



FLORIDA'S BEST MOBILE HOME SALES

LISTING AGREEMENT

Email: Broker@FloridasBestMobileHomeSales.com 352-216-4533

www.FloridasBestMobileHomeSales.com

727-314-2726

VIN FLFL2AA15792510/FLFL2BA15792510 Make GLEN Model HS

Address 3150 NE 36th Ave, Lot 325, Ocala, FL 34479

Community Villas at Spanish Oaks YEAR 1980

Lot Rent \$ 772.11 mo. Seller Donald E Ruzichka
69354 637th Ave, Ellsworth, WI 54011-4527

1. Florida's best mobile home sales as the EXCLUSIVE BROKER to locate a buyer at the price and terms described below beginning 1-7-2024 and terminating at 11:59 p.m. on 4-30-2024. Seller certifies that he/she/they is/are legally entitled to convey this property and all improvements therein.

Property is currently Occupied Vacant Lockbox Lockbox Combo (Office Use Only)

A lock box does not ensure the Property's security. Seller is advised to secure or remove valuables. Seller agrees that the lock box is for Seller's benefit and releases Broker, persons working through Broker from all liability and responsibility in connection with any damage or loss that occurs. J.R. Initials

Listing Price \$ 48,000.00 Forty eight thousand and 00/100 \$ 48,000 00/100

2. **BROKERAGE TERMS:** Owner agrees to pay broker at time of closing from the disbursement of the proceeds of the sale in the amount of not less than \$2500.00 or 10% (whichever is higher) as consideration for locating a buyer for the home J.R. Initials

3. **MARKETING:** The seller agrees to public marketing by the Broker to include various internet sites including MLS/IDX and public apps. Seller allows a sign to be placed on the property and allow sales agents access to show the home during reasonable hours. J.R. Initials

Seller acknowledges Broker and Agents will work to sell this home, but this listing is not guarantee of a sale.

The following are included with the sale:

Refrigerator Disposal Washer Air Conditioner Fans 5
Dishwasher Range/Oven Dryer Shed Furniture List Negotiable
No Dining room/Fireplace

The Seller agrees that the A/C & Heat, Hot Water Heater, Refrigerator, Range/Oven are all in working condition unless noted: (5 yrs. old)

4. **Broker's fee is due in the following circumstances:** (1) If home is sold to a buyer brought by a sales agent from a different brokerage other than Florida's Best Mobile Home Sales or sold to an investor not associated with this brokerage during the listing period up to the expiration date. (2) If Seller refuses or fails to sign an offer at the price and terms stated in this Agreement, defaults on an executed sales contract, or agrees with a buyer to cancel an executed sales contract. (3) If, within 30 days after Termination Date ("Protection Period"), Seller transfers or contracts to transfer the Property to any prospects with whom Broker or Sales Agent of Florida's Best Mobile Home Sales communicated regarding the home sale prior to Termination Date.

5. No fee will be due Broker if the Property is relisted after Termination Date and sold through another broker.

6. **Termination/Cancellation:** Seller must submit written request via Certified Mail requesting termination of listing contract. Seller will pay broker a \$499 cancellation fee. Fee must be received to cancel listing. J.R. Initials

7. Seller is Responsible for Current and Past Due Lot Rent. J.R. Initials

8. Seller to pay \$100 Document Storage fee from seller proceeds at closing. Waived PR J.R. Initials

Seller represents the TITLE is free from any liens being clean and marketable YES NO If there is a lien holder, seller authorizes broker to obtain exact amount of each lien (if there are multiple) to be paid off to clear title. The Seller agrees to deliver the home free of all liens/encumbrances, county tangible taxes, registration fees and balances due.

Lien holder NAME/Address N/A Phone N/A

SELLER Donald E. Ruzichka Date 1-7-2024

Seller Email: Donpuzichka@yahoo.com PHONE: 715-425-9524

SELLER _____ Date _____

Seller Email: _____ PHONE: _____

Listing Agent Pamela Rachel Date 1-7-24