="checkbox"/> New <input type="checkbox"/> Used		Owed to:		TITLE FEES	\$56.00
		Amount owed will be paid by:			
		<input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller		Federal Warranty Service Corporation (Including Sales Tax paid to State: \$55.93)	\$854.93
				Total Package Price	\$193,829.48
				Trade Allowance	N/A
				Less Amount Owed	N/A
				Trade Equity	N/A
				Cash Down Payment	\$1,000.00
				Less All Credits	\$1,000.00
				Remaining Balance	\$192,829.48

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 Responsibilities: permits for work provided, zoning and perk test, electric pedestal mounted to home per code, deliver and set per code, HVAC split system 15 seer, brick underpinning, interior-exterior trim, gutters front and back, partial vapor barrier, gravel driveway

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

Options: cleaning, septic allowance \$4,500, plumbing to existing systems, wood steps front and back per code, positive grade up to 6ft from base of home, construction soft cost \$9,595, closing cost \$11,500, interest reserve \$2,680

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 N/A% NUMBER OF YEARS N/A ESTIMATED MONTHLY PAYMENTS N/A

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.

Signature of Buyer: LEON FOGLE

4/11/23
Date

Signature of Buyer: KRISTY HILDRETH

4/11/23
Date

Signature of Buyer: _____ Date _____

Signature of Buyer: _____ Date _____

Seller: CMH Homes, Inc. d/b/a - CLAYTON HOMES SANFORD, NC
1921 KELLER ANDREWS RD SANFORD NC 27330

4/11/23
Date