

## A & B Construction, Inc.

546 S.W. Dortch Street

Ft. White, FL, 32038

386-497-2311-Phone

386-497-4866-Fax

5-14-24

Louis Sellitti  
161 SW Chippewa Glen  
Fort White, Fl. 32038

There is a change that needs to be made on the building permit #000049072 for Louis Sellitti. The wrong home year and serial number was given by the mobile home lot, but we now have the correct information for the change please. The year of the home should be 2024 and the serial number is FL261-000-H-A105876ab. If there are any questions please call.

Thank you,



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William D. Bishop II  
A & B Construction  
License # SM0081587



Birthdate 10/16/68

MOBILE HOMES

Email: cgmfg homes@comcast.net

# C & G MANUFACTURED HOMES

Locally Owned and Operated

SOLD TO	Louis Anthony Sellitti JR.	PHONE	(561) 351-8463	DATE	11-18-23
ADDRESS	161 SW CHIPPEWA GLEN, Fort White, FL 32028	COUNTY	Columbia	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	CHAMPION	MODEL	2024 Homes of Merit / Lake Manor	B. ROOMS	3
SERIAL NUMBER	FL261-000-H-A105876ab	NEW	USED	FLOOR SIZE	L 56 W 28
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES				HITCH SIZE	L 60 W 28
				SALESMAN	SHERIE
				PRICE OF UNIT	109,900

Setup blocked  
anchored, tied down  
3 TON self contained  
package heat pump  
vertical SKIPPING  
(2) NO CODE STEP

SALES TAX 3% 3297  
SURCHARGE 75  
NON-TAXABLE ITEMS

## VARIOUS FEES

1. CASH PRICE		\$
TRADE-IN ALLOWANCE	\$	
LESS BAL. DUE ON ABOVE	\$	
NET ALLOWANCE		
CASH DOWN PAYMENT	70,000	
2. LESS TOTAL CREDITS		
3. UNPAID BALANCE OF CASH SALE PRICE		\$

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.

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.)

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 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.

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.

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

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.

C&G MANUFACTURED HOMES

DEALER

Not Valid Unless Signed and Accepted by an officer of the Company

SIGNED X

SIGNED X

BUYER

BUYER

LOUIS ANTHONY SELLITTI JR.

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, REPRESENTATIONS, OR COMMUNICATIONS. THIS AGREEMENT MAY BE MODIFIED ONLY BY MEANS OF A WRITING SIGNED BY THE