

## PURCHASE AGREEMENT

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: Showcasethomedirect@comcast.net

Locally Owned and Operated

SOLD TO <u>Johnnie D. Anderson &amp; Barbara C. Anderson</u>		PHONE <u>904-210-5920</u>	DATE <u>8-12-2022</u>
ADDRESS <u>5896 County Rd 252, Lake City, FL 32056</u>		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>Palm Harbor</u>	MODEL <u>Pelican Bay</u>	B. ROOMS <u>3</u>	FLOOR SIZE <u>L68 W32</u> HITCH SIZE <u>L72 W32</u>
SERIAL NUMBER <u>2022-639674-00</u>	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR <u>White</u>	SALESMAN <u>Kent</u>
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		PRICE OF UNIT <u>226,400.00</u>	
<u>Delivery *Set Up (State Code)</u>		<u>inc.</u>	
<u>New AC installed (4.0 ton)</u>		<u>inc.</u>	
<u>(2) Sets of code steps</u>		<u>inc.</u>	
<u>Standard White Vinyl Skirting</u>		<u>inc.</u>	
<u>Dirt pad foundation (State Code)</u>		<u>inc.</u>	
		SALES TAX <u>3% + *50</u> <u>6,842.00</u>	
		NON-TAXABLE ITEMS	
<u>Dealer responsible for purchase of new washer &amp; dryer (Standard)</u>		VARIOUS FEES	
		1. CASH PRICE <u>\$233,242.00</u>	
<u>Customer is responsible for any new land improvements or any land clearing that may be required.</u>		TRADE-IN ALLOWANCE \$	
		LESS BAL. DUE ON ABOVE \$	
		NET ALLOWANCE	
		CASH DOWN PAYMENT <u>11,662.10</u>	
		2. LESS TOTAL CREDITS <u>11,662.10</u>	
<u>Deposit is 100% non-refundable once contracts have been ordered</u>		3. UNPAID BALANCE OF CASH SALE PRICE <u>\$221,579.90</u>	
<u>Home will be built to signed customer spec once colors have been picked.</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.	
FOR THE PURPOSE OF THIS AGREEMENT THE TERM (BUYER) OR (BUYERS) MAY BE USED INTERCHANGEABLE AND MAY REPRESENT SINGULAR OR PLURAL IN MEANING.		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 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.)		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 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.		There is no assurance a mobile home can remain level when placed, upon any surface other than of level blacktop or concrete.	
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 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.	
<b>SHOWCASE HOMES DIRECT</b> DEALER Not Valid Unless Signed and Accepted by an officer of the Company		BUYERS HERE BY ACKNOWLEDGE RECEIPT OF A COPY OF THE PURCHASE AGREEMENT AND ADDITIONAL TERMS AND CONDITIONS SIGNED X <u>Johnnie D. Anderson</u> BUYER SIGNED X <u>Barbara C. Anderson</u> BUYER	
By <u>Scott Cady</u> Approved, Subject to complete and final acceptance of financing by bank, finance company or cash payment in full.			

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.