

# PURCHASE AGREEMENT

IN THIS AGREEMENT, "BUYER" REFERS TO THE PERSON(S) WHO'S NAME APPEARS BELOW.

"SELLER" REFERS TO

SUBJECT TO THE TERMS AND CONDITIONS ON BOTH SIDES OF THIS PURCHASE AGREEMENT, SELLER AGREES TO SELL AND BUYER AGREES TO PURCHASE THE FOLLOWING "UNIT" WHICH MEANS THE MOBILE/MANUFACTURED HOME AND ANY ITEM OR ANY COMBINATION OF ITEMS AS DESCRIBED.

BUYER(S)		HOME PHONE	CELL PHONE	DATE
ADDRESS			EMAIL	
DELIVERY ADDRESS			SALESPERSON	
MAKE	MODEL	YEAR	BEDROOMS	FLOOR SIZE L   W
SERIAL NUMBER		NEW	USED	COLOR
		PROPOSED DELIVERY DATE		KEY NUMBERS

LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION	BASE PRICE OF UNIT	\$
CEILING					
EXTERIOR				OPTIONAL EQUIPMENT	
FLOORS					
THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULES 16CFR, SECTION 460.16.				<b>SUB-TOTAL</b>	\$

<b>OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES</b>				\$	
					NON-TAXABLE ITEMS
					VARIOUS FEES AND INSURANCE
					<b>CASH PURCHASE PRICE</b>
					TRADE-IN ALLOWANCE \$
					LESS PAYABLE DUE on above \$
					NET ALLOWANCE \$
					CASH DOWN PAYMENT \$
					CASH AS AGREED \$
					LESS TOTAL CREDITS \$
					<b>SUB-TOTAL</b>
					<b>Unpaid Balance of Cash Sale Price</b>

**PENNSYLVANIA USE TAX HAS BEEN PAID ON THIS HOME BY THE SELLER, AS REQUIRED BY ACT 23 OF 2000.**

BALANCE CARRIED TO OPTIONAL EQUIPMENT				\$
DESCRIPTION OF TRADE-IN		YEAR	SIZE	
MAKE	MODEL	BEDROOMS		
TITLE NO.	SERIAL NO.	COLOR		
AMOUNT OWING \$	TO WHOM			

BUYER SELLER WILL PAY THE DEBT OWED ON THE TRADE-IN. **ALL OF THE PROVISIONS ON BACK OF THIS AGREEMENT ARE A PART OF THIS AGREEMENT.**

**BUYER(S) ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER AND THAT BUYER(S) HAVE READ AND UNDERSTAND THE BACK OF THIS AGREEMENT.**

\_\_\_\_\_  
Not Valid Unless Signed and Accepted by an Officer of the Company or an Authorized Agent

By \_\_\_\_\_ SIGNED X \_\_\_\_\_ BUYER

Approved \_\_\_\_\_ SIGNED X \_\_\_\_\_ BUYER

## ADDITIONAL TERMS AND CONDITIONS

Buyer and Seller further agree (continued from other side of Agreement):

1. **FINANCING AND TITLE.** If Buyer is borrowing money for the purchase price, Buyer agrees to sign a financing contract and a security agreement, if requested. The financing contract and the security agreement would state that if Buyer did not make the required payments, the company loaning the money would have, among other rights, the right to take back the Unit. The Seller will keep the title to the property until the Buyer has paid for the property in full, or until Buyer has signed a financing contract acceptable to Seller.
2. **TRADE-IN.** If Buyer is trading in a used car, manufactured home, trailer, or other vehicle, Buyer will give you the original bill of sale or the title to the trade-in. Buyer promises that any trade-in which Buyer gives is owned by Buyer and is free of any lien or other claim except as noted on the other side of this Agreement. Buyer promises that all taxes of every kind levied against the trade-in have been fully paid. If any government agency makes a levy or claims a tax lien or demand against the trade-in, Seller may, at Seller's option, either pay it and Buyer will reimburse Seller on demand, or Seller may add that amount to this Agreement as if it had been originally included. The trade-in allowance will be the amount of the appraisal at time of delivery.
3. **REGISTRATION OR LICENSE OF TRADE-IN.** If Buyer has a trade-in and it is registered or licensed in a state outside of the one where this order is written, Buyer will immediately have the trade-in registered or licensed in the state Seller indicates and Buyer will pay any and all expenses and registration or licensing fees required. If Seller handles the registration or licensing of the trade-in, Buyer will reimburse Seller for the expense on demand or Seller may add that amount to this Agreement as if it had been originally included.
4. **FAILURE TO COMPLETE PURCHASE.** If Buyer does not fulfill this Agreement, Seller may keep the down payment, keep any trade-in and may sue Buyer for any other damages Seller incurs. If Seller hires an attorney to collect the money, Seller may charge the Buyer for those attorney fees and court costs. Any lawsuit must be filed in the county and state in which this Agreement was signed, and it must be filed within one year from the time either Buyer or Seller does not fulfill the Agreement.
5. **CHANGES BY MANUFACTURER.** Buyer understands that the manufacturer may make any changes in the model, or designs, or any accessories and parts from time to time. If the manufacturer makes changes, neither Seller nor the manufacturer are obligated to make the same changes in the Unit Buyer is purchasing.
6. **DELAYS.** Buyer will not hold Seller responsible for delays caused by the manufacturer, accidents, strikes, fires, or any other cause beyond Seller's control.
7. **INSPECTION.** Buyer has examined the product and finds it suitable for Buyer's particular needs. Buyer has relied upon Buyer's own judgement and inspection in determining that it is of acceptable quality. On the Unit ordered, Buyer has relied on Buyer's inspection of the display model(s), the brochures and bulletins and/or the floor plan provided to Seller by the Manufacturer, in making Buyer's decision to purchase the Unit described on the reverse side of this Agreement.
8. **WARRANTIES AND EXCLUSIONS.** The Seller is not responsible for honoring manufacturer's warranties. The property purchased does not carry any implied warranties of merchantability, fitness for a particular purpose, or any other warranties.
9. **INSURANCE.** Seller is not responsible for insuring the property.
10. **IF PART INVALID REST OF AGREEMENT SAVED.** We agree that each portion of this Agreement is independent and if any paragraph or provision violates the law and is unenforceable, the rest of the Agreement will be valid.
11. **DELIVERY AND PLACEMENT.** Unless delivery is included in the purchase price, the property is sold located at the Seller's place of business. If delivery is included in the purchase price, it is Buyer's responsibility to make sure that: (i) travel will be along open and accessible surfaced roads, (ii) the site is prepared to receive the purchased property, including a proper foundation, (iii) the sewer is stubbed out of the ground, (iv) the waterline is capped, (v) the electric line is connected to a meter pole with a proper receptacle within 20 feet of the electric box inside the property, (vi) the proper permits for travel on a public highway is obtained, (vii) arrangements are made for properly licensed persons to make the water, sewer, gas and electrical hook-ups, (viii) the site is properly zoned, (ix) all necessary local, county or state laws or regulations are complied with, and (x) an occupancy permit is obtained.