

FLORIDA'S BEST MOBILE HOME SALES

LISTING AGREEMENT

Email: Broker@FloridasBestMobileHomeSales.com 352-216-4533



www.FloridasBestMobileHomeSales.com

VIN T247P10654A/B Title # 198349534 Make TWIN Model HS
Address 3150 NE 36th Ave. #421, Ocala, FL 34479
Community The Villas at Spanish Oaks YEAR 1981
Lot Rent \$ 869 mo. Seller Kathryn Ann Edwards / Loren Max Edwards

- 1. Florida's best mobile home sales as the EXCLUSIVE BROKER to locate a buyer at the price and terms described below beginning 3-1-24 and terminating at 11:59 p.m. on 6-30-24. Seller certifies that he/she/they is/are legally entitled to convey this property and all improvements therein.

Property is currently Occupied Vacant Lockbox Lockbox Combo _____ (Office Use Only)

A lock box does not ensure the Property's security. Seller is advised to secure or remove valuables. Seller agrees that the lock box is for Seller's benefit and releases Broker, persons working through Broker from all liability and responsibility in connection with any damage or loss that occurs. KAE LM Initials

Listing Price \$ Thirty seven Thousand Nine Hundred x4/ - \$37,900.00

- 2. **BROKERAGE TERMS:** Owner agrees to pay broker at time of closing from the disbursement of the proceeds of the sale in the amount of not less than \$2500.00 or 10% (whichever is higher) as consideration for locating a buyer for the home. KAE LM Initials
- 3. **MARKETING:** The seller agrees to public marketing by the Broker to include various internet sites including MLS/IDX and public apps. Seller allows a sign to be placed on the property and allow sales agents access to show the home during reasonable hours. KA LM Initials

Seller acknowledges Broker and Agents will work to sell this home, but this listing is not guarantee of a sale.

The following are included with the sale:

Refrigerator Disposal Washer Air Conditioner Fans 6
Dishwasher Range/Oven Dryer Shed Furniture List TBD - Partially furnished

The Seller agrees that the A/C & Heat, Hot Water Heater, Refrigerator, Range/Oven are all in working condition unless noted: AC/Heat Pump Installed 3/2023, HW/H installed 2020, Disposal 2023

- 4. **Broker's fee is due in the following circumstances:** (1) If home is sold to a buyer brought by a sales agent from a different brokerage other than Florida's Best Mobile Home Sales or sold to an investor not associated with this brokerage during the listing period up to the expiration date. (2) If Seller refuses or fails to sign an offer at the price and terms stated in this Agreement, defaults on an executed sales contract, or agrees with a buyer to cancel an executed sales contract. (3) If, within 30 days after Termination Date ("Protection Period"), Seller transfers or contracts to transfer the Property to any prospects with whom Broker or Sales Agent of Florida's Best Mobile Home Sales communicated regarding the home sale prior to Termination Date.
- 5. No fee will be due Broker if the Property is relisted after Termination Date and sold through another broker.
- 6. **Termination/Cancellation:** Seller must submit written request via Certified Mail requesting termination of listing contract. Seller will pay broker a \$499 cancellation fee. Fee must be received to cancel listing. KAE Initials
- 7. Seller is Responsible for Current and Past Due Lot Rent. KAE Initials
- 8. Seller to pay \$199 Document Storage fee from seller proceeds at closing. KAE Initials

Seller represents the TITLE is free from any liens being clean and marketable YES NO If there is a lien holder, seller authorizes broker to obtain exact amount of each lien (if there are multiple) to be paid off to clear title. The Seller agrees to deliver the home free of all liens/encumbrances, county tangible taxes, registration fees and balances due.

Lien holder NAME/Address N/A Phone _____
SELLER Kathryn Ann Edwards Date 2-29-24
Seller Email: kechicken@gmail.com PHONE: 704-634-0370
SELLER Loren Max Edwards Date 2-29-24
Seller Email: PapaFoxtrot PFI Loren@gmail.com PHONE: 704-634-1238
Listing Agent Pamela Rachil Date 2-29-24