## EXCLUSIVE RIGHT OF SALE LISTING AGREEMENT

	Evelyn Stewart	at the profit in the city of	(Seller) and			
	Sunset Cor	mmunities-Renee Paricio	(Broker).			
1. Al	UTHORITY TO SELL PROPER	RTY:				
SE	LLER gives Broker the EXCL	USIVE RIGHT TO SELL the personal p	property ("Property") described below, at the			
pr	ice and terms described bel	ow, beginning the <u>12</u> day of	Feb, 2024, and terminating at 11:59			
p.1	m. the <u>12</u> day of <u>Aug</u>	g, 2024 ("Termination Date")	). Upon full execution of a contract for sale			
an	d nurchase of the Property	, all rights and obligations of this Agr	eement will automatically extend through the			
da	te of the actual closing of the	he sales contract. SELLER and BROK	ER acknowledge that this Agreement does not			
σH	arantee a sale. This Proper	ty will be offered to any person with	nout regard to race, color, religion, sex,			
ha	indicap, familial status, nati	onal origin, or any other factor prote	ected by federal, state, or local law. SELLER			
CE	RTIFIES and represents tha	t he/she is legally entitled to convey	the Property and all improvements.			
	ESCRIPTION OF PROPERTY:					
2.	Brand Name:	ROYA				
	Decal #(s):					
	Serial #(s):	10010505\/				
	Year Built:					
			205 Carries Brinto Cardo El 22055			
	a. Real Property Str	eet Address:17100 Tamiami Trl N, #2	235 Spruce, Punta Gorda, PL 33955			
			and the formula hand			
	b. Personal Property, including appliances: partially furnished					
	A TREE VANDE - NO.		anthu accuried by topant			
	c. Occupancy: Prop	perty (is) or (is not) 🗶 curre	ently occupied by tenant.			
	If occupied, the le	ease term expires:	wing terms or an other terms accontable to the			
3. <b>P</b>	RICE AND TERMS: The prop	perty is offered for sale on the follow	ving terms, or on other terms acceptable to the			
Se	eller:	\$27,900				
	a. Price:		Other			
	<ul><li>b. Financing Terms:</li></ul>	CashConventional	Ottler			
	Seller financing _	Seller will hold a purchase mor	ney mortgage in the amount			
	of \$	with the following terms:	· · · · · · · · · · · · · · · · · · ·			
	<ul><li>c. Seller Expenses:</li></ul>	Seller will pay mortgage/loan disco	unt points or other closing costs not to			
			ny other expenses Seller agrees to pay in			
	connection with	a transaction.	UID and a standard offerts to call the			
4. B	ROKER OBLIGATIONS AND	AUTHORITY: Broker agrees to mak	e diligent and continued efforts to sell the			
Pr	operty until a sales contrac	t is pending on the property. Seller	authorizes Broker to:			
	<ul> <li>a. Advertise the Pro</li> </ul>	pperty as <b>Broker</b> deems advisable in	newspapers, publications, computer network			
	including the Inte	ernet and other media, place approp	oriate transaction signs on the Property,			
			r (signs a sales contract) and use Seller's name			
	in connection wit	th marketing or advertising the Prop	perty.			
	b. Provide objective	e comparative market analysis inform	nation to potential buyers, and			
	c. (check if applicab	ole) we a lock box system to s	show and access the Property. A lock box doe			
	not ensure the P	roperty's security, Seller is advised t	o remove or secure valuables. Seller agrees			
	that the lock box	is for Seller's benefit and releases B	Broker and persons working through Broker			
		13 101 Seller 3 Bellerie alla l'electe				
	from all liability a	and responsibility in connection with	any loss that occurs.			
	from all liability a	and responsibility in connection with	n any loss that occurs. ers once Seller accepts a sales contract for the			

- 5. SELLER OBLIGATIONS: In consideration of Broker's obligations, Seller agrees to:
  - a. Cooperate with Broker in carrying out the purpose of this Agreement, including referring immediately to Broker all inquiries regarding the Property's transfer, whether by purchase or any other means of transfer. b. Provide Broker with keys to the Property and make the Property available for Broker to show during

reasonable times.

c. Inform Broker prior to leasing, mortgaging or otherwise encumbering the Property.

- d. Indemnify Broker and hold Broker harmless from losses, damages, costs, and expenses of any nature, including attorney's fees, and from liability to any person, the Broker incurs because of:
  - (1) Seller's negligence, representations, misrepresentations, actions, or inactions,
  - (2) The use of a lock box,
  - (3) The existence of undisclosed material facts about the Property, or
  - (4) A court or arbitration decision that a Broker who was not compensated in connection with a transaction is entitled to compensation from Broker.
- 6. COMPENSATION: Seller will compensate Broker as specified below for procuring a Buyer who is ready, willing and able to purchase the Property or any interest in the Property on the terms of this Agreement or on any other terms acceptable to Seller. Seller will pay Broker as follows (plus applicable sales tax):
  - a. To pay the Broker at time of closing the sale of the property, compensation in the amount of (select one) or ( ) \_\_\_\_\_\_ % of the gross purchase price plus applicable federal, state and local taxes along with a \$ 250.00 processing and documentation fee for Broker's services in effecting the sale by finding a Buyer ready, willing and able to purchase the Property pursuant to this contract. However, closing is not a prerequisite for Broker's fee being earned. (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is exercised Seller will pay Broker, the paragraph 6 (a) fee less the amount Broker received under this subparagraph. \_ (\$ or %) of gross lease value as a leasing fee, on the date Seller enters into a lease or agreement to lease, whichever is soonest. This fee is due if the Property is or becomes the subject of a contract granting an Exclusive Right to Lease the Property.
  - d. Broker fee is due in the following circumstances:
  - (1) If any interest in the Property is transferred, whether by sale, lease, exchange, governmental action, bankruptcy or any other means of transfer, regardless of whether the Buyer is secured by Broker, Seller or any other person. (2) If Seller refuses or fails to sign an offer at the price and terms stated in this Contract, defaults on an executed sales contract or agrees with Buyer to cancel an executed sales contract. (3) If, within 120 days after termination date (Protection Period)., Seller transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom Seller or Broker communicated regarding the Property prior to Termination Date. However, no fee will be due Broker if the Property is relisted after Termination Date and sold through another Broker.
- 7. CONDITIONAL TERMINATION: At Seller's request, Broker may agree to conditionally terminate this Agreement. If Broker agrees to conditional termination, Seller must sign a withdrawal agreement, reimburse Broker for all direct expenses incurred in marketing the Property and pay a cancellation fee of \$500.00 plus applicable sales tax. Broker may void the conditional termination and Seller will pay the fee stated in paragraph 6 (a) less the cancellation fee if Seller transfers or contracts to transfer the Property or any interest in the property during the time period from the date of conditional termination to Termination Date and Protection Period, if applicable.

8. <b>DISPUTE RESOLUTION:</b> The matters in question between by first attempting mediation the parties. If litigation arise attorney's fees and cost, unless that the parties are supplied to the parties of the parties of the parties.	the parties arising out of under the rules of the sout of this Agreement ess the parties agree that	of or relating to this Agre American Mediation Ass , the prevailing party wil at disputes will be settled	cociation or other mediator l be intitled to recover reas d by arbitration as follows:	agreed upon by onable
which the Property is located agreed upon by the parties. own fees, costs, and expense fees of arbitration.	not resolved by mediation I in accordance with the Each party to any arbitres, including attorneys' f	on will be settled by neur rules of the American A ation or litigation (includ rees and will equally split	rbitration Association or ot ling appeals and interplead the arbitrator's fees and a	her arbitrator ers) will pay its dministrative
<ol> <li>COOPERATION WITH OTH representatives, administrate facsimile will be considered a exchangers, optionees and or</li> </ol>	ors, successors, and assins originals. The term "I	gns. Signatures, initials, Buyer" as used in the Agi	and modifications commun reement includes buyers, to	licated by
IN WITNESS WHEREOF, SELL provided, with each party acl	ER and BROKER hereto knowledging receipt of a	have executed this Listin a copy thereof.	g Contract on the day and	year below
(Sellers Signature)	(Date)	(Sellers Signature)	(Date)	
Evelyn Stew	art			
(Sellers Printed Name)		(Sellers Printed Name)		
Seller's Mailing Address:				
Seller's Contact # (Home)	(Office)	(Cell)	(Fax)	
Email Address:	marigolo	111796@hotmail.com		-
11. 1/6		Renee Paricio		
(Authorized Broker's Signatur	re)	(Listing Licensee's Printed Name)		
	SET COMMUNITIES LLC SE 43 <sup>RD</sup> ST UNIT 203 E CORAL, FL 33904			