



SALES AGREEMENT

Home Consultant Name: JUSTIN EMMONS

Buyer(s): MATTHEW MASON JESSICA FINKE

Phone #: (910) 635-2718

Address: 4039 OLIVIA RD SANFORD NC 27332

Delivery Address: 5450 PONDEROSA RD SANFORD NC 27332

| Home Info |   | Trade Info  |                           | Pricing             |              |
|-----------|---|---|---------------------------|---------------------|--------------|
| Make:     | 4230 CLEARWATER 76  | Make:   | N/A                       | Home Price          | \$211,500.12 |
| Model:    | 57BEN32764AH24  | Model:  | N/A                       | State Tax           | \$5,023.13   |
| Serial #: | ROC746776NCABAC   | Serial #:   |                           | Local Tax           | \$0.00       |
| Size:     | Length: N/A<br>Width: N/A   | Size:   | Length: N/A<br>Width: N/A | Cash Price          | \$216,523.25 |
| Year:     | N/A   | Year:   | N/A                       | TITLE FEES          | \$66.75      |
| Stock #:  | RSO   | Title #:  |                           | Total Package Price | \$216,590.00 |
|           | <input checked="" type="checkbox"/> New <input type="checkbox"/> Used | Owed to:  |                           | Trade Allowance     | N/A          |
|           |   | Amount owed will be paid by:  |                           | Less Amount Owed    | N/A          |
|           |   | <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller |                           | Trade Equity        | N/A          |
|           |   |   |                           | Cash Down Payment   | \$1,000.00   |
|           |   |   |                           | Less All Credits    | \$1,000.00   |
|           |   |   |                           | Remaining Balance   | \$215,590.00 |

| Location  | Type of Insulation | Thickness | R-Value |
|-----------|--------------------|-----------|---------|
| Floors:   | Fiberglass         | 8.80      | 22      |
| Exterior: | Fiberglass         | 3.50      | 13      |
| Ceilings: | Cellulose          | 12.00     | 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:** Termite Pre treat, Vapor Barrier, Bricks skirt wall 36 inch average, Pier and perimeter footings, Split System heat pump, Gutters front and rear, Foundation cert, Closing cost of 7000.00 seller paid

**Buyer Responsibilities:** Provide zoning and septic permits, Provide septic and water needs within 9ft of the home, Post 911 address on home and mailbox, Responsible for water and electrical accounts

**Options:** Permits for work provided, Cleaning of home, Deliver and set per code, Interior and exterior trim out, Plumbing to existing systems, Positive grade at base of home, 4x4 Steps front and rear door treated lumber, Electrical pedestal per code

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: MATTHEW MASON Date 8/16/24

Signature of Buyer: JESSICA FINKE Date 8/16/24

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 Date 8/16/24