

2- 32 x 48
1- 32 x 68 W/ dormers dw

2090
pd 3-20-25
chk 76
F.G.

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (this "Agreement") is entered into on this 21st day of March, 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 Two Hundred Twelve Thousand Seven Hundred Two and 00/100 DOLLARS (\$212,702.00). The total sales price includes the Units only. FAIRCLOTH shall pay CRG twenty percent (20%= \$42,540.40) of the total sales price on the date of the execution of this Agreement. The remaining eighty percent (80%= \$170,161.60) shall be paid to CRG on the date the Units are delivered to the site to be determined by FAIRCLOTH, or on May 30th, 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