



Listing Agreement

Superior Integrity Mobile Home Sales

Superior Integrity

This Mobile Home listing agreement is between Pamela Ann Casse II
(Seller/s) and Cardwell Mobile Home Sales LLC DBA Superior Integrity Mobile Home Sales (Broker).

1. **Authority to sell mobile home:** Seller(s) gives the Broker/Listing Agent the **Exclusive Rights** to sell the mobile home which is located on lease land, described below, at the price and terms described below, beginning the 15th day of Feb, 2024 and terminating at 11:59 p.m. the 15th day of August, 2024 ("Termination Date"). Seller and Broker acknowledge that this Agreement does not guarantee a sale. This mobile home will be offered to any person without regard to race, color, religion, sex, handicap or any other factor protected by federal, state or local law. Seller certifies and represents that he/she/it is legally entitled to convey the Property and all improvements.

2. **Cancellation Policy:** We have a 100% commission fee cancellation policy.

3. Address of Property:

(a) Street Address 171 A Falcon Crest East Plant City FL 33565

Lot Number 171A PO Box N/A

Park Name: The Lakes at Country Wood

(b) Personal Property –Refer to Furnishing Listing Form

(c) With the exception of the following items _____

Seller(s) agrees to provide a complete list of all furnishings and contents to remain with the home. This list will be provided to the buyer for verification.

4. **Property Occupancy:** Property is or is not currently occupied.

5. **Protection of Home:** Seller(s) are responsible and will maintain all heating, plumbing and lighting fixtures, and all appliances and other electrical devices in the same condition as they exist as of the date of this

contract, reasonable wear and tear is exempt. Seller(s) will not remove or exchange any item that was included or listed with the sale of the home.

6. Price:

(a) Price of home is: \$ 77,900.00

(b) Broker Fee is: \$ 2,000.00

(c) Amount due to Owner
At Closing: \$ 75,900.00

7. Broker Obligations and Authority: Broker/Listing Agent agrees to make diligent and continued efforts to sell the Mobile Home until a sales contract is pending or the listing agreement expires. Seller authorizes Broker/Listing Agent to advertise said property and place Broker/Listing Agent's sign on home.

Seller's Signature: Pam Cassell Date: 2/15/2024

Seller's Signature: _____ Date: _____

Home number: _____ Cell number: 941-713-1329

Email Address: _____

Authorized Broker/ Listing Agent: Zachary M Cardwell Date: 2/15/2024