

District No. 1 - Ronald Williams  
District No. 2 - Rocky Ford  
District No. 3 - Robby Hollingsworth  
District No. 4 - Toby Witt  
District No. 5 - Tim Murphy

## BUILDING AND ZONING DEPARTMENT

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY



### MOBILE HOME INSTALLER OBLIGATION LETTER

I, Ernest Scott Johnson, of Dependable Mobile Home, license number  
(Print Name) (Company Name)

IH 1025249, do hereby agree to affix the installation decal onto this manufactured home as required by law and provide a copy of this decal to the permitting authority.

I further understand that once these decals become available I must provide them to obtain any further permits in Columbia County, Florida.

Ernest Scott Johnson 11/14/22  
Signature - Licensed Mobile Home Installer Date

#### Job Information

Job Name: Allinson

Location: 430 SW Bishop Lake City FL 32024

Application or Permit #: \_\_\_\_\_

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100

# PURCHASE AGREEMENT

Page 1 of 3

P.O. Box 2736  
Lake City, FL 32056

386-758-9538  
Toll Free: 1-888-313-2899

332 SW Deputy J Davis Lane  
Lake City, FL



Fax: 386-758-6889

Email: Showcasehomesdirect@comcast.net

Locally Owned and Operated

SOLD TO <u>Chuck &amp; Rosanne Allinson</u>		PHONE <u>954-647-0278</u>	DATE <u>7/11/22</u>
ADDRESS _____		COUNTY <u>Columbia</u>	EMAIL _____
In consideration of and subject to the terms and conditions stated in this purchase agreement Seller agrees to sell and Buyers to purchase the following described property:			
MAKE <u>2022 Palm Harbor</u>	MODEL <u>Blue Ridge II</u>	B. ROOMS <u>3</u>	FLOOR SIZE <u>L 52 W 30</u>
SERIAL NUMBER <u>PHH 340 F122-22823A R</u>	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR <u>Grey</u>	SALES MAN <u>Kavace Cox</u>
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		PRICE OF UNIT	
<u>Mod Home</u>		<u>200,900.00</u>	
<u>Includes: Setup, Delivery, A/C Heat Pump, S.D. Skirting, Code Steps</u>		SALES TAX <u>3%+</u>	<u>6077.00</u>
		NON-TAXABLE ITEMS	
		VARIOUS FEES <u>700.00</u>	
		1. CASH PRICE	\$ <u>207,677.00</u>
		TRADE-IN ALLOWANCE	\$ _____
		LESS BAL. DUE ON ABOVE	\$ _____
		NET ALLOWANCE	_____
		CASH DOWN PAYMENT <u>3000.00</u>	_____
		2. LESS TOTAL CREDITS	_____
		3. UNPAID BALANCE OF CASH SALE PRICE	\$ <u>204,677.00</u>
Title to said unit shall remain in the Seller until the agreed purchase price there for 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; there upon 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.			
FOR THE PURPOSE OF THIS AGREEMENT THE TERM (BUYER) OR (BUYERS) MAY BE USED INTERCHANGEABLE AND MAY REPRESENT SINGULAR OR PLURAL IN MEANING.		Buyer represents he/she examined the unit and found it suitable for his/her particular needs, and that it is of acceptable quality and that buyer relied upon his/her judgment and inspection in making this determination.	
Seller is not permitted to make plumbing or electrical connections, or connecting 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.)		There is no assurance a mobile home can remain level when placed, upon any surface other than of level blacktop or concrete.	
Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God, Independent Subcontractors, or any other cause beyond Seller's control.		Buyers warrant that they have read and fully understand and agree to this purchase agreement and the additional terms and conditions; that buyers are of statutory age or older; or have been legally emancipated; that the within described unit, the optional equipment and accessories thereon and, insurance if included, has been voluntarily purchased. The Buyer warrant that the property being traded in is free from all encumbrances whatsoever, except as noted above. Buyer agrees each paragraph and provision of this contract is severable; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.	
BUYERS FULLY UNDERSTAND AND AGREE THAT THE BUYERS WILL BE SOLELY RESPONSIBLE TO PAY ANY PRICE INCREASES GIVEN BY THE MANUFACTURER UNTIL AT WHICH TIME THE HOME IS BUILT AND INVOICED BY THE MANUFACTURER.		BUYERS HERE BY ACKNOWLEDGE RECEIPT OF A COPY OF THE PURCHASE AGREEMENT AND ADDITIONAL TERMS AND CONDITIONS	
<b>SHOWCASE HOMES DIRECT</b> <small>Not Valid Unless Signed and Accepted by an officer of the Company</small> By _____ <small>Approved, Subject to complete and final acceptance of financing by bank, finance company or cash payment in full.</small>		SIGNED X <u>Charles M. Allinson</u> BUYER  SIGNED X <u>Rosanne Allinson</u> BUYER	
THIS AGREEMENT (TOGETHER WITH ITS ATTACHED SCHEDULES, ADDENDUM, AND EXHIBITS) CONTAINS AND SETS FORTH THE COMPLETE UNDERSTANDING AND AGREEMENT OF THE BUYERS AND THE SELLER, AND SUPERSEDES ALL PRIOR WRITTEN OR ORAL DISCUSSIONS, AGREEMENTS, COMMUNICATIONS, OR REPRESENTATIONS. THIS AGREEMENT MAY BE MODIFIED ONLY BY MEANS OF A WRITING SIGNED BY THE PARTIES TO THIS AGREEMENT. BUYERS AND SELLER BOTH HAD AN OPPORTUNITY TO REVIEW THIS ENTIRE AGREEMENT WITH THE COUNSEL OF THEIR CHOOSING. IN THE EVENT OF LITIGATION OR RELATED LEGAL ACTIONS INVOLVING THIS AGREEMENT, THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL BE INTERPRETED AS OF EQUAL WEIGHT BETWEEN BUYERS AND SELLER.			