



Effective Sale Date: September, 1 2023

Reference #: 511182540

CLOSING AGREEMENT

Seller and Buyer agree that this sale has been closed; the complete transaction is understood; Buyer and Seller have had reasonable OPPORTUNITY TO INSPECT; the specifications, price, and all other aspects and terms of the transaction are accepted.

Buyer further agrees to the following:

- 1. The sale is complete and THERE IS NO RIGHT TO AND/OR BUYER WAIVES ANY FURTHER RIGHT OF REJECTION.
- 2. The Serial Number on the frame, data plate, or equivalent of the Manufactured Home (the "Home") personally inspected by Buyer is ROC729260NC
- 3. All decisions made, including price, are based upon Buyer's inspection of the home and not on any representations regarding size, year, or make.
- 4. Manufactured Home ("Home") Description: Approx. length: 76 Approx. width: 16 Approx. Year: 2015 Approx. Make: CLAYTON
- 5. To pay a deposit of \$ 0.00 no later than September 6, 2023.
- 6. **BUYER AND SELLER AGREE THAT THE SALE IS MADE AS IS / WHERE IS WITH NO WARRANTY EITHER EXPRESSED OR IMPLIED. SELLER MAKES NO REPRESENTATIONS AS TO ANY LIEN IMPOSED BY A STATE, COUNTY, CITY, ORDINANCE OR OTHER ENTITY FOR TAXES, STORAGE, RENTS, WASTE DISPOSAL, OR OTHERWISE, WHICH IS NOT RECORDED ON THE TITLE. ANY AND ALL LIENS NOT RECORDED ON THE TITLE ARE THE BUYERS RESPONSIBILITY.** By signing this agreement Buyer acknowledges that if Buyer is the owner of the community or real property (or an employee or agent etc. of such person) where the home is located that Buyer waives any and all lot rent and all other expenses that might otherwise be due or claimed to be due the owner.

The Selling Price is	\$	<u>38,000.00</u>
Sales Tax	\$	<u>117.95</u>
Total	\$	<u>38,117.95</u>

- 7. Buyer agrees to pay the Total amount, less any deposit previously paid, to Vanderbilt Mortgage and Finance, Inc., upon receipt of this Closing Agreement. Seller agrees to release the Home's title work to Buyer after receipt of payment in full and signed Closing Agreement in accordance with the following schedule. Titles are not released until the required hold time (the "Hold Time") has expired. The Hold Time is as follows: Personal or Company Check – title(s) held 15 days, Certified Funds – title(s) held 7 days, Wire – none. Please allow 7-10 business days for processing and delivery.
- 8. Buyer agrees to provide identification documents acceptable to Seller. Such proof of identification is required for Seller to comply with laws administered by the United State Department of Treasury, Office of Foreign Assets Control.
- 9. THE HOME WILL REMAIN AVAILABLE FOR SALE TO PROSPECTIVE BUYERS DURING THE APPLICABLE HOLD TIME UNLESS BUYER HAS PAID A DEPOSIT OR THE TOTAL AMOUNT IN FULL. **IF A DEPOSIT IS MADE TO SELLER, THE BALANCE DUE MUST BE PAID IN FULL BY September 6, 2023, OR THIS AGREEMENT BECOMES NULL AND VOID.** IN THE EVENT BUYER FAILS TO PAY THE TOTAL AMOUNT OF THE PURCHASE PRICE DUE BY THIS DATE, BUYER WILL BE IN DEFAULT, ENTITLING SELLER TO TERMINATE THIS AGREEMENT AND TO RETAIN AS LIQUIDATED DAMAGES ANY DEPOSIT BUYER HAS PAID, IT BEING DIFFICULT TO ESTIMATE NOW OR THEN THE ACTUAL DAMAGES SELLER WOULD INCUR. THE PARTIES INTEND FOR SELLER'S RETENTION OF THE DEPOSIT TO SERVE AS COMPENSATION FOR ITS LOSSES ON ACCOUNT OF BUYER'S BREACH AND NOT AS PUNISHMENT FOR ANY SUCH BREACH.

VANDERBILT MORTGAGE AND FINANCE, INC. (Seller)

DocuSigned by:
Alisha Helton
Selling Representative's Signature

Alisha Helton
Selling Representative's Name (please print)

Business Name (print name) (if Buyer is an entity)

DocuSigned by:
Joselin Ruiz Maria Canales Ruiz
Signature of Buyer or Authorized Officer (if Buyer is an entity) (POA, if applicable, must be attached)

() 919-538-0423
Buyer's Phone Number

102 Greenwich Ct
Buyer's Complete Mailing Address for Title

Dunn, NC 28334
City, State and Zip

Vanderbilt Mortgage and Finance, Inc. / Remarketing Department / VMFhomes.com / NMLS # 1561
PO Box 4398, Maryville, TN 37802 / 500 Alcoa Trail, Maryville, TN 37804
Phone: 865-380-3000 / Toll Free: 888-810-3541 / Fax: 865-380-3816