



SALES AGREEMENT

Home Consultant Name:
CALEB STURGILL

Buyer(s): KELVIN ABDIEL LUGO MATIAS

Phone #:

Address: 327 LILY PAD LN SANFORD NC 27332

Delivery Address: TBD GHILCHRIST RD CAMERON NC 28326

185 Gilchrist Rd

Home Info		Trade Info	Pricing	
Make: CMH		Make: N/A	Home Price	\$126,112.20
Model: 57BEN16763DH25		Model: N/A	State Tax	\$2,995.17
Serial #: ROC748442NCAC		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	\$129,107.37
Stock #: RSO		Title #:		
<input checked="" type="checkbox"/> New <input type="checkbox"/> Used		Owed to:	TITLE FEES	\$66.75
		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:	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.

Pricing	
Home Price	\$126,112.20
State Tax	\$2,995.17
Local Tax	\$0.00
Cash Price	\$129,107.37
TITLE FEES	\$66.75
Federal Warranty Service Corporation (Including Sales Tax paid to State: \$55.93)	\$854.93
Total Package Price	\$130,029.05
Trade Allowance	N/A
Less Amount Owed	N/A
Trade Equity	N/A
Cash Down Payment	\$6,456.00
Less All Credits	\$6,456.00
Remaining Balance	\$123,573.05

Responsibilities

Seller Responsibilities: permits for work provided, electric pedestal mounted to home per code, deliver and set per code, HVAC split system, vinyl skirting, see addendum

Buyer Responsibilities: clear access to property, zoning and perk test, electric and water account setup, land prep and clearing, post 911 address at road and front of house, any and all construction cost not listed in sales agreement

Options: cleaning, septic allowance \$7,500, water tap, plumbing to existing systems, wood steps front and back per code, gutters front and back, positive grade up to 6ft from base of home, partial vapor barrier

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 10.25% NUMBER OF YEARS 25 ESTIMATED MONTHLY PAYMENTS \$1,193.10

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.

Kelvin Abdiel Lugo Matias

Signature of Buyer: KELVIN ABDIEL LUGO MATIAS

6/19/2025

Date

Signature of Buyer:

Date

Signature of Buyer:

Date

Signature of Buyer:

Date

DARRYL WHEELER

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

6/19/2025

Date