



SALES AGREEMENT

Home Consultant Name:
AMANDA HARRIS

Buyer(s): DIANA CARTER

Phone #:

LAMONT WILLIAMS

(910) 973-3311

Address: 88 CHERRY BERRY LANE SANFORD NC 27332

Delivery Address: 150 PINE OAK CAMERON NC 28326

Home Info		Trade Info		Pricing	
Make:	TRIUMPH	Make:	N/A	Home Price	\$170,460.00
Model:	36TRU28765AH23	Model:	N/A	State Tax	\$4,048.43
Serial #:	CWP057026TNAB	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	\$174,508.43
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	\$854.93
				(Including Sales Tax paid to State: \$55.93)	
				Total Package Price	\$197,919.36
				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	\$196,919.36

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: deliver and set per code, interior and exterior trimout, septic install, land clearing, gravel drive, electric pedestal mount to home per code, termite pretreat, partial vapor barrier, HVAC split system 15 seer

Buyer Responsibilities: clear access to property, responsible for electric and water account setup, post 911 address at road and front of home, any and all construction not listed on sales agreement

permits for work provided, zoning approval, perk test, cleaning of home, positive grade up to 6ft from base of home, plumbing to existing systems, water tap, front and back steps per code, brick underpinning, CC \$11,500, SC \$7195, IR \$2680,

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: DIANA CARTER Date 5/2/2023

Signature of Buyer: LAMONT WILLIAMS Date 5/02/23

Signature of Buyer: _____ Date _____ Signature of Buyer: _____ Date _____

Signature of Seller: Amanda Harris Date 5/2/23

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