

## SALES AGREEMENT

DATE: 03/27/2018

BUYER(S): Roshawn L Towson  
Tracy Towson

ADDRESS: 552 LAKE RUN DR BUNNLEVEL NC 28323

DELIVERY ADDRESS: TBD Ray Byrd Rd. Lillington, NC 27546

TELEPHONE: (910) 476-5241

SALES PERSON FULL NAME: Justin Emmons

BASE PRICE: \$ 128,570.60

State Tax 3,053.56

Local Tax \_\_\_\_\_

1. CASH PRICE \$ 131,624.16

Land Purchase 19,000.00

Land Payoff \_\_\_\_\_

Title Fees 52.00

Filing Fees \_\_\_\_\_

HPP/HBPP 854.93

HPP tax 55.93

2. TOTAL PACKAGE PRICE \$ 151,531.09

Trade Allowance \_\_\_\_\_

Less Amount Owed \_\_\_\_\_

Trade Equity \_\_\_\_\_

Cash Down Payment 3,050.00

3. LESS ALL CREDITS \$ 3,050.00

4. REMAINING BALANCE \$ 148,481.09

Location	Type of Insulation	Thickness	R-Value
Floors	fiberglass	7"	22
Exterior	fiberglass	3.5"	11
Ceilings	cellulose	8.8"	33

*This insulation information was furnished by the Manufacturer and is disclosed in compliance with the Federal Trade Commission Rule 16CRF, SECTION 460.16.*

Make: CMH Oxford Model: Commander  
Year 2018 Length \_\_\_\_\_ Width \_\_\_\_\_ Stock# \_\_\_\_\_  
Serial No. OHC027258NCAB  New  Used

TRADE: Make: \_\_\_\_\_ Model: \_\_\_\_\_  
Year \_\_\_\_\_ Length \_\_\_\_\_ Width \_\_\_\_\_ Title # \_\_\_\_\_  
Serial No. \_\_\_\_\_

Amount owed will be paid by:  Buyer  Seller  
Owed to: \_\_\_\_\_

**OPTIONS:**

Home to be delivered and set up per codes; permits for work provided brick skirting not to exceed 36" average height. water tap and septic allowance up to \$6000, wood steps to pass code at all doors, land clearing allowance of \$3000

**SELLER RESPONSIBILITIES:**

electrical pedestal per code. plumbing to existing systems. (waterline within 100' of home), 14 seer split system heat pump, Clayton Homes will pay up to \$5500 in closing cost.

**BUYER RESPONSIBILITIES:**

install mail box, post 911 address on home and mailbox. any construction not stated.

*May not meet local codes and standards. New homes meet Federal Manufactured Home 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 \_\_\_\_\_ % NUMBER OF YEARS \_\_\_\_\_  
ESTIMATED MONTHLY PAYMENTS \$ \_\_\_\_\_

Buyer(s) agree: (1) that the terms and conditions on page two are part of this agreement; (2) to purchase the above home including the options; (3) they received and acknowledge receiving a completed copy of this agreement; (4) that all promises and representations made are listed on this agreement; and (5) there are no other agreements, written or verbal, unless evidenced in writing and signed by the parties.

**SELLER:**

CMH Homes, Inc. d/b/a -

*[Signature]*  
x \_\_\_\_\_

**BUYER:**

*[Signature]*  
Signature of: \_\_\_\_\_

x *[Signature]*  
Signature of: \_\_\_\_\_

x \_\_\_\_\_  
Signature of: \_\_\_\_\_

x \_\_\_\_\_  
Signature of: \_\_\_\_\_