



ADDENDUM TO THE SALES AGREEMENT

This addendum is part of the Sales Agreement dated 8/1/25 between CMH Homes, Inc. or its subsidiaries, and;

Purchasers Name: Luke & Anna Caron
Site Address: the US 421 Lillington Nc 28323
Serial Number: TBD Size: 28 x 68
Contact during the delivery process: Luke
Move in Date (Goal): TBD

Salesperson: Rodney Dent
County: Harnett
RSO Date: TBD
Phone #'s: 9109844656

(Due to weather and unforeseen circumstances, CMH Homes, Inc. does not guarantee a completion or move in date. CMH Homes, Inc. is not responsible for hotel expenses, additional lease payments, and/or temporary housing.)

Ready List: All applicable items must be completed prior to any site-work or financial investment by CMH Homes, Inc. .

All permits obtained Full Down Payment Site Inspection
 Appraisal Clear Title Commitment Rec'd Survey Complete
 Trust Step Complete Other _____

No service or improvement is applicable unless the box immediately adjacent is marked. Every service/improvement must be marked either: "Sales center", "Buyer", or "N/A". Items not detailed in this addendum are **NOT INCLUDED**.

Sales Center	Buyer	N/A	Service/Improvement	Complete
			Perk test for septic system	
			Septic Tank permit	
<input checked="" type="checkbox"/>			Building Permit	
			Water Tap fees to city or county	
			<input checked="" type="checkbox"/> Sewer Tap fees to city or county	
			Tree Removal or Clearing (note approximate size of area) _____ ft x _____ ft	
			<input checked="" type="checkbox"/> Elevation Survey / Benchmark (FHA Requirement)	
			<input checked="" type="checkbox"/> Sand Fill (note approximate size of area) _____ ft x _____ ft _____ depth	
			<input checked="" type="checkbox"/> Removal of existing structure (describe) _____	
			<input checked="" type="checkbox"/> Installation of Water Well and Pump (no guarantee on water quality)	
			<input checked="" type="checkbox"/> Installation of Water Treatment System	
<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> Water Test (FHA Requirement)	
			<input checked="" type="checkbox"/> Installation of Septic/Sewer System (Describe) <u>7000 allowance only</u>	
			<input checked="" type="checkbox"/> Installation of Gravel Driveway - Length _____ Width _____ Depth _____	
			<input checked="" type="checkbox"/> Installation of Concrete Driveway - Length _____ Width _____ Depth _____	
			<input checked="" type="checkbox"/> Culvert Pipe (if contracted) - Length _____ Width _____	
			<input checked="" type="checkbox"/> Installation of Concrete Footers <input checked="" type="checkbox"/> Pier <input checked="" type="checkbox"/> Perimeter _____ Slab	
			Delivery, Block, Anchor, and level to code (standard)	
			<input checked="" type="checkbox"/> Sure wall (parged) Piers (FHA Requirement)	
			Additional Set-up Requirements <u>over 40 inches height</u>	
<input checked="" type="checkbox"/>			On-site Interior Trim out	
<input checked="" type="checkbox"/>			On-site Exterior Trim out	
			<input checked="" type="checkbox"/> Carpet seamed and completed	
			<input checked="" type="checkbox"/> Installation of front steps <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Fiberglass (landing size) _____ x _____	
			<input checked="" type="checkbox"/> Installation of back steps <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Fiberglass (landing size) _____ x _____	
			<input checked="" type="checkbox"/> Construction of deck - Written Estimate Required (Size) _____ x _____	
			<input checked="" type="checkbox"/> Construction of Covered Porch - Written Estimate Required (Size) _____ x _____	
			<input checked="" type="checkbox"/> Installation of lines to Water Source (approximate footage) <u>up to 350ft connection</u>	
			<input checked="" type="checkbox"/> Installation of lines to Septic Source (approximate footage) <u>up to 20ft connection</u>	
			Mounted Electrical Meterbase/Disconnect	
			<input checked="" type="checkbox"/> Connection of electrical lines from the meterbase to the home (no service fees included)	
			<input checked="" type="checkbox"/> Underground lines located and marked	
			<input checked="" type="checkbox"/> Underground lines entrenched by power company (company name) _____	
			<input checked="" type="checkbox"/> Termite Treatment (FHA Requirement)	

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Sales Center	Buyer	N/A	Service/Improvement	Complete
		<input checked="" type="checkbox"/>	Concrete 8" Block Perimeter Underpinning	
		<input checked="" type="checkbox"/>	Stucco Finish Perimeter Underpinning	
<input checked="" type="checkbox"/>			Brick Perimeter Underpinning	
			Underpinning Maximum Height _____	#Vents _____
			Type & Size Access Door <u>1 metal door</u>	
<input checked="" type="checkbox"/>			Installation of Vapor Barrier underneath home	
<input checked="" type="checkbox"/>			Installation of AC/Heat Source (describe) <input checked="" type="checkbox"/> Ton <input checked="" type="checkbox"/> Seer <input type="checkbox"/> A/C <input checked="" type="checkbox"/> Heatpump	
		<input checked="" type="checkbox"/>	Connection of Gas Lines	
		<input checked="" type="checkbox"/>	Installation of Gutters and Downspouts	
		<input checked="" type="checkbox"/>	Installation of Sidewalk _____ Gravel _____ Concrete _____ Stepping Stones (Size) _____	
		<input checked="" type="checkbox"/>	Installation of Storage Shed – Written Estimate Required (Size) _____ x _____	
		<input checked="" type="checkbox"/>	Construction of Garage – Written Estimate Required (Size) _____ x _____	
		<input checked="" type="checkbox"/>	Grade and Seed Yard (FHA Required) Area _____ x _____	
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Landscaping – Written Estimate Required	
<input checked="" type="checkbox"/>			Schedule Final Inspection and Meet with Inspector when necessary	
<input checked="" type="checkbox"/>			Schedule a service Orientation and Walk-through	
<input checked="" type="checkbox"/>			Engineer Certification – Footer Design (FHA Requirement)	
<input checked="" type="checkbox"/>			Other <u>zoning and septic permit, landscaping if needed, 20 ft access drive</u>	
<input checked="" type="checkbox"/>			Other <u>four corners of lot and home staked by surveyor</u>	
<input checked="" type="checkbox"/>			Other <u>Eng Cert, 8500 clearing allowance, 5200 water tap allowance</u>	

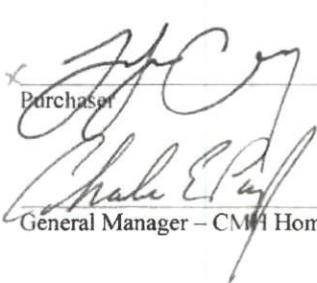
CMH Homes, Inc. agrees to provide you with each service / improvement indicated. If the final expense is greater than the agreed to allowance, you will be responsible for the overage. Your loan amount is determined by the amounts agreed to above, therefore it is imperative that these amounts are accurate. Once your loan is closed, the allowance amounts may not be amendable. Purchaser is responsible for any and all state or county requirements outside of this contract, up to and including obtaining the "Certificate of Occupancy" from the respective county.

With respect to any services/improvements for which you choose responsibility, you understand and agree to the following:

1. CMH Homes, Inc. shall have no responsibility for such services or improvements.
2. The services/improvements must be completed in accordance with local building codes.
3. The services/improvements must be completed within the time frame of the work performed by CMH Homes, Inc..

Occupancy Policy: Until all contracted services and improvements are complete, the home and property is considered a "construction site". Liability insurance prohibits non-Clayton personnel or non-contracted employees from entering the premises. Until all contracted services and improvements are completed, all loan closing documents are signed, and all funds are dispersed, no persons or property may occupy the home. Keys will be released once the placement certificate is signed and the final walk through is complete.

The Purchaser(s) acknowledges receipt of a copy of this document and has read and understands its terms.


Purchaser
8/7/25
Date
General Manager – CMH Homes, Inc.
Date


Co-Purchaser
8/7/25
Date

Site Coordinator (if applicable) _____ Date _____