

QUALITY HOMES

LISTING AGREEMENT

Date 1/5/2024

SALESPERSON KAREN BARKER SALES CENTER AMBER GLADES ESTATES

I/We do hereby certify that we are the owners or authorized sellers of a mobile home, identified as:

Year 1979 Brand DUTC Approximate Size 24X44 Serial No. D2486178A/B

Selling Price \$ 38,500.00 Style DOUBLE No. of Bedrooms 2 No. of Bathrooms 2

Type of Heat ELECTRIC Type of Water Heater ELECTRIC

Type of Cooking Stove ELECTRIC Refrigerator YES Furnished / Unfurnished or Partially Furnished (circle one)

Washer Dryer Dishwasher Garbage Disposal Drapes _____ Water Softener _____ Fireplace _____

Enclosed Porch Cent/Air Shed Window Air _____ Awning _____ Deck _____

Other: _____

I/WE GRANT TO THE UNDERSIGNED BROKER THE EXCLUSIVE RIGHT TO SELL THE AFOREMENTIONED MOBILE HOME FOR A PERIOD OF 180 DAYS FROM THE ABOVE DATE. I/WE AGREE TO PAY THE UNDERSIGNED BROKER A SELLING FEE OF \$ 2500.00 DOLLARS OR n/a % OF THE SALE PRICE, WHICHEVER IS GREATER. IF THE MOBILE HOME IS SOLD DURING THE LISTING PERIOD SPECIFIED, THE SELLER AGREES TO VACATE HOME WITHIN 30 DAYS OF CLOSING DATE. THE SELLER AGREES TO PAY A \$ 300.00 PROCESSING FEE AT CLOSING.

IF A SALE IS MADE BY THE SELLER WITHIN TWELVE (12) MONTHS AFTER CONTRACT TERMINATION TO ANYONE WITH WHOM THE AGENT NEGOTIATED OR DISCUSSED THE SALE, THE UNDERSIGNED SELLER AGREES TO PAY QUALITY HOMES THE COMMISSION SPECIFIED IN THE ABOVE PARAGRAPH UPON RECEIPT OF A DEPOSIT ACCORDING TO THIS AGREEMENT. WE AGREE TO DELIVER PROOF OF OWNERSHIP AND TO EXECUTE ALL LEGAL DOCUMENTS AS ARE NECESSARY TO CONSUMMATE THE SALE. WE REPRESENT THAT WE ARE IN PEACEFUL POSSESSION OF THE PROPERTY AND THAT OUR TITLE IS CLEAR, SUBJECT ONLY TO THE FOLLOWING LIEN OR OBLIGATION:

Lien Holder: n/a Balance: n/a

Account Number: n/a Phone Number: n/a

You, as our agent, are not responsible for vandalism, theft or damage of any nature whatsoever to the property.

We, the undersigned of the above described mobile home, hereby relieve Quality Homes from all responsibility concerning any repairs or alterations to the mobile home. Quality Homes does not accept any responsibility for the condition of the above described mobile home.

It is understood also that the undersigned will assign to the Purchaser any lease or rights that the undersigned may have to the site on which the said mobile home is located. It is further understood that the assignment of any lease or right to the site on which the said mobile home is located does not constitute a commitment on behalf of the site landlord and it is the obligation of the Purchaser to comply with all needed requirements of the landlord in order to assume site residency.

We agree to place no advertisements during the term of the contract without the written permission of Quality Homes.

We hereby acknowledge that we have received a copy of this agreement.

Melissa M. Middleton (L.S.) _____ (L.S.)
Signature of Seller Signature of Seller


Melissa Manly Middleton
Please Print Your Name

Please Print Your Name

QUALITY HOMES

By KAREN BARKER

Phone Number 727-725-1811



AMBER GLADES ESTATES
Mobile Home Community

3113 STATE ROAD 580 317
Address Lot No.

Business Phone

CHECKLIST FOR SELLERS OF MOBILE HOMES

- Apply for community inspection if required.
- Make sure smoke detector(s) work. Two (2) smoke detectors are required if you have bedrooms at the front and rear of your home.
- Fire extinguisher must be operable. One (1) 2A 10BC extinguisher is required.
- Make sure lavatories flush and water runs in all drains freely.
- Make sure water taps shut off – no leaks.
- Make sure door locks work – front and back.
- Winterize or summarize home if vacant.
- Make sure home is presentable for showing and cleaned when vacant.