

updated

# QUALITY HOMES

## LISTING AGREEMENT

Date 1-3-24

SALESPERSON Kris Gruebner SALES CENTER Sterling Estates

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

Year 2020 Brand Redman Approximate Size 14x66 Serial No. 112000HRC808863A

Selling Price 40,000 Style \_\_\_\_\_ No. of Bedrooms 2 No. of Bathrooms 2

Type of Heat gas Type of Water Heater gas

Type of Cooking Stove gas Refrigerator  FURNISHED (Unfurnished) or Partially FURNISHED (circle one)

Washer  Dryer  Dishwasher  Garbage Disposal  Drapes \_\_\_\_\_ Water Softener \_\_\_\_\_ Fireplace \_\_\_\_\_

Enclosed Porch \_\_\_\_\_ x \_\_\_\_\_ Cent/Air  Shed  Window Air \_\_\_\_\_ Awning \_\_\_\_\_ x \_\_\_\_\_ Deck \_\_\_\_\_ x \_\_\_\_\_

Other: \_\_\_\_\_

I/WE GRANT TO THE UNDERSIGNED BROKER THE EXCLUSIVE RIGHT TO SELL THE AFOREMENTIONED MOBILE HOME FOR A PERIOD OF 90 DAYS FROM THE ABOVE DATE. I/WE AGREE TO PAY THE UNDERSIGNED BROKER A SELLING FEE OF \$ 2,500 - DOLLARS OR NA % 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 IMMEDIATE DAYS OF CLOSING DATE. THE SELLER AGREES TO PAY A \$ 300 - 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: Greenstate Credit Union Balance: \_\_\_\_\_

Account Number: 70586243 Phone Number: 877-527-3550

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.

[Signature] (L.S.) \_\_\_\_\_ (L.S.)  
Signature of Seller Signature of Seller

Michael Lawrence Cristodero  
Please Print Your Name Please Print Your Name

QUALITY HOMES  
By Kris Gruebner  
Phone Number 586-254-2070

Sterling Estates  
Mobile Home Community  
43491 Normandy Ave #639  
Address Lot No.  
586-683-8900  
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.

9/20/23