

# Exclusive Right / Listing Agreement For Sale of Manufactured Home

Broker's Name <b>Amaragod Business Services LLC</b> Broker : Grace Anderson-Osuagwu	Owner(s) Name(s) <b>James P. Chantaca</b> <b>Maribel Munguia Cabrera</b>
Address <b>1910 Pacific Ave.</b> <b>Suite 2000 #1586</b>	Address <b>206 Rob Ln.</b>
City <b>Dallas</b> State <b>TX</b> Zip <b>75201</b>	City <b>Desoto</b> State <b>TX</b> Zip <b>75115</b>
Phone <b>214-200-5226</b>	Res. Phone <b>214-791-4565</b> Bus. Phone <b>N/A</b>

In consideration of the Broker's agreement to  list  sell on consignment (select one) and to use Broker's efforts to find a Purchaser for the Manufactured Home herein described, the Owner(s), hereafter Owner, give the Broker sole and exclusive right to sell said Manufactured Home, commencing 01 / 10 / 24 and terminating at 6 p.m. on 07 / 10 / 24 or following the sale of the Home, whichever comes first. This Contract may be canceled at any time by mutual consent of both parties, provided it is in writing.

Manufacturer <b>OAK CREEK HOMES LP</b>	Model <b>HALLMARK</b>	Model Yr. <b>2005</b>	Serial # <b>OC010615977</b>
Present Location <b>206 Rob Ln., Desoto, TX 75115</b>		Bedrooms <b>3</b>	Size of Home <b>16.0 x 76.0 1216 sq. ft.</b>

- Home may remain on the Manufactured Home Community Site. If the Home or Purchaser is not accepted in the Manufactured Home Community, the Purchaser may void the Purchase Contract.
- Home must be moved from the Manufactured Home Community Site.

1. The Broker is hereby authorized to negotiate for the sale of, and to sell said Manufactured or Mobile Home for \$ **32,900** at its present location, of which not less than \$ **3,290** shall be collected as earnest money from Purchaser, to be held by Broker until date of closing.

For his efforts the Broker shall receive the following compensation:

- a.  \_\_\_\_\_% of the final sale price.    b.  The amount of \$ **5,500** as a fixed fee.    c.  Greater of a. or b.

The Owner agrees to pay the Broker the Commission on the final gross selling price upon Sale of the Home.

If Owner is unwilling to sell Home after Broker has found a purchaser as evidenced by a written Offer to purchase, pursuant to the terms of this agreement, commission shall be paid to the Broker. Broker may negotiate for the sale of, and to sell, the Manufactured Home for an amount less than that specified above or upon different terms provided the Owner consents in writing and Purchaser is accepted by the Manufactured Home Community, if applicable. During the term of this agreement and as provided in #8 below, Owner shall not sell, lease, rent or negotiate regarding the Manufactured Home except through the services of the Broker.

2. Owner agrees that said Manufactured Home, and all other items made a part of the sale, are free and clear of all liens including, but not limited to, taxes, mobile home parking fees, assessments, license fees, etc., including ground rental (if on rented ground) paid to date of delivery, and that said Home and all other items made a part of the sale are free and clear of all personal property judgments and encumbrances, except as may be noted in #3 below. Owner agrees to furnish evidence of ownership in a form satisfactory to Broker and purchaser.

3. An outstanding lien, in the amount of \$ **13,000 approx.** remains on the above described: (Balance to be confirmed by payoff-21st Mortgage)

- Manufactured Home or  
 Other items made a part of the sale under # 9 below: (indicate which items here: N/A)

Lienholder's Name: 21st Mortgage Corporation

Address: P.O. Box 148 City: Memphis State: TN Zip: 38101-0148

4. Payment of Broker's commission shall be due and payable upon closing of any contract to sell, or sale made, and Broker shall have an equitable lien upon said Home and upon the proceeds in whole or in part of from said sale until Broker's commission is paid in full.

5. Owner grants Broker exclusive marketing rights for the Manufactured Home. Such rights include but are not limited to insertion of radio, television and newspaper ads, and placement of "For Sale" signs. If Owner unilaterally terminates or otherwise interferes with this agreement prior to the agreed upon termination date found above in this agreement, Owner agrees to pay Broker 3 % of the sale price stated in # 1 above as liquidated damages.

6. Property loss and liability insurance relative to the Manufactured Home described above shall, during the life of this agreement, regardless of the location of the home, be the responsibility of:  
 Current Owner listed above.  Other (Explain) N/A  
 Broker listed above.

7. The Broker assumes no responsibility for warranties either expressed or implied. The current Owner is solely responsible for all statements and claims related to quality, serviceability, functions, condition, past ownership, warranties, express or implied, regarding the above-described Manufactured Home or other items made a part of the sale under # 9. Broker is not providing professional inspection services.

8. If the Home is sold within six months after the expiration of this agreement to any person with whom the Broker or any authorized agent has negotiated or shown the Home prior to the expiration of this agreement, Owner agrees to pay Broker the commission set forth in this agreement.

9. Other Provisions and Additional Items included in Sale:

Stove  Refrigerator  Microwave  Washer  Dryer  Curtains or blinds  Utility Shed  Air conditioner  
 Satellite Dish  Other: Provide all copies of keys for doors and mailbox(es) of home. Dishwasher, Hot water heating unit

10. To market the Property properly and efficiently, the Seller grants the following permissions to the Broker:

- **Advertise the Property.**

- **To use the Property's street address when advertising the Property.**

- **Allow third (3<sup>rd</sup>) party websites to create estimated market values of the Property.**

- **Allow the Broker to disclose the existence of other offers on the Property.**

- **Publish any and all Property information electronically or in print.** This includes, but is not limited to, the Multiple Listing Service (MLS), real estate websites, newspapers, etc.

- **optional - Place a lockbox or key box on the Property.** The Seller shall hold harmless the Broker and all cooperating licensees from all responsibility and liability resulting from any loss, damage, or theft which might occur while the Property is listed by the Broker under this Agreement.

- **Authorize a "For Sale" Sign on the Property.**

- **Photographic Services.** Seller hereby authorizes the Broker to take interior and exterior photos and videos of the Property ("Photographic Services"). Such photographs and videos shall be permitted to be digitized, reproduced, published, transmitted, and/or disseminated and displayed in any form or manner, including, but not limited to, Multiple Listing Services, television, internet marketing, publications, and any other means to advertise the Property to aid in the marketing of the Property. Seller agrees to limit the use of the photos or videos generated from the Photographic Services to personal use and may not be used for commercial purposes.

11. Occupancy by purchaser may occur within <sup>1-3 upon close</sup> \_\_\_\_\_  days} { hours} (select one) of Purchaser's closing with Broker, or Owner will pay \$ N/A rent/day to the purchaser.

12. Owner agrees to indemnify and hold harmless Broker in any dispute between Owner and any buyer or prospective buyer including any dispute arising from representations made by Broker based upon information provided by Owner or Buyer, provided those representations were communicated in good faith.

13. Broker agrees to exercise all reasonable efforts while providing a fiduciary duty to act in the best interests of the Seller. Broker shall market the Property to the best of their abilities in order to achieve the highest sales price feasible for the Seller. Broker shall make all attempts to transfer the Property to a qualified Buyer and shall follow-up with every effort to ensure such result is to the benefit of the Seller.
14. Seller agrees to make a reasonable effort to accommodate the Broker, including, but not limited to cleaning and decluttering, open houses, showings, Buyer appointments, inspections, testing, and any other requests regarding the use of the Property. When receiving offers, the Seller agrees, in good faith, to consider all proposals, letters, or similar contracts presented by the Broker. Seller shall be the only party responsible for determining the Purchase Price or any price for the sale of the Property.

Dated this 10th day of January, 2024.

Broker: Grace Anderson-Osuagwu  
Grace Anderson-Osuagwu

Owner: James P. Chantaca  
James P. Chantaca

Signature

Owner: Maribel Munguia Cabrera  
Maribel Munguia Cabrera

Signature


# ORIGINAL STATEMENT OF OWNERSHIP AND LOCATION

On January 1st of each year, a tax lien comes into existence on a manufactured home in favor of each taxing unit in the jurisdiction where the home is actually located on January 1st. In order to be enforced, any such lien must be recorded with the Texas Department of Housing and Community Affairs, Manufactured Housing Division as provided by law. You may check our records through our website or contact us to learn of any recorded tax liens. To find out about the amount of any unpaid tax liabilities, contact the tax office for the county where the home was actually located on January 1st of that year.

## Certified Copy of Original Statement of Ownership and Location

Date Issued: 06/19/2017

Certificate Number: MH00674345

Manufacturer		Label/Seal No.	Serial No.	Weight	Size
MHDMAN00000251 OAK CREEK HOMES LP 4805 EAST LOOP 820 SOUTH FORT WORTH, TX 76119		PFS0913484	OC010615977	27,965	16.0 × 76.0
Model	Date of Manufacture	Effective Date of Transfer	County Where Installed	Wind Zone	Total Sq Feet
HALLMARK	07/05/2005	3/16/2017	DALLAS	I	1216
The Owner(s) have elected to declare the manufactured home as: <b>PERSONAL PROPERTY</b>  			Owner of Record		
			JAMES P CHANTACA MARIBEL MUNGUIA CABRERA 206 ROB LANE DESOTO, TX 75115		
			Seller or Transferor		
			YES HOMESALES EXP, LLC DBA HAMPTON ACRES 1511 SOUTH HAMPTON RD DESOTO, TX 75115		
			Physical Address		
			206 ROB LANE DESOTO, TX 75115		
			Right of Survivorship: Yes		
Lien(s): <i>The following liens, charges, or other encumbrances are reflected as having been created affecting the manufactured home.</i>					
3/16/2017 YES FINANCIAL SERVICES, LLC C/O CLAYTON BANK AND TRUST 520 W SUMMIT HILL DR STE 801 KNOXVILLE, TN 37902					

  
 Jim R. Hicks  
 Executive Director

Owner Copy

## Residential Account #7500600206RALM06

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### Property Location (Current 2024)

**Address:** 206 ROB LN  
**Neighborhood:** 4SS08M  
**Mapsc0:** 83-V (DALLAS)

[DCAD Property Map](#)

[2023 Appraisal Notice](#)

### Electronic Documents (ENS)



[Print Homestead Exemption Form](#)

### Owner (Current 2024)

CHANTACA JAMES P &  
 206 ROB LN  
 DESOTO, TEXAS 751156909

### Multi-Owner (Current 2024)

Owner Name	Ownership %
CHANTACA JAMES P &	50%
CABRERA MARIBEL MUNGUIA	50%

### Legal Desc (Current 2024)

- 1: HAMPTON ACRES MHP
  - 2: SPACE 206R
  - 3: 16X76 2005 S#OC010615977
  - 4: CO-DALLAS
  - 5: 000600206RALM 4CS00060020
- Deed Transfer Date:** 1/1/1900

### Value

2023 Certified Values	
<b>Improvement:</b>	\$13,550
<b>Land:</b>	+ \$0
<b>Market Value:</b>	= \$13,550
<b>Revaluation Year:</b>	2023
<b>Previous Revaluation Year:</b>	2022

### Main Improvement (Current 2024)

<b>Building Class</b>	MOBILE HOME	<b>Construction Type</b>		<b># Baths (Full/Half)</b>	0/ 0
<b>Year Built</b>	2005	<b>Foundation</b>	UNASSIGNED	<b># Kitchens</b>	0
<b>Effective Year Built</b>	0	<b>Roof Type</b>		<b># Bedrooms</b>	0
<b>Actual Age</b>	19 years	<b>Roof Material</b>		<b># Wet Bars</b>	0
<b>Desirability</b>	UNASSIGNED	<b>Fence Type</b>	UNASSIGNED	<b># Fireplaces</b>	0
<b>Living Area</b>	0 sqft	<b>Ext. Wall Material</b>		<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	0 sqft	<b>Basement</b>	UNASSIGNED	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	UNASSIGNED	<b>Spa (Y/N)</b>	N
<b># Stories</b>	UNASSIGNED	<b>Air Condition</b>	UNASSIGNED	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	0%			<b>Sauna (Y/N)</b>	N

<b>Mobile Home Serial#</b>	OC010615977	<b>Size (LxW)</b>	76ft x 16ft
<b>Mobile Home Mfgr</b>	OAKCREEK	<b>Space #</b>	206R

### Additional Improvements (Current 2024)

No Additional Improvements.

### Land (2023 Certified Values)

No Land Records.

**\* All Exemption information reflects 2023 Certified Values. \***

### Exemptions (2023 Certified Values)

No Exemptions

### Estimated Taxes (2023 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DESOTO	DESOTO ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.685092	\$1.0728	\$0.215718	\$0.110028	\$0.2195	N/A
<b>Taxable Value</b>	\$13,550	\$13,550	\$13,550	\$13,550	\$13,550	\$0
<b>Estimated Taxes</b>	\$92.83	\$145.36	\$29.23	\$14.91	\$29.74	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$312.08</b>

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

History

[History](#)