



SALES AGREEMENT

Home Consultant Name:
Kristi Wilkie

Buyer(s): WANDA JEAN SMITH

Phone #:

Address: 140 OAK RIDGE LOOP RD WEST END NC 27376

Delivery Address: 824 BRITTON LOOP CAMERON NC 28326

Home Info		Trade Info	
Make:	SO. ENERGY	Make:	N/A
Model:	47TRS16763EH25	Model:	N/A
Serial #:	SRB052106ALAC	Serial #:	
Size:	Length: N/A Width: N/A	Size:	Length: N/A Width: N/A
Year:	N/A	Year:	N/A
Stock #:	RSO	Title #:	
<input checked="" type="checkbox"/> New <input type="checkbox"/> Used		Owed to:	
Amount owed will be paid by: <input 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:	cellulose	8.90	38

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

Pricing	
Home Price	\$100,374.80
State Tax	\$2,383.91
Local Tax	\$0.00
Cash Price	\$102,758.71
TITLE FEES	\$66.75
Federal Warranty Service Corporation (Including Sales Tax paid to State: \$55.93)	\$854.93
Total Package Price	\$103,680.39
Trade Allowance	N/A
Less Amount Owed	N/A
Trade Equity	N/A
Cash Down Payment	\$10,276.00
Less All Credits	\$10,276.00
Remaining Balance	\$93,404.39

Responsibilities

Seller
Responsibilities: Home delivered and set up, building permit, vapor barrier, HVAC, electric pedestal, plumbing connections to existing systems, vinyl skirting, 10x10 deck on rear, 4x4 with steps on front, final grade, gutters, final cleaning, see addendum

Buyer
Responsibilities: Clear access to property, any fees to power and water company, any construction not stated

Options: None

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 11.25% NUMBER OF YEARS 25 ESTIMATED MONTHLY PAYMENTS \$972.33

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.

Wanda Jean Smith
Signature of Buyer: WANDA JEAN SMITH

9/2/2025
Date

Signature of Buyer:

Date

Signature of Buyer:

Date

Signature of Buyer:

Date

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

9/2/2025
Date