



SALES AGREEMENT

Clear Form

Home Consultant Name: Kristi Wilkie

Buyer(s): Makeda Mason

Phone #: 910-635-2480

Address: 209 Atkins Rd Cameron NC 28326

Delivery Address: 131 Pine Oak Cameron NC 28326

Home Info		Trade Info		Pricing																									
Make: Clayton TRU	Model: Pride	Serial #: RSO	Size: Length: 68 Width: 28	Year: N/A	Stock #: RSO	<input checked="" type="checkbox"/> New <input type="checkbox"/> Used	Make: NA	Model: NA	Serial #: NA	Size: Length: NA Width: NA	Year: NA	Title #: NA	Owed to: NA	Amount owed will be paid by: <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller	Home Price \$ 142,400.00	State Tax 3,600.00	Local Tax	Land Payoff 22,500.00	Cash Price \$ 168,500.00	Closing costs 12,000.00	Interest Reserve 2,345.00	Construction soft costs 6,995.00	Total Package Price \$ 189,840.00	Trade Allowance	Less Amount Owed	Trade Equity	Cash Down Payment \$ 1,000.00	Less All Credits \$ 1,000.00	Remaining Balance \$ 188,840.00

Location	Type of Insulation	Thickness	R-Value
Floors:	fiberglass	7	22
Exterior:	fiberglass	3.5	11
Ceilings:	cellulose	8.9	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: Home delivered/set up, vapor barrier, trim out, clearing/grading/gravel driveway, electric pedestal, plumbing connection

Buyer Responsibilities: Post 911 address on home/mailbox, appraisal fee, any fees to power company, any construction not stated

Options: HVAC, septic/building permit, septic, water tap, 10x20 rear deck, 4x4 front lading w/steps, engineer cert, termite treatment, gutters, final cleaning

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 % NUMBER OF YEARS ESTIMATED MONTHLY PAYMENTS

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.

Makeda Mason
Signature of Buyer:

4/25/23
Date

Makeda Mason
Signature of Buyer:

4/25/23
Date

Signature of Buyer:

Date

Signature of Buyer:

Date

Kristi Wilkie
Seller/CMH Homes, Inc. d/b/a -

4/25/23
Date