



Buyer(s): KELLI ALSTON

SALES AGREEMENT

Home Consultant Name:
JASON BURGESS

Phone #:

Address: 805 A MCKENZIE PK DR SANFORD NC 27330

Delivery Address: 886 MCKOY TOWN RD CAMERON NC 28326

Home Info		Trade Info		Pricing	
Make:	ASPIRE 28X56	Make:	N/A	Home Price	\$162,504.91
Model:	29HZN28563AH25	Model:	N/A	State Tax	\$3,859.50
Serial #:	OHC035408NCABAC	Serial #:		Local Tax	\$0.00
Size:	Length: N/A Width: N/A	Size:	Length: N/A Width: N/A		
Year:	N/A	Year:	N/A	Cash Price	\$166,364.41
Stock #:	RSO	Title #:			
<input checked="" type="checkbox"/> New <input type="checkbox"/> Used		Owed to:			
		Amount owed will be paid by:			
		<input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller			

Location	Type of Insulation	Thickness	R-Value
Floors:	Fiberglass	7.00	22
Exterior:	Fiberglass	3.50	13
Ceilings:	Blown	12.65	38

This insulation information was furnished by the Manufacturer and is disclosed in compliance with the Federal Trade Commission Rule 16CRF, SECTION 460.16.

Federal Warranty Service Corporation (Including Sales Tax paid to State: \$55.93)	\$854.93
Total Package Price	\$167,219.34
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	\$166,219.34

Responsibilities

Seller permits for work provided, electric pedestal mounted to home per code, deliver and set per code, HVAC split system 15 seer, brick underpinning, interior-exterior trim

Buyer Responsibilities: clear access to property, zoning and perk test, electric and water account setup, post 911 address at road and front of house, any and all construction cost not listed in sales agreement *See addendum KA 6/11/25*

Options: cleaning, septic allowance \$7500, water tap, wood steps front and back per code, gutters front and back, positive grade up to 6ft from base of home, partial vapor barrier, Gravel Allowance \$1000

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.

Kelli Alston
Signature of Buyer: KELLI ALSTON

6/11/25
Date

Signature of Buyer:

Date

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

6/11/25