

Island in the Sun Resales

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

EXCLUSIVE LISTING AND RIGHT OF AGREEMENT

Listing # 0444PIL0124 Lot # 444 Park Paradise Island \$ 94900.00
Owner(s) Name(s) Arthur or Margared Dumas MH Addr 1001 Starky Rd. Lot 444, Largo, FL 33771
Mailing Address 1001 Starkey Rd. Lot 444, Largo, FI 33771 Phone 207-451-7879

MH INFO:

Make/Model JACOBSEN Size 28X41 Year 1999 VIN JACFL19701A
Occupied YES Key YES Lot Rent/Maint. \$ 819.33 Beds 2 Bath 2
C/H&A YES Units 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 Drapes/Blinds YES Carpet YES Walls YES Photo YES

PARK INFO:

Park Manager PAT CRACCHIOLO Phone 727-535-2172 To Show
Age 55+ Pets YES Rentals YES Water YES Sewer YES
Garbage YES Lawn Maint YES Laundry NO Rec Hall YES Pool YES
Shuffle YES Waterfront YES Other(s) Email Address:

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 16-Jan-24 to 16-Jul-24 for a sale price of \$94,900.00. 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 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 If by mutual consent of both the Seller and Agent, the Home is withdrawn from sale, listing or advertising before the expiration of this agreement, Seller agrees to pay Agent 1% of the last quoted sale price on the Home as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: \$ or 4 %

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 t 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 16 day of SEPT 2024

Seller: Arthur G. Dumas

Agent approval: Jackie Vaughn

Seller: Margaret A. Dumas