

BLUE CARPET MANUFACTURED HOMES

17220 Newhope #111
Fountain Valley, CA 92708

Vinh Van Nguyen Phone: (714) 636-6666 Fax: (714) 593-8407

EXCLUSIVE AUTHORIZATION AND RIGHT TO SELL

Owner: Hanh Van Nguyen, Lich Thi Pham Phone: 951-8239530 Key: pending

Showing instructions: 2 hours to call Lich or text Christine

Present Occupant: Yes Phone: _____

1. **PROPERTY DESCRIPTION** 1700-1950 Silvercrest, Model Sherwood Home Year 1977

Size 32.5x60 (sq. ft), Mfr. _____, Bathrooms 2, Family room Yes, Screen room _____

Serial No. A915D, B915D, D915D

DOH/HUD # 051738, 39, 40 recessed lighting

Decal (license) No. LB54268 Year: _____

Floor mat! Shag Siding mat! Refrigerator Range Oven Microwave Dishwasher Garbage disposal

Washer Dryer Fridge A/C Evaporative cooler Shed(s) Porch Carport awning Patio awning Garage

Remarks: All Remodeled Roof 3 years, new flooring, all drywall, new kitchen

New huge tile showers, New carport + extension posts, Quartz C.T.'s

Located in (park) Sunkist Gardens Address 1400 S. Sunkist St. Space No. 125

City Anaheim, Zip Code 92806 County Orange, California, All age or Senior, rent to new owner MHS.

2. **EXCLUSIVE RIGHT TO SELL:** I hereby employ and grant Blue Carpet Homes

"Dealer", the exclusive and irrevocable right, commencing on 1-20-24 and expiring at midnight on 7-20-24, to sell or exchange, or to

authorize other licensed persons to sell or exchange, the manufactured home described herein.

3. **TERMS OF SALE:** The purchase price shall be \$ 220,000 or more, to be paid on the following terms and conditions:

a. The manufactured home has been registered.

b. The following items of personal property are to be included in the above stated price: Appliances, Shed, Central

air (w+D Negotiable)

c. Dealer is hereby authorized to accept and deposit into escrow on my behalf a deposit upon the purchase price, or authorize other licensed persons to do the same.

d. I agree to deliver the above-described manufactured home and personal property, if any is included, free of liens, encumbrances, recorded or registered or known to me, including taxes, assessments, license fees, etc., including ground rental (if on rented ground) paid to date of delivery, and that said property is free and clear of all personal property judgements or encumbrances other than as follows:

Amount owing \$ 53,910.86 as of 1-20-24 owed to 21 Mortgage Corporation telephone _____

Loan Number 0504057 _____

e. Evidence of title shall be in the form of a duly endorsed, dated and delivered Certificate of Ownership for the manufactured home and delivery of current Registration Certificate as required by the Department of Housing and Community Development, hereinafter known as "HCD".

f. I warrant that I am the owner of the manufactured home or have authority to execute this agreement.

g. I warrant that the above-described manufactured/mobile home conforms to the requirements of the California Health and Safety Code and the regulations of HCD as well as to the standards of the mobilehome park in which it is situated and that there is no cause for its removal by the mobilehome park or by any local ordinances. I warrant that the home is equipped with smoke and carbon monoxide detectors and any water heater appliances are braced, anchored or strapped, as required by Health & Safety Codes. The manufactured home is located within an established mobilehome park as defined in Section 18214 of the California Health and Safety Code and advertising or offering for sale is not contrary to any provision of any contract between myself and the mobilehome park owner.

h. Possession shall be upon close of escrow, or pending _____

4. **COMPENSATION FOR SERVICES:** I have negotiated the following compensation with Dealer (check and complete applicable section):

PERCENTAGE LISTING OR FLAT FEE: _____ per cent of the selling price, or a flat fee of \$ 6000 (specify one or the other) if the manufactured home is sold during the term hereof, or any extension thereof, by Dealer or any licensed person it authorizes, on the terms herein set forth or any other price and terms I may accept, or through any other person, or by me, of _____ per cent of the price shown in paragraph 3 if said manufactured home is withdrawn from sale, transferred, conveyed, or leased without the consent of Dealer, or made unmarketable by my voluntary act during the term hereof or any extension thereof.

The compensation provided above if the manufactured home is sold or otherwise transferred within 90 days after the termination of this authority or any extension thereof to anyone with whom Dealer or licensed persons authorized by it have had negotiations prior to final termination, provided I have received notice in writing, including the names of the prospective purchasers, before or upon termination of this agreement or any extension.

5. If action is instituted to enforce this agreement, the prevailing party shall receive reasonable attorney's fees.

6. In the event of an exchange, permission is hereby given Dealer, or any licensed person authorized by Dealer, to represent all parties and collect compensation from them provided there is full disclosure to all principals of such dual agency. Dealer or any licensed person are authorized to divide with other agents such compensation or commissions in any manner acceptable to them.

7. I agree to hold Dealer harmless from any liability arising from any incorrect information supplied by me or from any material fact concerning the manufactured home, the park, or other location in which it is located, which I fail to disclose.

8. The manufactured home is offered without respect to race, creed, color, sex, student status, or national origin.

9. Yes or No I authorize Dealer or its designees to place and utilize a lockbox on the above manufactured home, and I will assume responsibility for all losses from its use. 1400 125

10. Dealer and I do hereby release each other from any claims, demands, disputes, or obligations which may exist, whether now known or unknown, arising from any and all exclusive listing agreements previously executed by the two parties.

11. I understand that Dealer may release a copy of this agreement to a prospective purchaser prior to sale.

12. I acknowledge that I have read, understood, and received a copy of this agreement this date. Time is of the essence in this contract.

13. Additional provisions _____

Listing salesperson Blue Carpet Homes

Dealer Jean Mc Grath

Address 17220 Newhope #111

City, State & Zip Fountain Valley CA

Phone 7143968479 Date 1-20-24

Registered Owner X Lich Pham

Registered Owner Pham Nguyen, Lich Thi Pham

Address 1400 S. Sunkist #125

City, State & Zip Anaheim, Ca. 92806

Phone 951-8239530 Date 1-20-24