Jacobsen Homes of Lake City

JACOBSEN HOMES

3973 W. U.S. Hwy. 90
Lake City, Florida 32055
Ph. 386-438-8458 · Fax: 386-438-8472

PURCHASE AGREEMENT

Locally Owned and Operated

Susan Hodson 203-837-6729

SOLD TO Susan Hodson & Allan Janeczek PHONE 203-837-6729 DATE 5-8-25

ADDRESS 335 SW Randolf Court Fort White, FL, 32038 COUNTY Columbia SALESMAN Trevor Linton

Subject to the Terms and Conditions Stated on Both Sides of this Agreement Seller Agreement Seller Agrees to Sell and the Purchaser Agrees to Purchase the Following Described Property:

YEAR	MAKE	MODEL	B. ROOMS	FLOOR SIZE	HITCH SIZE
2026	Jacobsen	Imp	4	L 60 W 32	L 64 W 32

SERIAL NUMBER		☒ NEW ☐ USED	COLOR	PROPOSED DELIVERY DATE
Jac	AB		TBD	ASAP

OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES

- Standard Home Set (tie-down, blocked and anchored)
- Delivered to property address
- 3 sets of steps
- 3.5 ton A/C unit with heat
- Standard white vinyl T-lock skirting
- The home will be built per spec sheet and floor plan, signed by the customer.
- The down payment is refundable if the manufactured home is not able to be put on home site.
- The downpayment is nonrefundable after the home is ordered.
- remaining money of $89,021.26 is due the day of delivery.
- Please refer to the utility allowance provision for land improvements.

PRICE OF UNIT		$172,784
OPTIONAL EQUIPMENT		
COST OF SET-UP PARTS		
SUB-TOTAL		
SALES TAX 3%+75		5,258.52
Land improvements		12,000
NON-TAXABLE ITEMS		
VARIOUS FEES		
1. CASH PRICE		$190,042.52
TRADE-IN ALLOWANCE	$	
LESS BAL. DUE ON ABOVE	$	
NET ALLOWANCE		
CASH DOWN PAYMENT 50%	101,021.26	
2. LESS TOTAL CREDITS		
3. UNPAID BALANCE OF CASH SALE PRICE		$89,021.26

Title to said equipment shall remain in the Seller until the agreed purchase price therefor is paid in full in cash or by the execution of a Retail Installment Contract, or a Security Agreement and its acceptance by a financing agency; thereupon title to the within described unit passes to the buyer as of the date of either full cash payment or on the signing of said credit instruments even though the actual physical delivery may not be made until a later date.

IT IS MUTUALLY UNDERSTOOD THAT THIS AGREEMENT IS SUBJECT TO NECESSARY CORRECTIONS, AND ADJUSTMENTS CONCERNING CHANGES IN NET PAYOFF ON TRADE-IN TO BE MADE AT THE TIME OF SETTLEMENT.

Purchaser represents he/she examined the product and found it suitable for his/her particular needs, and that it is of acceptable quality and that purchaser relied upon his/her judgement and inspection in making this determination.

There is no assurance a mobile home can remain level when placed, upon any surface other than of blacktop or concrete.

Seller is not permitted to make plumbing or electrical connections, or connecting of certain natural gas or propane appliances where state or local ordinances require a licensed plumber or electrician so to do. Special building ordinances or laws requiring plumbing, electrical or construction changes are not the responsibility of Seller or the manufacturer. Seller is not responsible for obtaining health or sanitation permits, nor for local, county or state permits involving restrictive zoning. Cost of changes needed for compliance must be borne by Buyer. It is solely the Buyers responsibility to assure their chosen home site is acceptable for home placement without violation of any local, state, or federal guidelines.

Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God or any other cause beyond Seller's control.

Purchasers certify that the matter printed on the back hereof has been read and agreed to as a part of this agreement the same as though it were printed above the signatures: that buyers are of statutory age or older; or have been legally emancipated; that the within described merchandise, the optional equipment and accessories thereon and, insurance if included, has been voluntarily purchased. The property being traded in is free from all encumbrances whatsoever, except as noted above. Purchaser agrees each paragraph and provision of this contract on both front and back is severable; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.

TRADE-IN DEBT TO BE PAID BY ☐ **DEALER** ☐ **CUSTOMER**

Jacobsen Homes of Lake City DEALER

Net Valid Unless Signed and Accepted by an officer of the Company

By _____

Approved, Subject to acceptance of financing by bank or finance company.

I, OR WE, HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER

SIGNED X _____ **PURCHASER**

SIGNED X _____ **PURCHASER**