

13845 NW HWY
Chiefland, FL 32626

PURCHASE AGREEMENT



352-490-7422

MOBILE HOMES

Fax: 352-490-7424
Email: cghomesscfl@gmail.com

C & G OF CHIEFLAND, INC.

Locally Owned and Operated

| | | | |
|--|---|---|----------------------------|
| SOLD TO <u>Jonathan R. or Maria L. Brown</u> | | PHONE <u>352-705-2460</u> | DATE <u>5/5/20</u> |
| ADDRESS <u>T.80 Norma Jean Clean Lakeside FL 32624</u> | | COUNTY <u>Collier</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>Deer Valley</u> | MODEL <u>Amber 7012B</u> | B. ROOMS <u>3</u> | FLOOR SIZE <u>1681 W32</u> |
| SERIAL NUMBER <u>10128</u> | <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED | COLOR | HITCH SIZE <u>1721 W32</u> |
| OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES | | SALESMAN <u>Johnny H.</u> | |
| SET-UP DELIVERY TO STATE AND County Code | | PRICE OF UNIT | |
| 4 TON A/C HEAT PUMP 1456ER | | Improvements | |
| Has to Ground SKirting | | SALES TAX <u>6% + 50¢/sq. ft.</u> | |
| 3 code steps | | NON-TAXABLE ITEMS | |
| Well # <u>1</u> | | VARIOUS FEES | |
| Septic # <u>1</u> | | 1. CASH PRICE | |
| Pierments # <u>1</u> | | TRADE-IN ALLOWANCE \$ | |
| Dish Pad | | LESS BAL. DUE ON ABOVE \$ | |
| Power pole w/ w/ | | NET ALLOWANCE | |
| 1 plumbing Hookups | | CASH DOWN PAYMENT | |
| | | 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. | | 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. | |
| C & G OF CHIEFLAND, INC. 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 | |
| By <u>P. Hance</u> Approved. Subject to complete and final acceptance of financing by bank or finance company. | | SIGNED X <u>Jonathan R. Brown</u> BUYER | |
| | | SIGNED X <u>Maria L. Brown</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. | | | |

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JONATHAN J LEEHA Bessal

32x68

OVERLAP

32x68

STATE OF FLORIDA
INSTALLATION CERTIFICATION LABEL

76489

| LABEL # | DATE OF INSTALLATION |
|------------------|----------------------|
| RODNEY L. FEAGLE | |
| NAME | |
| IH / 1025288 / 1 | 4705 |
| LICENSE # | ORDER # |

CERTIFIES THAT THE INSTALLATION OF THIS MOBILE HOME IS
IN ACCORDANCE WITH FLORIDA STATUTES 320.8249, 320.8325
AND RULES OF THE HIGHWAY SAFETY AND MOTOR VEHICLES.

INSTRUCTIONS

PLEASE WRITE DATE OF
INSTALLATION AND AFFIX
LABEL NEXT TO HUD LABEL.
USE PERMANENT INK PEN,
OR MARKER ONLY.
COMPLETE INFORMATION
ABOVE AND KEEP ON FILE
FOR A MINIMUM OF 2 YEARS.
YOU ARE REQUIRED TO
PROVIDE COPIES WHEN
REQUESTED.

32x68

COPY OF DECAL
TO BE PUT ON
HOME TAG SET.

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