

Exclusive Right of Sale Listing Agreement



1 This Exclusive Right of Sale Listing Agreement ("Agreement") is between
 2* ALAN W HEIN and LAURIE HEIN (Husband and Wife) ("Seller")
 3* and Hook & Ladder Realty of Central Florida, LLC ("Broker").

4 **1. Authority to Sell Property:** Seller gives Broker the EXCLUSIVE RIGHT TO SELL the real and personal
 5 property (collectively "Property") described below, at the price and terms described below, beginning
 6 November 18, 2023 and terminating at 11:59 p.m. on May 18, 2022 ("Termination Date"). Upon
 7 full execution of a contract for sale and purchase of the Property, all rights and obligations of this Agreement will
 8 automatically extend through the date of the actual closing of the sales contract. Seller and Broker acknowledge
 9 that this Agreement does not guarantee a sale. This Property will be offered to any person without regard to race,
 10 color, religion, sex, handicap, familial status, national origin, or any other factor protected by federal, state, or local
 11 law. Seller certifies and represents that she/he/it is legally entitled to convey the Property and all improvements.

12 **2. Description of Property:**
 13* (a) **Street Address:** 9061 SW 81ST LOOP, OCALA, FL 34481-0554

14
 15* Legal Description: SEC 13 TWP 16 RGE 20 PLAT BOOK 013 PAGE 048 CANDLER HILLS WEST LARKHILL
 16* LOT 46 See Attachment

17* (b) **Personal Property, including appliances:** Refrigerator, Dishwasher, Range Top, Oven, Dishwasher
 18* See Attachment

19 (c) **Occupancy:**
 20* Property is is not currently occupied by a tenant. If occupied, the lease term expires _____.

21 **3. Price and Terms:** The property is offered for sale on the following terms or on other terms acceptable to Seller:

22* (a) **Price:** \$565,000.00
 23* (b) **Financing Terms:** Cash Conventional VA FHA Other (specify) TBD

24* **Seller Financing:** Seller will hold a purchase money mortgage in the amount of \$ _____
 25* with the following terms: _____

26* **Assumption of Existing Mortgage:** Buyer may assume existing mortgage for \$ _____ plus
 27* an assumption fee of \$ _____. The mortgage is for a term of _____ years beginning in
 28* _____, at an interest rate of _____% fixed variable (describe) _____

29* Lender approval of assumption is required is not required unknown. **Notice to Seller:** (1) You may
 30 remain liable for an assumed mortgage for a number of years after the Property is sold. Check with your
 31 lender to determine the extent of your liability. Seller will ensure that all mortgage payments and required
 32 escrow deposits are current at the time of closing and will convey the escrow deposit to the buyer at closing.
 33 (2) Extensive regulations affect Seller financed transactions. It is beyond the scope of a real estate licensee's
 34 authority to determine whether the terms of your Seller financing agreement comply with all applicable laws or
 35 whether you must be registered and/or licensed as a loan originator before offering Seller financing. You are
 36 advised to consult with a legal or mortgage professional to make this determination.

37* (c) **Seller Expenses:** Seller will pay mortgage discount or other closing costs not to exceed _____% of the
 38 purchase price and any other expenses Seller agrees to pay in connection with a transaction.

39 **4. Broker Obligations:** Broker agrees to make diligent and continued efforts to sell the Property in accordance with
 40 this Agreement until a sales contract is pending on the Property.

41 **5. Multiple Listing Service:** Placing the Property in a multiple listing service (the "MLS") is beneficial to Seller
 42 because the Property will be exposed to a large number of potential buyers. As a MLS participant, Broker is
 43 obligated to enter the Property into the MLS within one (1) business day of marketing the Property to the public
 44 (see Paragraph 6(a)) or as necessary to comply with local MLS rule(s). This listing will be published accordingly in
 45 the MLS unless Seller directs Broker otherwise in writing. (See paragraph 6(b)(i)). Seller authorizes Broker to
 46 report to the MLS this listing information and price, terms, and financing information on any resulting sale for use
 47 by authorized Board / Association members and MLS participants and subscribers unless Seller directs Broker
 48 otherwise in writing.

Seller Alan Hein and Broker/Sales Associate [Signature] acknowledge receipt of a copy of this page, which is Page 1 of 4.

- 106 8. **Compensation:** Seller will compensate Broker as specified below for procuring a buyer who is ready, willing,
107 and able to purchase the Property or any interest in the Property on the terms of this Agreement or on any other
108 terms acceptable to Seller. Seller will pay Broker as follows (plus applicable sales tax):
109 (a) 4% of the total purchase price plus \$ _____ OR \$ _____, no
110 later than the date of closing specified in the sales contract. However, closing is not a prerequisite for Broker's
111 fee being earned.
- 112* (b) 0 (\$ or %) of the consideration paid for an option, at the time an option is created. If the option
113 is exercised, Seller will pay Broker the Paragraph 8(a) fee, less the amount Broker received under this
114 subparagraph.
- 115* (c) 0 (\$ or %) of gross lease value as a leasing fee, on the date Seller enters into a lease or
116 agreement to lease, whichever is earlier. This fee is not due if the Property is or becomes the subject of a
117 contract granting an exclusive right to lease the Property.
- 118 (d) **Broker's** fee is due in the following circumstances: (1) If any interest in the Property is transferred, whether by
119 sale, lease, exchange, governmental action, bankruptcy, or any other means of transfer, regardless of whether
120 the buyer is secured by Seller, Broker, or any other person. (2) If Seller refuses or fails to sign an offer at the
121 price and terms stated in this Agreement, defaults on an executed sales contract, or agrees with a buyer to
122* cancel an executed sales contract. (3) If, within 90 days after Termination Date ("Protection Period"),
123 Seller transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom
124 Seller, Broker, or any real estate licensee communicated regarding the Property before Termination Date.
125 However, no fee will be due Broker if the Property is relisted after Termination Date and sold through another
126 broker.
- 127* (e) **Retained Deposits:** As consideration for Broker's services, Broker is entitled to receive _____% (50% if
128 left blank) of all deposits that Seller retains as liquidated damages for a buyer's default in a transaction, not to
129 exceed the Paragraph 8(a) fee.
- 130 9. **Cooperation with and Compensation to Other Brokers: Notice to Seller:** The buyer's broker, even if
131 compensated by Seller or Broker, may represent the interests of the buyer. Broker's office policy is to cooperate
132 with all other brokers except when not in Seller's best interest and to offer compensation in the amount of
133* 2% of the purchase price or \$ _____ to a single agent for the buyer; 2% of the
134* purchase price or \$ _____ to a transaction broker for the buyer; and 0% of the purchase
135* price or \$ _____ to a broker who has no brokerage relationship with the buyer.
136* None of the above. (If this is checked, the Property cannot be placed in the MLS.)
- 137 10. **Brokerage Relationship:** Broker will act as a transaction broker. Broker will deal honestly and fairly; will account
138 for all funds; will use skill, care, and diligence in the transaction; will disclose all known facts that materially affect
139 the value of the residential property which are not readily observable to the buyer; will present all offers and
140 counteroffers in a timely manner unless directed otherwise in writing; and will have limited confidentiality with
141 Seller unless waived in writing.
- 142 11. **Conditional Termination:** At Seller's request, Broker may agree to conditionally terminate this Agreement. If
143 Broker agrees to conditional termination, Seller must sign a withdrawal agreement, reimburse Broker for all direct
144* expenses incurred in marketing the Property, and pay a cancellation fee of \$0.00 _____ plus
145 applicable sales tax. Broker may void the conditional termination, and Seller will pay the fee stated in Paragraph
146 8(a) less the cancellation fee if Seller transfers or contracts to transfer the Property or any interest in the Property
147 during the time period from the date of conditional termination to Termination Date and Protection Period, if
148 applicable.
- 149 12. **Dispute Resolution:** This Agreement will be construed under Florida law. All controversies, claims, and other
150 matters in question between the parties arising out of or relating to this Agreement or the breach thereof will be
151 settled by first attempting mediation under the rules of the American Arbitration Association or other mediator
152 agreed upon by the parties. If litigation arises out of this Agreement, the prevailing party will be entitled to recover
153 reasonable attorney's fees and costs, unless the parties agree that disputes will be settled by arbitration as follows:
154* **Arbitration:** By initialing in the space provided: Seller [Signature] (____), Sales Associate (____), and Broker [Signature]
155 agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in which
156 the Property is located in accordance with the rules of the American Arbitration Association or other arbitrator
157 agreed upon by the parties. Each party to any arbitration (or litigation to enforce the arbitration provision of this
158 Agreement or an arbitration award) will pay its own fees, costs, and expenses, including attorney's fees, and will
159 equally split the arbitrator's fees and administrative fees of arbitration.
- 160 13. **Miscellaneous:** This Agreement is binding on Seller's and Broker's heirs, personal representatives,
161 administrators, successors, and assigns. Broker may assign this Agreement to another listing office. This

Seller [Signature] and Broker/Sales Associate [Signature] acknowledge receipt of a copy of this page, which is Page 3 of 4.

- 49 **6. Broker Authority: Seller** authorizes **Broker** to:
- 50 (a) Market the Property to the Public (unless limited in Paragraph 6(b)(i) below):
- 51 (i) Public marketing includes, but is not limited to, flyers, yard signs, digital marketing on public facing
- 52 websites, brokerage website displays (i.e. IDX or VOW), email blasts, multi-brokerage listing sharing
- 53 networks and applications available to the general public.
- 54 (ii) **Public marketing also includes marketing the Property to real estate agents outside Broker's**
- 55 **office.**
- 56 (iii) Place appropriate transaction signs on the Property, except if Paragraph 6(b)(i) is checked below.
- 57 (iv) Use **Seller's** name in connection with marketing or advertising the Property.
- 58 Display the Property on the Internet except the street address.
- 59 (b) Not Publicly Market to the Public/Seller Opt-Out:
- 60 (i) **Seller** does not authorize Broker to display the Property on the MLS.
- 61 (ii) **Seller** understands and acknowledges that if **Seller** checks option 6(b)(i), a For Sale sign will not be
- 62 placed upon the Property and
- 63 (iii) **Seller** understands and acknowledges that if **Seller** checks option 6(b)(i), **Broker** will be limited to
- 64 marketing the Property only to agents within **Broker's** office.
- 65 _____ / _____ **Initials of Seller**
- 66 (c) Obtain information relating to the present mortgage(s) on the Property.
- 67 (d) Provide objective comparative market analysis information to potential buyers.
- 68 (e) (Check if applicable) Use a lock box system to show and access the Property. A lock box does not
- 69 ensure the Property's security. **Seller** is advised to secure or remove valuables. **Seller** agrees that the lock
- 70 box is for **Seller's** benefit and releases **Broker**, persons working through **Broker**, and **Broker's** local Realtor
- 71 Board / Association from all liability and responsibility in connection with any damage or loss that occurs.
- 72 Withhold verbal offers. Withhold all offers once **Seller** accepts a sales contract for the Property.
- 73 (f) Act as a transaction broker.
- 74 (g) **Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These
- 75 websites are referred to as Virtual Office Websites ("VOWs"). An automated estimate of market value or
- 76 reviews and comments about a property may be displayed in conjunction with a property on some VOWs.
- 77 Anyone who registers on a VOW may gain access to such automated valuations or comments and reviews
- 78 about any property displayed on a VOW. Unless limited below, a VOW may display automated valuations or
- 79 comments and reviews about this Property.
- 80 **Seller** does not authorize an automated estimate of the market value of the listing (or a hyperlink to such
- 81 estimate) to be displayed in immediate conjunction with the listing of this Property.
- 82 **Seller** does not authorize third parties to write comments or reviews about the listing of the Property (or
- 83 display a hyperlink to such comments or reviews) in immediate conjunction with the listing of this Property.
- 84 **7. Seller Obligations:** In consideration of **Broker's** obligations, **Seller** agrees to:
- 85 (a) Cooperate with **Broker** in carrying out the purpose of this Agreement, including referring immediately to
- 86 **Broker** all inquiries regarding the Property's transfer, whether by purchase or any other means of transfer.
- 87 (b) Recognize **Broker** may be subject to additional MLS obligations and potential penalties for failure to comply
- 88 with them.
- 89 (c) Provide **Broker** with keys to the Property and make the Property available for **Broker** to show during
- 90 reasonable times.
- 91 (d) Inform **Broker** before leasing, mortgaging, or otherwise encumbering the Property.
- 92 (e) Indemnify **Broker** and hold **Broker** harmless from losses, damages, costs, and expenses of any nature,
- 93 including attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's**
- 94 negligence, representations, misrepresentations, actions, or inactions; (2) the use of a lock box; (3) the
- 95 existence of undisclosed material facts about the Property; or (4) a court or arbitration decision that a broker
- 96 who was not compensated in connection with a transaction is entitled to compensation from **Broker**. This
- 97 clause will survive **Broker's** performance and the transfer of title.
- 98 (f) Perform any act reasonably necessary to comply with FIRPTA (Section 1445 of the Internal Revenue Code).
- 99 (g) Make all legally required disclosures, including all facts that materially affect the Property's value and are not
- 100 readily observable or known by the buyer. **Seller** certifies and represents that **Seller** knows of no such
- 101 material facts (local government building code violations, unobservable defects, etc.) other than the following:
- 102 _____
- 103 **Seller** will immediately inform **Broker** of any material facts that arise after signing this Agreement.
- 104 (h) Consult appropriate professionals for related legal, tax, property condition, environmental, foreign reporting
- 105 requirements, and other specialized advice.

Seller () and Broker/Sales Associate () acknowledge receipt of a copy of this page, which is Page 2 of 4.

162 Agreement is the entire agreement between **Seller** and **Broker**. No prior or present agreements or representations
163 will be binding on **Seller** or **Broker** unless included in this Agreement. Electronic signatures are acceptable and
164 will be binding. Signatures, initials, and modifications communicated by facsimile will be considered as originals.
165 The term "buyer" as used in this Agreement includes buyers, tenants, exchangers, optionees, and other categories
166 of potential or actual transferees.

167* **14. Additional Terms:** _____

168 Contingencies per the seller - Must have time to close on new construction home. _____

169 Showings after 11:00 AM, no more than four people are in the home at a time. _____

170 ~~At least two hours' notice to request a showing.~~ *AD* _____

171 Preapproval and or Proof of funds are required at the time of offer. _____

172 Sellers preferred closing title company. _____

173 _____

174 First International Title _____

175 4701 SW College Rd #103, Ocala, FL 34474 _____

176 (352) 236-6875 _____

177 Angela Young _____

178 _____

179 _____

180* **Seller's Signature:** *Alan Hein* _____ Date: *11/19/23*

181* Home Telephone: *352-897-7049* Work Telephone: _____ Facsimile: _____
212-8292

182* Address: _____ 9061 SW 81ST LOOP, OCALA, FL 34481

183* Email Address: _____ alanhein123@aol.com

184* **Seller's Signature:** *Janice He* _____ Date: _____

185* Home Telephone: *352-897-7049* Work Telephone: _____ Facsimile: _____

186* Address: _____ 9061 SW 81st Loop Ocala FL 34481

187* Email Address: _____ ourfelines@aol.com

188* **Authorized Sales Associate or Broker:** *Wignia Wright* _____ Date: *11/18/2023*

189* Brokerage Firm Name: _____ Hook & Ladder Realty of Central Florida, LLC Telephone: *352-207-7412*

190* Address: _____ 2340 NE 2nd Street Suite 300, Ocala, FL 34470

191* _____

Copy returned to **Seller** on *11/18/2023* by email facsimile mail personal delivery.

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Seller *AD* and Broker/Sales Associate *W* acknowledge receipt of a copy of this page, which is Page 4 of 4.



Handwritten notes:
 - Mahabis Kapt -
 Microw - Connected over
 Designer Exhaust Fan

County: Marion
Subdiv: CANDLER HILLS WEST
 LARKHILL ON TOP OF THE WORLD
Subdiv/Condo:
Beds: 3
Baths: 3/0
Pool: Community
Property Style: Single Family Residence
Lot Features: Cleared, Near Golf Course, Street Paved
Total Acreage: 0 to less than 1/4
Minimum Lease Period: 6 Months
Garage: Yes **Attch:** Yes **Spcls:** 3
Garage/Parking Features:
New Construction: No
Property Condition:
Builder Name:
Builder License #:
Builder Model: Arlington Extended
LP/SqFt: \$211.21

Status: Incomplete
List Price: \$565,000

Year Built: 2018
Special Sale: None
ADOM:

CDOM:
Pets: Number Limit, Size Limit, Yes
Max Times per Yr:
Carport: No Spcs:

Proj Comp Date:
Permit Number:

Heated Area: 2,675 SqFt / 249 SqFt
Total Area: 4,180 SqFt / 388 SqM

Total Annual Assoc Fees: 3,598.20
Average Monthly Fees: 299.85
Home Warranty Y/N: No

ought after Luxury Estate, This expanded Arlington model has 80K worth of custom upgrades throughout, including a huge extended sitting area in the Master bedroom extended great room, featuring 3 bedrooms, 2 with en-suite, 3 full bathrooms, living space, dining space, open floor plan with 3 car plus golf cart garage, on a well-manicured lot in the desirable Lark Hill area in Candler Hills West. This custom home is expanded 504 sq. ft. for 2675 sq. ft. of living. This is a Smart Home: lighting, thermostat, stove, oven, irrigation with remote access and Wifi. The master bedroom and sidewalk lead you to the large covered porch entrance with lush landscaping. Entering the home, you are drawn to the open floor plan with stunning Porcelain tile in a herringbone pattern throughout the home! Spacious foyer leads you to the beautifully designed huge gourmet kitchen, featuring upgraded cabinets, seeded glass, quartz counters, bar height, HUGE 10 ft. Center Island with interior cabinets, Farrah tile, mosaic tiled backsplash, big pantry closet storage, counter space throughout the kitchen, and stainless steel appliances. The spacious master bedroom features a large private bathroom featuring a tiled step-in shower and quartz counters. The luxurious owner's bedroom suite is multifunctional, with 2 tray ceilings and a large sitting area for reading, relaxing, or just your time. This on-suite showcases a custom walk-in master shower, custom tiled seating, dual shower heads, and a double vanity with quartz counters. The HUGE double walk-in closet has ample shelving, with a convenient private entrance to the laundry room. The spacious second bedroom is conveniently located next to the guest bedroom with a tub shower combo and vanity with quartz counters. Other upgrades you will enjoy are Plantation shutters, chandeliers, fans, and lighting throughout the entire home—laundry room with ample cabinets, stainless steel sink, and counters for folding. The gathering room has triple sliders, bringing in natural sunlight. The rear screened lanai brings that extended living area to the outside; what a great place to entertain your family and friends! The garage has epoxy flooring for easy cleanup, Come and live the Florida lifestyle.

Land, Site, and Tax Information

Legal Desc: SEC 13 TWP 16 RGE 20, PLAT BOOK 013 PAGE 048, CANDLER HILLS WEST LARKHILL, LOT 46

TP/RG: 13-16S-20E

Division #:

Between US 1 & River:

Parcel ID: 3531-0200-46

Assesment: \$4,254

Transaction Type:

Transaction Firm/Website:

Homestead: Yes

Exemption Y/N:

Key/Folio #:

Land Parcel: No

Ownership: Fee Simple

Subd Condo #:

Flood Zone: X

Units in Unit/Home: One

Legal Name/#:

Book/Page: 013-048

Year Made:

Land Lease Y/N: Yes

Planned Unit Dev:

Lot Dimensions: 83x125

Existing Lease/Tenant: No

Days Notice To Tenant If Not Renewing:

Water Frontage: No

Water Access: No

Water View: No

Water Info:

Zoning: PUD

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2022

Property Access:

Annual CDD Fee: 0

Additional Tax IDs:

Complex/Comm Name:

Development:

SW Subd Name:

Flood Zone Date:

Floor #:

Total # of Floors: 1

Census Block:

MH Model:

Total Units:

Lot Size Acres: 0.24

Monthly Rental Amount:

Month To Month Or Weekly Y/N:

Waterfront Ft: 0

Water Name:

Water Extras: No

Block/Parcel: 0

Front Exposure: East

Lot #: 46

Buyers Premium:

Other Exemptions:

Flood Zone Panel:

Census Tract:

MH Width:

Lot Size: 10,454 SqFt / 971 SqM

End Date of Lease:

Interior Information

AC: Central Air

Heat/Fuel: Heat Pump, Natural Gas

Heated Area Source: Owner Provided

Laundry Features: Inside, Laundry Room

Replace: No

Accessibility Features: Accessible Approach

Flooring Covering: Porcelain Tile

Security Feat: Gated Community, Smoke Detector(s)

Total Area Source: Owner Provided

Window Features: ENERGY STAR Qualified Windows, Shutters

Furnishings: Unfurnished

Additional Rooms:

Interior Feat: Ceiling Fans(s), Crown Molding, High Ceiling(s), Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Sp
 room, ~~Stone Counters~~, Thermostat, Walk-In Closet(s), Window Treatments *Concrete - Muv.*
Appliances Incl: Convection Oven, Cooktop, Dishwasher, Disposal, Exhaust Fan, Microwave, Refrigerator *PK JH*

of Wells:

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Kitchen	First	12.8x15.8	Porcelain Tile		Breakfast Bar, Closet Pantry, Granite Counters
Eat Room	First	28x19.6	Porcelain Tile		
Dining Room	First	9x12	Porcelain Tile		
Bedroom 1	First	12x13	Porcelain Tile		En Suite Bathroom
Bedroom 1	First	5x12	Porcelain Tile		
Bedroom 2	First	12x12	Porcelain Tile		
Bedroom 2	First	5x7	Porcelain Tile		Tub With Shower
Primary Bedroom	First	28.6x13.1		Walk-in Closet	Ceiling Fan(s), En Suite Bathroom
Primary Bathroom	First	15.4x11	Porcelain Tile		Shower - No Tub
Laundry	First	13x12	Porcelain Tile		
Cony/Porch/Lanai	First	32x17			
Cony/Porch/Lanai	First	33x7.5			
Yer	First	13x6.1	Porcelain Tile		

Exterior Information

Construction: Concrete, Stucco
Roof: Shingle
Property Description: Walk-Up
Architectural Style:
Features: Irrigation System, Sidewalk
Other Equipment:
Other Structures:
Patio And Porch Features: Covered, Front Porch, Porch
Pool Dimensions:
Pool Features:
Vegetation:
Pool Responsibility:

Foundation: Slab
Basement:
Barn Features:
Horse Amenities:
of Stalls:
Paddocks/Pastures:
Spa Y/N:
Spa Features:
Fencing:
Road Surface Type: Paved

Property Attached Y/N:
Garage Dim:
Farm Type:

Green Features

Disaster Mitigation:
Indoor Air Quality:
Green Energy Features:
Green Energy Generation:
Solar Panel Ownership:

Green Water Features:
Green Landscaping:
Green Sustainability:

Community Information

HOA/Comm Assn Y/N: Yes
HOA Fee Requirement: Required
HOA Fee: 300
HOA Payment Schedule: Monthly
Monthly HOA Amount: 299.85
Other Fees:
Assn/Manager Name: On Top Of The World / Lori Sands
Assn/Manager Phone: 352-873-0848
Master Assn/Name:
Community Features: Deed Restrictions, Fitness Center, Golf
 Courts OK, Golf Community, Playground, Pool, Racquetball,
 Sidewalk, Tennis Courts
Comm/Assoc Water Feat:
Water Includes: 24-Hour Guard, Community Pool, Internet,
 Maintenance Grounds, Recreational Facilities, Trash
Leasing for Older Per: Yes
HR Website Y/N:
Lease Affidavit:
Lease/Renewal Date:
Lease Restrictions: Verify through HOA restrictions
Number of Pets: 2
Max Pet Wt:
Lease Size: Medium (36-60 Lbs.)
Lease Management:
Is Property to be Leased: Yes
Sociation Approval Required: Yes
Approval Process: Application, Application fee, Interview, HOA
 approval buyer to verify all, restrictions may change.
Lease Restrictions: Yes

Condo Fee: 0
Condo Fee Schedule:
Condo Land Included Y/N:
Monthly Condo Fee Amount:
Monthly Maint Fee (in Addn to HOA):
Other Fee Schedule:
Assn/Manager Email: lori_sands@otowfl.com
Assn/Manager URL: OnTopoftheWorld.com
Master Assn Fee:
Master Assn Ph:
Association Amenities: Clubhouse, Fence Restrictions, Fitness Center, Gate
 Optional Additional Fees, Other, Pickleball Court(s), Playground, Pool,
 Recreation Facilities, Sauna, Spa/Hot Tub, Tennis Court(s)
Amenities w/Addnl Fees: Contact OTOW for all information and verify all
 information before making an offer.
Elementary School:
Middle School:
High School:
Building Elevator Y/N:
Additional Lease Restrictions: The lease must be 6 Months and 1 Day, and
 HOA approval required
Minimum Lease Period: 6 Months
Maximum Times Per Year:
Years of Ownership Prior to Leasing Required: No
Number of Ownership Years Prior to Lease: 0

Realtor Information

List Agent: Virginia Wright
List Agent E-mail: mvnonlyFloridaRealtor@gmail.com
List Office: HOOK & LADDER REALTY OF CENTRAL FLORIDA, LLC
Original Price:

List Agent ID: 2715 13290
List Agent Fax:
List Office Fax:

List Agent Direct: 352-207-7412
List Agent Cell: 352-207-7412
Call Center #:
List Office ID: 271501094
List Office Phone: 352-207-7412

Previous Price:
Listing Service Type: Full Service
Session:
Owner: ALAN W. HEIN AND LAURIE HEIN
Financing Avail: Cash, Conventional, VA Loan
Equal Variable Compensation: No
Single Agent: 1%
Realtor Info: As-Is, No Sign, Survey Available

Price Change:
Listing Type: Exclusive Right To Sell
Owner Phone:
Occupant Type: Owner
Bonus:
Non-Rep: 0%

Expiration Date: 05/20/2024
Representation:
Bonus Exp Date:
Trans Broker: 2%

Disclosures: HOA/PUD/Contract Disclosure
Showing Instructions: Appointment Only, Use ShowingTime Button
Showing Considerations: No Sign
Driving Directions: I-75 Exit 350. West on SR 200, Right on SW 80 Ave, Left on SW 80 St, Left at SW 90 Terr Rd into Candler Hills Guard Gate, Right on SW 87 Circle, Right on SW 91 Ave, Right on SW 81 Loop, Home on Right.
Realtor Remarks: Shown by appointment only; the seller may be at showings and ring the doorbell before entering. Use Showtime for scheduling. ~~Sellers need a couple of hours notice for showings;~~ all showings after 11 AM—sellers request no more than four people in the home at a time, including the Realtor. The seller's signed HOA addenda, Sellers Application, and elderly housing form are attached to use the offers. Also attached is the seller's survey for informational purposes only; the buyer will be responsible for recertifying. Per Seller, the property is being sold AS IS and pre-APPROVAL (Application completed), and proof of funds in the name of buyers on the contract must be submitted with offers. Sellers are easy to work with, and the home shows beautifully. Please give no less than 72 hours for a response; all offers are presented person to the sellers.

Seller's Preferred Closing Agent

Closing Agent Name: First International Title
Email: angela.young@firstintitle.com
Address: 4701 SW College Road, Suite #103 Ocala, Florida 34474
Closing Company Name: First International Title

Phone: 352-236-6875
Fax:

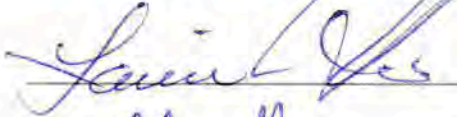
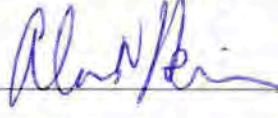
Internet Y/N: Yes

Show Prop Address on Internet Y/N: Yes

Stellar Indemnification

Owner has reviewed the foregoing information contained in this Data Entry Form and acknowledges the information to be true and correct to the best knowledge of the owner.
Owner agrees to indemnify and hold harmless the My Florida Regional MLS DBA Stellar MLS (Stellar MLS), the Originating Board, and their employees, the Listing Broker and licensees, the Selling Broker and licensees, and all other cooperating Brokers and licensees against any and all claims or liability (including attorney fees) arising from any breach of warranty by Owner or from any incorrect information supplied by the Owner from any facts concerning the Property which was known or reasonably should have been known to Owner but not disclosed by Owner.
At the request of the Listing Broker, unless otherwise properly indicated on this Data Entry Report form, Stellar MLS will electronically transmit information about the Owner's property to Internet web sites to aid in the marketing of the Property for sale. Stellar MLS shall retain and make available all such data and photographs to all its participants for an indefinite period. Stellar MLS assumes no responsibility or liability to Owner for omissions on this Data Entry Form or in the Stellar MLS computer system.
Owner hereby authorizes Listing Broker to file this Data Entry report form with the Stellar MLS and the Owner will provide timely notice of any changes.

To review all field selection options, please ask your agent for a full copy of the Stellar data entry forms.

Owner Signature:  **Date:** 11/18/23
Owner Signature:  **Date:** 11/18/23
Broker Signature: _____ **Date:** _____

Business Contractual Search Date:

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Accessibility Issues?

Want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at 800-0134 to report the issue and for assistance getting the information you need.

*Does not convey: Master Bath - Cabinet on wall not staying
3-Bed Wendi Valera not staying -
2nd Bath Room - Curtains Crustle*



Modification to Listing Agreement

ALAN W HEIN and LAURIE HEIN (Husband and Wife) ("Owner") or ("Seller") and Hook and Ladder Realty of Central Florida, LLC ("Broker") agree to amend Florida Association of Realtors® (Check one) [X] Exclusive Right of Sale Listing Agreement, [] Exclusive Brokerage Listing Agreement, or [] Exclusive Right to Lease Agreement, regarding the Property described as: 9061 SW 81ST LOOP, OCALA, FL 34481-0554

(Check as applicable)

- [X] The Termination Date will be Jul 31, 2024.
[X] The price and terms will be 514200.00 as of 04/06/2024 price reduction

[] Compensation to Broker will be:

- (a) % of total purchase price plus \$ OR \$
(b) % of gross lease value or \$

- [] Compensation is owed to Broker if Property is transferred within days after Termination Date.
[] Fee to Broker if deposit is retained by Owner/Seller will be % of deposit.
[] Leasing fee to Broker will be \$
[] Cancellation fee to Broker will be \$
[] Broker hereby agrees to conditionally terminate the Agreement. Owner/Seller will reimburse Broker for all direct expenses incurred in marketing the Property and pay the agreed upon cancellation fee.
[] Broker and Owner/Seller hereby agree to unconditionally terminate the Agreement. Owner/Seller agrees to reimburse Broker for all direct expenses incurred in marketing the Property.
[] Other:

This Modification to Listing Agreement amends the above-referenced Agreement between Owner/Seller and Broker. All other non-conflicting provisions of that Agreement remain in full force and effect.

Owner/Seller: ALAN W HEIN Date: 04/06/2024
Owner/Seller: Laurie Hein Date: 04/06/2024
Broker or Authorized Sales Associate: Virginia K Wright Date: 04/06/2024

Copy returned to Owner/Seller on Auto Esign by [] email [] facsimile [] mail [] personal delivery.

STATUS CHANGE FORM

(Indicates Required Field)

This is a multi-purpose form and must be used to report changes to any listing.

MLS Number*	Street #*	Street Name*	City*	State*	Zip*	Country*
OM668089	9061	SW 81st Loop	Ocala	FL	34481	USA

Changes/Corrections MUST BE REPORTED WITHIN 2 BUSINESS DAYS

Price Changes MUST be signed by all parties in the original listing's contract.

Price Changes

Present Price*	New Price*
\$555,000.00	\$545,800.00

Status Change to Active (back on market)

Listing Contract Date*	New/Updated Exp Date

Change Status to Pending (PND)

Contract Date*	Expected Closing Date*	Contract Status*(Contingencies)	Backups Requested*
Selling (Buyer's) / Lease Agent ID*	Selling (Buyer's) /Lease Agent Name		
Selling (Buyer's) / Lease Agent 2 ID	Selling (Buyer's) /Lease Agent 2 Name		

Change Status to Sold or Leased

Contract Date*	Expected Closing Date*	Sold or Leased Date*	Gifted or Donated
Seller Paid Buyer Costs*	Sold or Leased Price*	Sold Terms*	
Selling (Buyer's) /Lease Agent ID*	Selling (Buyer's) /Lease Agent Name	Listing Team ID	Listing Team Name
Selling (Buyer's) /Lease Agent 2 ID	Selling (Buyer's) /Lease Agent 2 Name	Selling Team ID	Selling Team Name
Sold Remarks (optional)			

Status Change to Temporarily Off Market (TOM)

TOM Date*	<input type="checkbox"/> Status Change to Canceled	Canceled Date*

Status Change to Withdrawn (WDN)

Withdrawn Date*	Conditions Exp Date*

Notes to Staff:

If a term/condition of the original contract is being changed, this form MUST be signed by all parties.

Listing Agent Signature*	Date*
Owner Signature (Owner's Signature NOT required for CHANGE TO SOLD/LEASED status changes)	Date*
ALAN W HEIN	02/02/2024
Owner Signature (Owner's Signature NOT required for CHANGE TO SOLD/LEASED status changes)	Date*
Laurie Hein	02/02/2024
Broker Signature*	Date*
Virginia Wright	02/02/2024

Email address: admin@stellarmls.com | Fax: 407-960-5450 | Phone: 407-960-5300

STATUS CHANGE FORM

(Indicates Required Field)

This is a multi-purpose form and must be used to report changes to any listing.

MLS Number*	Street #*	Street Name*	City*	State*	Zip*	Country*
OM668089	9061	SW 81st Loop	Ocala	FL	34481	USA

Changes/Corrections MUST BE REPORTED WITHIN 2 BUSINESS DAYS

Price Changes MUST be signed by all parties in the original listing's contract.

Price Changes

Present Price*	New Price*
\$565,000.00	\$555,000.00

Status Change to Active (back on market)

Listing Contract Date*	New/Updated Exp Date

Change Status to Pending (PND)

Contract Date*	Expected Closing Date*	Contract Status*(Contingencies)	Backups Requested*
Selling (Buyer's) / Lease Agent ID*	Selling (Buyer's) /Lease Agent Name		
Selling (Buyer's) / Lease Agent 2 ID	Selling (Buyer's) /Lease Agent 2 Name		

Change Status to Sold or Leased

Contract Date*	Expected Closing Date*	Sold or Leased Date*	Gifted or Donated
Seller Paid Buyer Costs*	Sold or Leased Price*	Sold Terms*	
Selling (Buyer's) /Lease Agent ID*	Selling (Buyer's) /Lease Agent Name	Listing Team ID	Listing Team Name
Selling (Buyer's) /Lease Agent 2 ID	Selling (Buyer's) /Lease Agent 2 Name	Selling Team ID	Selling Team Name
Sold Remarks (optional)			

Status Change to Temporarily Off Market (TOM)

TOM Date*	<input type="checkbox"/> Status Change to Canceled	Canceled Date*

Status Change to Withdrawn (WDN)

Withdrawn Date*	Conditions Exp Date*

Notes to Staff:

If a term/condition of the original contract is being changed, this form MUST be signed by all parties.

Listing Agent Signature*	Date*
<i>Virginia Wright</i>	12/26/2023
Owner Signature (Owner's Signature NOT required for CHANGE TO SOLD/LEASED status changes)	Date*
ALAN W HEIN	12/26/2023
Owner Signature (Owner's Signature NOT required for CHANGE TO SOLD/LEASED status changes)	Date*
Laurie Hein	12/26/2023
Broker Signature*	Date*
<i>Virginia Wright</i>	12/26/2023

Email address: admin@stellarmls.com | Fax: 407-960-5450 | Phone: 407-960-5300