



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

(ON-FRAME MOD)

SOLD TO <u>Thomas G. & Christine Thuesen</u>		PHONE <u>407-718-7163</u>	DATE <u>4/22/2021</u>
ADDRESS <u>3449 SE 90th St Newberry 32069</u>		SALESMAN <u>Brenda</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>2017</u>	MAKE <u>Jacobsen</u>	MODEL <u>Imperial ON-Frame</u>	B. ROOMS <u>3</u>
SERIAL NUMBER <u>Special Order</u>	IMP. <u>Imperial</u>	NEW <input type="checkbox"/> USED <input type="checkbox"/>	FLOOR SIZE <u>14'0" W 32'</u>
COLOR <u>Gray</u>		HITCH SIZE <u>14'0" W 32'</u>	
PROPOSED DELIVERY DATE <u>ASAP</u>			
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		PRICE OF UNIT <u>\$178,500</u>	
<u>Home Del & Set-up with options</u>		OPTIONAL EQUIPMENT <u>INC</u>	
<u>LISTED BELOW</u>		COST OF SET-UP PARTS <u>INC</u>	
<u>① 3 1/2 Ton 145000 BTU heat pump</u>		SUB-TOTAL <u>\$178,500</u>	
<u>Installed</u>		SALES TAX <u>N/A</u>	
<u>② 2 Sets of Curb Steps</u>		<u>Improved Allowance \$19,000</u>	
<u>③ Vinyl Skirting to the ground</u>		NON-TAXABLE ITEMS	
<u>meeting home</u>		VARIOUS FEES	
<u>④ Improvement allowance of \$19,000</u>		1. CASH PRICE <u>\$197,500</u>	
<u>⑤ Seller Agrees to pay up to \$10,800</u>		TRADE-IN ALLOWANCE \$	
<u>in customer closing cost</u>		LESS BAL DUE ON ABOVE \$	
<u>⑥ Seller to pay up to \$6,500</u>		NET ALLOWANCE	
<u>Admin. fees</u>		CASH DOWN PAYMENT <u>\$11,000</u>	
<u>⑦ All Down Payments are 100% non</u>		2. LESS TOTAL CREDITS <u>\$11,000</u>	
<u>refundable</u>		3. UNPAID BALANCE OF CASH SALE PRICE <u>\$186,500</u>	
<u>⑧ No Survey's on Flood elevation</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.	
<u>Survey's inc in price.</u>		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.	
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 Buyer's responsibility to assure their chosen home site is acceptable for home placement without violation of any local, state, or federal guidelines.		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.	
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.		There is no assurance a mobile home can remain level when placed, upon any surface other than of blacktop or concrete.	
TRADE-IN DEBT TO BE PAID BY <input type="checkbox"/> DEALER <input type="checkbox"/> CUSTOMER		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.	
Jacobsen Homes of Lake City DEALER Not Valid Unless Signed and Accepted by an officer of the Company By <u>[Signature]</u> 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 <u>[Signature]</u> PURCHASER SIGNED X <u>[Signature]</u> PURCHASER	