

# Jacobsen Homes of Lake City

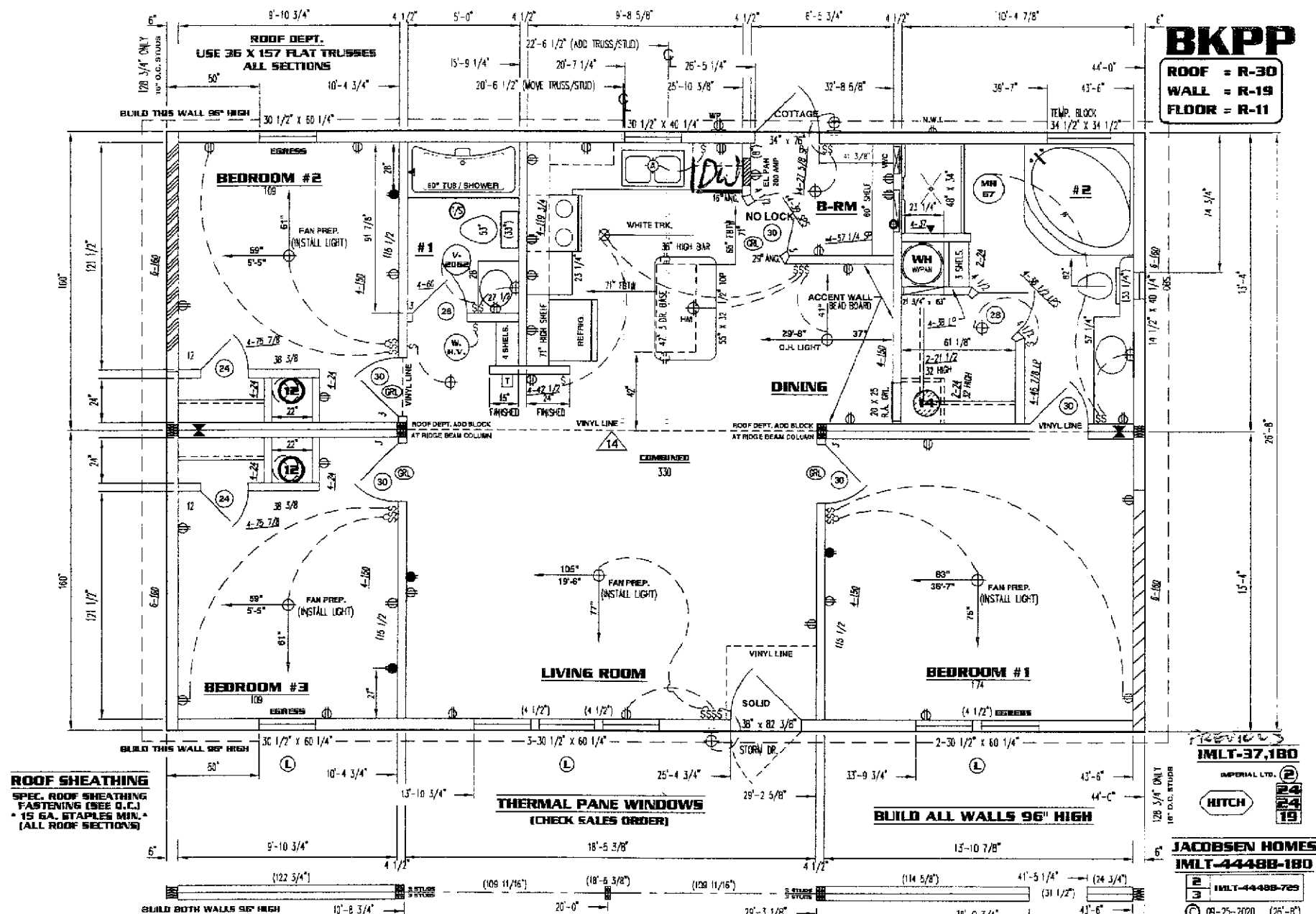
3973 W. U.S. Hwy. 90  
Lake City, Florida 32055  
Ph. 386-438-8458 • Fax: 386-438-8472

## PURCHASE AGREEMENT

Locally Owned and Operated

SOLD TO <u>Paul M. James</u>		PHONE <u>703-994-1759</u>	DATE <u>10-16-23</u>
ADDRESS <u>1014 Victory Lake Dr. S.W. Lake City, FL 32055</u>		COUNTY <u>Columbia Co</u>	SALESMAN <u>T.L.</u>
Subject to the Terms and Conditions Stated on Both Sides of This Agreement Seller Agrees to Sell and the Purchaser Agrees to Purchase the Following Described Property:			
YEAR <u>2024</u>	MAKE <u>Jacobsen</u>	MODEL <u>Imprt 4442</u>	B. ROOMS <u>3</u>
SERIAL NUMBER <u>TBD</u>	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR <u>Gray</u>	FLOOR SIZE <u>1441 W 48</u> HITCH SIZE <u>148 W 48</u>
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		PRICE OF UNIT	\$ <u>110575.00</u>
<u>Home Set Up To Code</u>		OPTIONAL EQUIPMENT	
<u>2.5 Ton Heat Pump</u>		COST OF SET-UP PARTS	
<u>2 SETS OF Code Steps</u>		SUB-TOTAL	
<u>200 White T-Track Skids</u>		SALES TAX <u>3% + 75.00</u>	<u>3392.25</u>
<u>UP TO 25000.00</u>		Improvements	<u>25000.00</u>
<u>For Septic, Pump, Well</u>		NON-TAXABLE ITEMS	
<u>Connections, Permits and</u>		VARIOUS FEES	<u>450.00</u>
<u>House Puck</u>		1. CASH PRICE	\$ <u>139417.25</u>
<u>Any Damage Is Customer</u>		TRADE-IN ALLOWANCE	\$
<u>Responsibility</u>		LESS BAL DUE ON ABOVE	\$
<u>02/ X</u>		NET ALLOWANCE	
		CASH DOWN PAYMENT	
		2. LESS TOTAL CREDITS	
		3. UNPAID BALANCE OF CASH SALE PRICE	\$ <u>139417.25</u>
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.			
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.			
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.			
TRADE-IN DEBT TO BE PAID BY <input type="checkbox"/> DEALER <input type="checkbox"/> CUSTOMER			
Jacobsen Homes of Lake City		DEALER	
Net Valid Unless Signed and Accepted by an officer of the Company			
By <u>[Signature]</u>		I, OR WE, HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER	
Approved, Subject to acceptance of financing by bank or finance company.		SIGNED X <u>[Signature]</u> PURCHASER	
		SIGNED X _____ PURCHASER	

1944-45



# BKPP

**ROOF = R-30**

WALL = R-19  
FLOOR = R-11

**IMLT-37,180**

IMPERIAL LTD. 2

## HITCH

**JACOBSEN HOMES**

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B. KEITH / E. YOUNG

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