

OFFER AND AGREEMENT TO PURCHASE

Subject to the terms and conditions set forth below, Seller agrees to sell and Buyer agrees to purchase the following described manufactured home for the price of _____.

Year: _____ Make: _____ Model: _____ Size: _____
 Serial No.: _____ State ID No.: _____

Located at: _____,
 County of: _____ Community/Park Name: _____

The following designated items will be included:

(X)	Item(s)	Serial Number	(X)	Item(s)	Serial Number
	Air Conditioning			Furniture	
	Dishwasher			Skirting	
	Refrigerator			Awning(s)	
	Range				
	Washer				
	Dryer				

TERMS OF OFFER

1. **PAYMENT:** Buyer has given Seller a deposit in the amount of \$ _____, receipt of which is hereby acknowledged by Seller. Seller shall return the deposit to Buyer in the event Buyer cannot obtain financing for the purchase of the manufactured home. The balance of the purchase price will be paid at the closing.
2. **APPROVAL AND ACCEPTANCE:** Upon approval and acceptance of this agreement by Seller and in the event Buyer should not complete the purchase as herein agreed, Buyer shall forfeit the deposit made by him/her. The forfeiture of earnest money does not necessarily relieve Buyer of their obligation to seller.
3. **LIENS AND TAXES:** Seller agrees to deliver the manufactured home to Buyer free and clear of all license fees, assessments, and other liens.
4. **NO WARRANTIES:** The manufactured home is sold "as is" without any warranties or guaranties. Buyer represents that he/she has examined the manufactured home and found it acceptable.
5. **PARK APPROVAL:** Sale is contingent upon Buyer obtaining approval to move into the park/community. It is understood that both Buyer and Seller must comply with all requirements of park management prior to closing.
6. By execution of this instrument, Buyer and Seller acknowledge receipt of one copy.

 Seller:

 Buyer:

 Seller:

 Buyer:

Home Phone: _____

Home Phone: _____

7. The foregoing Agreement is Approved and Accepted this _____ day of _____, 20_____

THIS IS A LEGALLY BINDING CONTRACT. PLEASE SEEK COMPETENT LEGAL ADVICE.