

**COMMUNITY LIFE HOMES, LLC
EXCLUSIVE LISTING AGREEMENT**

Mobile Home Community: Newport Farms City: Newport State: Michigan Date: 11/17/2023
Lot # 379 Address: 9235 Iron Ridge Rd. Phone: 734-586-6443.

1. **LISTING PERIOD:** In consideration of the undersigned **Community Life Homes, LLC.** (Agent) agrees to use their best efforts to find a purchaser for the manufactured home ("Home") described below, the "Seller" hereby irrevocably grants to Agent the sole and exclusive right to sell the undersigned Home from 4/2/2024 until 10/2/2024 (not to exceed six months unless separately renewed) Make Hart Year: 1998 Length: 48 Identification Number(s): HH52031NAB1.

2. **TERMS OF SALE:** The Seller agrees to sell the Home upon the following terms, which include the conditions and standards on the reverse hereof, or, with the written consent of seller, for a lesser amount or upon different terms: Listing Price: \$58,900.00 Occupancy within: 1 days after closing or NA.

3. **DESIGNATED ITEMS INCLUDED IN SALE:** _____ Home Service Contract; Tie Downs; Skirting; Shed; Steps; Washer; Dryer; Disposal; Dishwasher; Range/Oven; Refrigerator; Microwave Oven; Air Conditioner; Ceiling Fans; Unfurnished; Window Treatments; Other: _____.

4. **DESIGNATED ITEMS NOT INCLUDED IN SALE:** N/A.

5. **STATEMENT OF CONDITION:** Seller warrants that at the time of signing this agreement there are no structural defects, including, but not limited to, roof leaks, and that the heating system, cooling system, plumbing system, electrical system and the included major domestic appliances are in proper working condition with the exception of: N/A.

6. **SALE:** The term "sale" and all variations thereof shall be understood to include any exchange or trade to which Seller consents. In the event of an exchange or trade, Agent is permitted to represent and receive compensation from both parties. If, during the listing period, the home is sold by Agent, Seller, or anyone else; or if Agent produces a willing buyer to whom the Home has been shown during the listing period by Agent, Seller or anyone else, Seller agrees to pay Agent a commission of 7 % of the sale price, with a minimum of \$750.

7. If, during the term of this agreement, or any extension thereof, the Home is sold or exchanged or contracted to be sold or exchanged by listing Agent, Seller or anyone else, or if listing Agent, Seller or anyone else produced a buyer ready, willing and able to purchase the property upon the herein-specified terms or upon other terms accepted by Seller, or if it shall be sold or exchanged by anyone within 60 days after the expiration of this agreement or any extension hereof, to any person with whom listing Agent, or anyone else during the term of this contract, or any extension hereof, had presented subject property to, Seller(s) jointly and severally agree to pay listing Agent a fee of 7 % of the sale price, with a minimum of \$750 for said property.

In the event two or more offers to purchase or exchange said property are received simultaneously, which meet the herein-specified terms, the fee will be due and payable only on the single offer which is accepted. In the event the buyer fails to perform and any deposits are retained, 50% thereof, but not exceeding the commission provided above, shall be paid to the Agent, as full consideration for Agent's services, including costs expended by Agent, and the balance shall be paid to Seller. If the transaction shall not be closed because of the refusal or failure of Seller to perform, Seller shall pay the commission to Agent on demand.

8. **EQUAL HOUSING OPPORTUNITY PROVIDER:** This community is an equal opportunity provider and it will not unlawfully refuse to sell any homes or lots to any persons because or race, color, national origin, sex, handicap, or religion.

9. **LIENS:** Seller represents that they are peaceful possessions of the Home, and that title is clear and marketable subject only to the following lien obligations:

Name: _____ Account #: _____

Address: _____ Phone #: _____

State: _____ Zip: _____ Approx. Payoff \$: _____

Seller hereby authorizes Agent to obtain the exact amount of the lien listed above and agrees to deliver the Home to purchaser free and clear of all liens, taxes, assessments and license fees.

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Seller must continue to pay all lot rental charges (including any utility charges) when due and non-payment may void this listing agreement.

10. DISCLOSURES: Seller specifically agrees to make any and all required disclosures to Buyer(s) related to the sale of the home herein, and specifically agrees to indemnify Agent for Seller's failure to make such disclosures or if such disclosures contain any inaccurate information.

IN WITNESS WHEREOF, we have signed this Agreement the date first above written and hereby acknowledge that we have received a copy of this Listing Agreement. The terms of this sale are subject to audit by the owners, officers or agents of Community Life Homes, LLC or Newport Farms, MHC The undersigned agree to cooperate in any audit relating to this document or the sale of the Home.

ALL INFORMATION CONTAINED ON THIS LISTING AGREEMENT IS HEREBY WARRANTED BY SELLER(S) TO BE CORRECT AND SELLER(S) AGREE(S) TO INDEMNIFY AGENT AND THOSE RELYING THEREON FOR ANY ERRORS HEREIN.

SELLER: (as name appears on Title)

Samuel Chatell

Signature

4/2/2024

Date

Community Life Homes

Print Name

9059 W. Timberview

Address

Newport MI 48166

City

State

Zip

734 586-6443

Phone

SELLER: (as name appears on Title)

Signature

Date

Print Name

Address

City

State

Zip

Phone

AGENT:

COMMUNITY LIFE HOMES, LLC

by:

Samuel Chatell

Signature

4/2/2024

Date