



SALES AGREEMENT

Home Consultant Name:
JUSTIN EMMONS

Buyer(s): JOSE BRADEN ROSSER

Phone #:

Address: 375 TURKEY PATH RD BROADWAY NC 27505

Delivery Address: 6606 BRADLEY RD SANFORD NC 27330

Home Info		Trade Info		Pricing	
Make:	CMH	Make:	N/A	Home Price	\$90,000.00
Model:	57CBZ16763BH24	Model:	N/A	State Tax	\$2,137.50
Serial #:	ROC746448NCAC	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	\$92,137.50
Stock #:	RSO	Title #:		TITLE FEES	\$56.00
	<input checked="" type="checkbox"/> New <input type="checkbox"/> Used	Owed to:			
		Amount owed will be paid by:		Federal Warranty Service Corporation	\$854.93
		<input type="checkbox"/> Buyer <input type="checkbox"/> Seller		(Including Sales Tax paid to State: \$55.93)	
				Total Package Price	\$93,048.43
				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	\$92,048.43

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 16CFR, SECTION 460.16.

Responsibilities

Seller Responsibilities: delivered and set up per code, vinyl skirting not to exceed 36in average height, gutters on front and rear of home, 6 mil plastic vapor barrier

Buyer Responsibilities: Provide all septic needs, plumbing and electrical connections to the home, provide steps to all doors per code, positive grade any and all not mentioned construction, see sales addendum

Options: HBPP included, 15 seer split system heat pump, 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 9.25% NUMBER OF YEARS 25 ESTIMATED MONTHLY PAYMENTS \$822.04

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.

Jose Braden Rosser 5/29/2024
Signature of Buyer: JOSE BRADEN ROSSER Date

Signature of Buyer: Date

Signature of Buyer: Date

STEPHEN WHEELER 5/31/2024
Seller: CMH Homes, Inc. d/b/a - CLAYTON HOMES SANFORD, NC Date
1921 KELLER ANDREWS RD SANFORD NC 27330