

## **PURCHASE AGREEMENT**

THIS PURCHASE AGREEMENT (this "Agreement") is entered into on this 6th day of February, 2025 between Johnny Ray Faircloth, an individual whose address is 5272 Cool Springs Road, Broadway, NC 27505 (hereinafter "Faircloth"), and CRG Holdings, LLC, a Delaware limited liability company (hereinafter "CRG"), whose primary business address is 4965 Preston Park Boulevard, Plano, Texas 75093.

### **Recitals**

Faircloth is an individual investor who wishes to purchase manufactured homes from CRG.

CRG is a retailer of manufactured homes licensed by the State of North Carolina and wishes to sell homes to the Faircloth.

### **Agreement**

In accordance with the mutual terms, conditions, requirements and obligations set forth in This Agreement, FAIRCLOTH and CRG agree as follows:

1. FAIRCLOTH agrees to purchase two (2) new 2025 Model 170PX32483A Cavco manufactured Home(s), and one (1) new 2025 Model 170PX32684A ("Unit or "Units) from CRG based on the plans, specifications and order confirmations attached hereto, and fully incorporated by reference herein as "Exhibit A".

2. The sales price to be paid by FAIRCLOTH to CRG for three Units is ONE HUNDRED NINETY FIVE THOUSAND EIGHT HUNDRED THIRTY NINE and 00/100 DOLLARS (\$195,839.00). The total sales price includes the Units only. FAIRCLOTH shall pay CRG twenty percent (20%= \$39,167.80) of the total sales price on the date of the execution of this Agreement. The remaining eighty percent (80%= \$156,671.20) shall be paid to CRG on the date the Units are delivered to the site to be determined by FAIRCLOTH, or on May 1, 2025, whichever date is earlier. Payments are final and non-refundable for any reason.

3. FAIRCLOTH acknowledges his responsibility for the site work, foundation pads, proper site drainage and installation of the Units. FAIRCLOTH shall clearly establish the proper location for each Unit at the site to be determined by FAIRCLOTH, and shall provide adequate access to the site for the delivery the Units.

4. OMITTED.

5. The parties acknowledge this Agreement does not create any partnership, joint venture or agency relationship between FAIRCLOTH and CRG. FAIRCLOTH on the one hand, and CRG, on the other, further agree that neither party shall have any authority to bind the other in any respect, and that neither party shall have any authority to employ or discharge agents, employees, or contractors of the other, it being intended that each shall remain an independent contractor responsible for its or his own actions.

6. The failure of a party hereto at any time or times to require performance of any provision hereof shall in no manner affect its right at a later time to enforce the same. No waiver by a party of any condition or of any breach of any term, covenant, representation or warranty contained in this Agreement shall be effective unless in writing, and no waiver in any one or more instances shall be deemed to be a further or continuing waiver of any such condition or breach in other

instances or a waiver of any other condition or breach of any other term, covenant, representation or warranty.

7. Each of the Parties shall be excused for failure to perform any part of this Agreement due to events beyond its control, including, but not limited to, fire, storm, flood, earthquake, explosion, accident, riots and other civil disturbances, sabotage, strikes or other labor disturbances, injunctions, transportation embargoes or delays, failure of performance of third parties necessary to each of the Parties' performance under this Agreement, or the laws or regulations of the federal, state, or local government or branch or agency thereof.

8. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

9. In the event of default, the prevailing party in any litigation to enforce rights or obligations under this Agreement shall be entitled to recover all reasonable attorney fees, costs of litigation and other expenses incurred.

10. This Agreement may not be assigned by either party hereto by operation of law or otherwise without the prior written consent of the other party.

11. If any provision of this Agreement shall be held invalid, illegal or unenforceable, the validity, legality or enforceability of the other provisions hereof shall not be affected thereby, and there shall be deemed substituted for the provision at issue a valid, legal and enforceable provision as similar as possible to the provision at issue.

12. This Agreement sets forth the entire agreement and understanding of the parties hereto with respect to the transactions contemplated hereby and supersedes any and all prior agreements, arrangements and understandings among the parties relating to the subject matter hereof.

13. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of North Carolina.

Executed by the parties as of the date written above.

JOHNNY RAY FAIRCLOTH

By: 

CRG Holdings, LLC, a Delaware limited liability corporation

By:   
Al Parker, Its: General Manager

**CAVCO INDUSTRIES****PRELIMINARY INVOICE**

106 Innovative Way

Hamlet, NC 28345

Phone: 9104105050

a Cavco Company

Note: This Home may have used tires, rims and/or axles which have been inspected relative to appearance and the applicable safety standards.

No 2025-948915-00

Year Model

2025

Date Shipped

/ /

Invoice Date

/ /

Brand Name / Model

Phoenix / 170PX32483A

Serial Numbers

CAV170NC24-11648A

CAV170NC24-11648B

Total Width Total Length

30' 0"

48' 0"

Bedrooms

3

Baths

2

Total Weight

42,940

ASM

Titus Carter

Purchase Auth./Verbal/P.O. Number

Retailer CRG-Cavco Home Center #111

413 E Jackson Blvd

Erwin, NC 28339

Ph: 910-710-5499 Fax: - -

Ship To CRG-Cavco Home Center #111

413 E Jackson Blvd

Erwin, NC 28339

☒ STOCK

THIS HOME CONTAINS INSULATION AS FOLLOWS: Johnny Faircloth

Location Ceiling Wall Floor

R-Value 38 13 22

Approximate Thickness

12"

3 1/2"

7"

Appliance/Furnace Serial Numbers:

FURNACE - E7G2407023355

RANGE - RC5211691

REFRIGERATOR - VSD2784139

WATER HEATER - Q282416632

DISHWASHER - FD2940090

Financed by

CRG Holdings

3636 N. Central Avenue

Suite 1200

Phoenix, AZ 85012

Approval Number:

170430

275 Darian Dr.  
Lillington**Notices**

1. This home is not eligible for FHA Title I financing unless the appropriate "FHA Invoice Supplement" is attached and certified.
2. This home is not eligible for VA Manufactured Home Financing unless it has been stamped with the appropriate VA Certification and signed by a manufacturer's manager.
3. Cavco Homes certifies that, to the best of its knowledge and belief, this manufactured home, is constructed in conformance with the Federal Mobile Home Construction and Safety Standard in effect on the date of manufacture.
4. Cavco Homes certifies that (1) this invoice is in compliance with the Truth in Invoicing Practices Statement as approved by resolution of the Manufactured Housing Institute on September 13, 2004; (2) that the manufacturer, in preparing and certifying this invoice and any disclosures required to be made by the Statement, is providing to the best of its knowledge and belief accurate, complete, and truthful information, and that (3) the manufacturer expressly acknowledges that lenders and insurers rely on invoices and any disclosures required to be made by the Statement to make finance, insurance, and purchase decisions.
5. TIPS 2004 compliant: [www.manufacturedhousing.org](http://www.manufacturedhousing.org)
6. Materials used in this structure comply with EPA TSCA Title VI.

Authorized Manufacturer Representative

VEP 0 — This house does not contain any Volume Incentive payment nor does its purchase qualify toward the achievement of any volume incentive plateau.

HUD label No.(s)

RAD1566344

RAD1566345

BASE PRICE \$ 51,995.00

TOTAL OPTIONS \$ 5,470.00

MATERIAL SURCHARGE \$ 0.00

MISC FEES / DUES / DISCOUNTS \$ 1,465.00

SUBTOTAL \$ 58,930.00

FREIGHT \$ 2,500.00

SALES TAX \$ 0.00

TOTAL HOME COST \$ 61,430.00

FINANCE AMOUNT \$ 61,430.00

Manufacturer

# PRELIMINARY INVOICE

Invoice No: 2025-948915-00

Standard Options Include:

## \*\*\*STRUCTURAL 170\*\*\*

2x8 Floor Joist  
8ft Flat Ceilings T/O  
Zone 3 R38-13-11 Insulation  
Stomped Ceiling  
Whole House Water Cut Off

## \*\*\* EXTERIOR 170\*\*\*

Exterior Faucet  
Shutters Front Door Side

## \*\*\*FLOORS 170\*\*\*

Vinyl Flooring T/O

## \*\*\*ELECTRICAL 170\*\*\*

Exterior Lights - Front and Rear Door  
40 Gallon Electric Water Heater  
LED Can Lights T/O  
AC Ready

## \*\*\*DOORS & WINDOWS 170\*\*\*

Steel Front Door w/Storm  
9-Lite Rear Door  
Thermopane Windows

## \*\*\*CABINETRY 170\*\*\*

Module Craft Cabinet System  
30" Overhead  
Adjustable Shelves  
Pantry - Kitchen  
Shelf above Refrigerator  
Utility Shelf

## \*\*\*MASTER BATH 170\*\*\*

Garden Tub and Separate Shower  
Double Vanity

## \*\*\*KITCHEN 170\*\*\*

Dishwasher  
Metal faucets

## \*\*\*GUEST BATH 170\*\*\*

## \*\*\*INTERIOR 170\*\*\*

ALL OPTIONS SELECTED IN ORDER  
WILL  
SUPERSEDE THE TEXT BOX

Part Number/Description	Quantity	Price	Extension
<b>170PX-Phoenix-32483A</b>	<b>1</b>	<b>\$51995.00</b>	<b>\$51995.00</b>
Package - Bath - Fiberglass	1.00	\$1,295.00	\$1,295.00
Sink - Porcelain - Bath - Each	2.00	\$95.00	\$190.00
Sink - Porcelain - Bath - Each	1.00	\$95.00	\$95.00
Door - Interior - 36" Beds/32" MBath & Grab Bar Bracing(ADA)	1.00	\$990.00	\$990.00
OSB Wrap	1.00	\$795.00	\$795.00
Energy Star	1.00	\$595.00	\$595.00
Insulation - Floor R22	1.00	\$495.00	\$495.00
State Bid	1.00	\$2,995.00	\$2,995.00
<b>Freight</b>	<b>1</b>	<b>\$2500.00</b>	<b>\$2500.00</b>
<b>Misc. General Construction</b>	<b>-1</b>	<b>\$1980.00</b>	<b>\$-1980.00</b>
Pricing Offset			
<b>National Dues</b>	<b>1</b>	<b>\$35.00</b>	<b>\$35.00</b>
<b>HUD Fees (Multi)</b>	<b>1</b>	<b>\$340.00</b>	<b>\$340.00</b>
<b>State Fees 3</b>	<b>1</b>	<b>\$150.00</b>	<b>\$150.00</b>
<b>MHWC Warranty Charge - Interco All</b>	<b>1</b>	<b>\$140.00</b>	<b>\$140.00</b>
<b>MRA-Retailer Assistance Interco All</b>	<b>1</b>	<b>\$800.00</b>	<b>\$800.00</b>

Manufacturer

Form Revision Date: 2-22-2023

# CAVCO INDUSTRIES

# PRELIMINARY INVOICE

106 Innovative Way  
Hamlet, NC 28345  
Phone: 9104105050  
a Cavco Company

Note: This Home may have used tires, rims and/or axles which have been inspected relative to appearance and the applicable safety standards.

No 2025-948925-00  
Year Model

<b>Date Shipped</b> / /	<b>Invoice Date</b> / /	<b>Brand Name / Model</b> Phoenix / 170PX32483A	<b>Year Model</b> 2025	
<b>Serial Numbers</b> CAV170NC24-11652A CAV170NC24-11652B	<b>Total Width</b> 30' 0"	<b>Total Length</b> 48' 0"	<b>Bedrooms</b> 3	<b>Baths</b> 2
<b>Total Weight</b> 42,940				

**Retailer** CRG-Cavco Home Center #111  
413 E Jackson Blvd  
Erwin, NC 28339  
Ph: 910-710-5499 Fax: - -  
**Ship To** CRG-Cavco Home Center #111  
413 E Jackson Blvd  
Erwin, NC 28339

**ASM**  
Titus Carter  
**Purchase Auth./Verbal/P.O. Number**

**Customer Name**

**THIS HOME CONTAINS INSULATION AS FOLLOWS:** Johnny Faircloth

<b>Location</b>	<b>Ceiling</b>	<b>Wall</b>	<b>Floor</b>
<b>R-Value</b>	38	13	22
<b>Approximate Thickness</b>	12"	3 1/2"	7"

**Appliance/Furnace Serial Numbers:**

FURNACE - E7G2405036203  
RANGE - RD2510109  
REFRIGERATOR - VSD2231652  
WATER HEATER - Q282416607  
DISHWASHER - FD2737075

**Financed by**  
**CRG Holdings**  
3636 N. Central Avenue  
Suite 1200  
Phoenix, AZ 85012

**Approval Number:**  
170429

45 Prairie Dr.  
Li llington  
27546

## Notices

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Authorized Manufacturer Representative

VEP 0 --- This house does not contain any Volume Incentive payment nor does its purchase qualify toward the achievement of any volume incentive plateau.

HUD label No.(s)  
RAD1566337  
RAD1566338

<b>BASE PRICE</b>	<b>\$ 51,995.00</b>
<b>TOTAL OPTIONS</b>	<b>\$ 5,470.00</b>
<b>MATERIAL SURCHARGE</b>	<b>\$ 0.00</b>
<b>MISC FEES / DUES / DISCOUNTS</b>	<b>\$ 1,465.00</b>
<b>SUBTOTAL</b>	<b>\$ 58,930.00</b>
<b>FREIGHT</b>	<b>\$ 2,500.00</b>
<b>SALES TAX</b>	<b>\$ 0.00</b>
<b>TOTAL HOME COST</b>	<b>\$ 61,430.00</b>
<b>FINANCE AMOUNT</b>	<b>\$ 61,430.00</b>

**Manufacturer**

**PRELIMINARY INVOICE**

Invoice No: 2025-948925-00

## Standard Options Include:

## \*\*\*STRUCTURAL 170\*\*\*

2x8 Floor Joist  
8ft Flat Ceilings T/O  
Zone 3 R38-13-11 Insulation  
Stomped Ceiling  
Whole House Water Cut Off

## \*\*\*ELECTRICAL 170\*\*\*

Exterior Lights - Front and Rear Door  
40 Gallon Electric Water Heater  
LED Can Lights T/O  
AC Ready

## \*\*\*CABINETRY 170\*\*\*

Module Craft Cabinet System  
30" Overhead  
Adjustable Shelves  
Pantry - Kitchen  
Shelf above Refrigerator  
Utility Shelf

## \*\*\*KITCHEN 170\*\*\*

Dishwasher  
Metal faucets

## \*\*\* EXTERIOR 170\*\*\*

Exterior Faucet  
Shutters Front Door Side

## \*\*\*FLOORS 170\*\*\*

Vinyl Flooring T/O

## \*\*\*DOORS &amp; WINDOWS 170\*\*\*

Steel Front Door w/Storm  
9-Lite Rear Door  
Thermopane Windows

## \*\*\*MASTER BATH 170\*\*\*

Garden Tub and Separate Shower  
Double Vanity

## \*\*\*GUEST BATH 170\*\*\*

## \*\*\*INTERIOR 170\*\*\*

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Manufacturer

Form Revision Date: 2-22-2023