

PURCHASE AGREEMENT PREOWNED MANUFACTURED HOME

PURCHASER(S): Catalina Valadez			PHONE (910) 403-6991		DATE 10/07/2025	
ADDRESS 290 Gar Lane Erwin, NC 28334		COMMUNITY Village	LOT # 290	SALESPERSON Raquel Bell		
MAKE Horton	MODEL Unknown	MFR YEAR 1998	NEW <input type="checkbox"/> USED <input checked="" type="checkbox"/>	FLOOR SIZE 14X56		HITCH SIZE 14X60
SERIAL NUMBER H151274E	COLOR	CLOSING DATE 10/8/2025		BEDS 3	BATHS 2	

NOTICE: SEVEN (7) DAYS AFTER THE PURCHASER RECEIVES A LEGIBLE COPY OF THE EXECUTED PURCHASE AGREEMENT, OR, IF ANY TIME WITHIN THE SEVEN (7) DAYS, AN APPLICATION FOR CERTIFICATE OF MANUFACTURED HOME OWNERSHIP IS SIGNED BY BOTH THE PURCHASER AND THE SELLER THE SALE IS FINAL AND THE RETAILER IS NOT OBLIGATED TO REFUND THE CONSUMER DEPOSIT IF THE PURCHASER SUBSEQUENTLY CANCELS THE AGREEMENT. IF THE PURCHASER ELECTS TO CANCEL THE PURCHASE AGREEMENT WITHIN THE SEVEN-DAY LIMIT AND AN APPLICATION FOR A CERTIFICATE OF MANUFACTURED HOME OWNERSHIP HAS NOT BEEN SIGNED BY THE SELLER AND PURCHASER, THE PURCHASER MUST NOTIFY THE RETAILER IN WRITING BY CERTIFIED MAIL POSTMARKED BEFORE THE END OF THE SEVENTH (7TH) DAY TO BE ELIGIBLE FOR A FULL REFUND OF THE CONSUMER DEPOSIT.

OPTIONAL EQUIPMENT, LABOR, AND ACCESSORIES

Tires are removed at the time of setup and are not included as part of the sale.

Cataline put \$525.00 security deposit down on Lot 10-08-25	\$
	\$
	\$
	\$
	\$
	\$
	\$
BALANCE CARRIED TO OPTIONAL ACCESSORIES	\$

PRICE OF HOME	\$5000.00
TAXABLE ITEMS	\$
NON-TAXABLE ITEMS	\$
SALES TAX	\$0.00
TITLE & TRANSFER FEES	\$
SUBTOTAL	\$
PROCESSING FEE	\$150.00
FLOOD CERTIFICATION FEE	\$
BANK FEE - FINANCED	\$
INSURANCE	\$
OTHER FEE - SECURITY DEP.	\$
OTHER FEE -	\$
TOTAL COST	\$
CREDITS	
CASH DOWN PAYMENT	\$
OTHER - SITE DEPOSIT	\$
OTHER -	\$
LESS TOTAL CREDITS	\$
AMOUNT FINANCED	\$
BALANCE DUE AT CLOSING	\$5150.00

Kristin Raymond

“SELLER”

SIGNED

"PURCHASER"

**Not valid Unless Signed and Accepted by an Officer
of the Company or an Authorized Agent**

BY Kristin Raymond

SIGNED

"PURCHASER"

COMMUNITY MANAGER OR REPRESENTATIVE

This Purchase Agreement supersedes all others written or verbal

ADDITIONAL TERMS AND CONDITIONS – PREOWNED MANUFACTURED HOME

1. **Applicability.** The terms and conditions stated herein are in addition to any provisions of the sale stated on the front of this Purchase Agreement. Unless specifically modified by the terms of the Purchase Agreement set forth on the front of this Purchase Agreement, the terms and conditions stated in these Additional Terms and Conditions are applicable to the sale of the subject manufactured home to Buyer(s).
 2. **Deposit.** The deposit is made to assure that Buyer(s) will complete the transaction by paying the full purchase price in cash or entering into a retail installment contract. BUYER MAY OBTAIN A COMPLETE REFUND IF BUYER NOTIFIES SELLER OF CANCELLATION OF THIS AGREEMENT IN STRICT ACCORDANCE WITH THE PROVISION FOR CANCELLATION STATED ON THE FRONT OF THIS PURCHASE AGREEMENT. If Buyer fails or refuses to complete the purchase of the subject manufactured home within seven (7) days of the date of this Purchase Agreement, or within an agreed upon extension of time, for any reason (except by cancellation in accordance with the cancellation provision of this Purchase Agreement, or cancellation due to being refused financing), Seller may retain the deposit as liquidated damages for its expenses, other damages, attorney fees, and court costs. Nothing in this Purchase Agreement shall preclude Seller from electing to pursue other remedies for breach of contract as provided in the Uniform Commercial Code.
 3. **Installment Purchase.** If Buyer does not complete the purchase of the subject manufactured home as a cash transaction, Buyer will enter into a retail installment contract and sign a security agreement or other agreement as may be required to finance the purchase of the home. Buyer shall apply for credit for financing the purchase of the home within two (2) business days of entering into this Purchase Agreement and shall obtain financing within 10 days. In the event Buyer is unable to obtain financing within the time provided herein, Buyer may at his or her option cancel this Purchase Agreement and obtain a complete refund of the deposit, provided Buyer has diligently pursued the application, and pays all costs and expenses of the application.
 4. **Closing.** The transaction shall be completed ("closed") on or before the happening of any of the following: (i) Seven (7) days after the execution of the Purchase Agreement or as otherwise extended in writing; or (ii) Seven days after Buyer has received approved financing. Title to the subject manufactured home shall transfer to Buyer at the time of closing.
 5. **Inspection.** Buyer acknowledges that he/she has had an adequate opportunity to inspect the subject manufactured home prior to purchasing it, and that the sales price for the home is based upon the present condition of the home. The sale of the home to Buyer is final.
 6. **Measurements.** Buyer acknowledges that all measurements of dimensions, construction thickness, and insulation values are nominal. Seller has not performed measurements and does not warrant the accuracy of any measurement.
 7. **Insurance.** Seller shall insure the manufactured home and its contents through the date of closing. Buyer shall insure the manufactured home and its contents beginning on the date of closing. If the home is destroyed or materially damaged prior to the Closing, then on written demand by Buyer to Seller, any deposit made by Buyer shall be returned and this Purchase Agreement shall terminate.
 8. **No Warranty. SELLER GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO DESCRIPTION, QUALITY, MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, HABITABILITY, OR ANY OTHER MATTER, AS TO THE HOME. BUYER HEREBY WAIVES ALL RIGHTS OF REFUSAL AND RETURN OF THE HOME.** Buyer acknowledges that Seller, including its employees and/or agents, has not made any warranties or representations as to the suitability or quality of the manufactured home being acquired by Buyer from Seller, including warranties of merchantability. Buyer fully understands that he/she is acquiring the subject home "as is" and with all faults and defects, including, but not limited to, defects related to the home's mechanical equipment, electrical, gas, and heating, systems, and water and plumbing systems. Buyer understands that there may be unseen faults, including water damage, moisture build-up, mold, mildew, and other naturally occurring phenomena. Buyer agrees not to assert any claims or bring any action against Seller based upon alleged expressed or implied representations, warranties, or agreements as to the fitness or merchantability of the home or the extent of repairs required to make the home habitable. CIV RB
Initial(s):
ML, Home is sold where is as is with no expressed or implied warranties
 9. **Necessary Repairs.** Buyer(s) acknowledge(s) that they have been advised that the home will require the following repairs or replacement and understand and agree to the timeframes of said repairs of the home which shall be Buyer's responsibility: CIV RB
ML
-
- This list is not inclusive of all repairs which may be required to make the home habitable and the home may require additional repairs. CIV RB
-
- Initial(s): ML
10. **Habitability.** Buyer acknowledges that the home may be uninhabitable in its existing condition, may require substantial repairs and modifications to render the home suitable for habitation, and may not be capable of being repaired so as to render it habitable.
 11. **Damages.** Seller shall not be liable to Buyer for any indirect, incidental, consequential, exemplary, special, or punitive damages arising out of Buyer's purchase of the home from Seller.

12. **Oral Representations.** Buyer acknowledges that neither Seller nor any of its agents have made any oral representations concerning the quality or character of the home or its contents. All representations concerning the quality and character of the home are stated in this Purchase Agreement and disclosures. There are no oral agreements or warranties collateral to or affecting this Purchase Agreement. Seller does not warrant or represent that the repair(s) or replacement(s), if any, are the only improvement necessary to make the home habitable.

13. **Community Approval.** Buyer acknowledges that they understand that this purchase is subject to Buyer being approved for tenancy at Village by the community management. Buyer understands and agrees that if Buyer fails to apply for and obtain such approval for residence prior to occupancy, that such failure to qualify for residency is grounds for eviction pursuant to the laws of the state of North Carolina.

14. **Complete Agreement.** This Purchase Agreement is the complete agreement between Buyer and Seller and there are no other agreements or understandings between the parties hereto. This Purchase Agreement may only be modified by written agreement of the parties hereto.

BUYER(S) WERE GIVEN A COPY OF THE COMMUNITY RULES & REGULATIONS

I, OR WE, ACKNOWLEDGE RECEIPT OF A COPY OF THIS PURCHASE AGREEMENT AND THAT I, OR WE, HAVE READ THE FIRST AND SECOND PAGE OF THIS AGREEMENT AND AGREE TO ALL TERMS CONTAINED HEREIN.

BY Kristin Raymond

COMMUNITY MANAGER OR REPRESENTATIVE

SIGNED



"PURCHASER"

SIGNED

"PURCHASER"