

# 353

Island in the Sun Resales

1001 Starkey Road, #1, Largo, FL 33771 - (727) 523-1810

EXCLUSIVE LISTING AND RIGHT OF AGREEMENT

352-217-9441  
glenn

Listing # LMB-353 Lot # 353 Park Paradise Island Price 215,000  
 Owner(s) Name(s) Schwab Family Trust MH Addr 1001 Starkey Rd 353  
 Mailing Address 811 Plumtree Lane, Sarasota 34243 Phone 352-217-5070  
 MH INFO:  
 Make/Model Jacobson Size 26x60 Year 1990 VIN CH11641 AFB 70  
 Occupied No Key LBOX Lot Rent/Maint. \$ 427.03 Beds 2 Bath 2  
 C/H&A Yes Units 4 Furnished Yes W/D Yes Hook-ups Yes  
 Ceiling Fans (#) 4 Kitchen Yes Range Yes Fridge Yes DW Yes  
 Disposal Yes Carport Yes Shed Yes Patio Yes Fla/Screen Room Yes  
 Expand No Drapes/Blinds Yes Carpet N/A Walls Yes Photo Yes  
 PARK INFO:  
 Park Manager Resource Prop Mgmt Phone 727-535-2172 Show VACANT - go to prop  
 Age 1990 Pets Yes (2) Rentals Yes Water Yes Sewer Yes  
 Garbage Yes Lawn Maint Yes Laundry Yes Rec Hall Yes Pool Yes  
 Shuffle Yes Waterfront Yes Other(s) Yes

The Undersigned ("Seller") hereby authorizes island in the Sun Resales (Agent) to sell the mobile home identified above ("Home") for a period of time from 1-6-2024 to 7-5-2024 for a sale price of \$215,000. Seller agrees to refer Agent all inquiries received concerning the Home.

Seller hereby grants to Agent exclusive right to list and advertise the Home, which advertisement may be done by insertion of ads in newspapers, the placing of a "For Sale" sign on the premises or any such other means of advertising as are commonly used together with the right to show the Home at a reasonable hour to customers.

The term "Reasonable Hour" as used herein shall be defined as any time between 9 am and 6 pm Monday through Saturday and 12 pm and 5 pm on Sunday. If by mutual consent of both the Seller and Agent, the Home is withdrawn from sale, listing or advertising before the expiration of this agreement, Seller agrees to pay Agent 1% of the last quoted sale price on the Home as liquidated damages to reimburse Agent for advertising, sales costs and losses incurred as the result of Sellers failure to adhere to the full term of this agreement. Commission due is: \$ N/A or 4 % per job

Seller warrants and represents to Agent that the information set forth above is true and correct to the best of Sellers knowledge and belief. This agreement concerns property located in Florida, and shall be construed and interpreted in accordance with all laws in the State of Florida. This agreement shall be binding upon and shall insure to the benefit of the parties, their successors and assigns, devisees, grantees, heirs, legal representatives, as applicable and appropriate. In the event it becomes necessary for either party herein to seek legal means to enforce the terms of the agreement, the non-prevailing party will be liable for all reasonable attorney fees, travel expenses, deposition costs, expert witness fees and expenses and any other cost of whatever is reasonable and necessarily incurred by the prevailing party as a necessary incident to the prosecution or defense of such motion or defense or services.

Sellers right to cancel. If this is a home solicitation sale, and the seller does not want goods or services, Seller may cancel this agreement by mailing a notice to Agent. This notice must indicate that the Seller does not want the goods or services and must be postmarked before midnight of the third business day after Seller has signed this agreement

Signed 6<sup>th</sup> day of JAN 20 24 Seller: Tami R. Schwab

Agent approval: [Signature] Seller: Glenn A. Schwab  
Tami R. Schwab