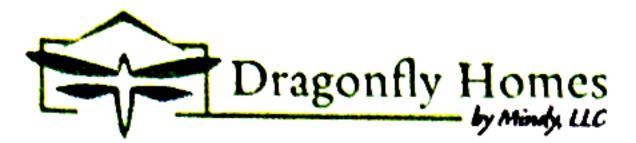


Potential Purchaser during the term of this agreement.

AZDOH License 9150 Mindy@Dragonflyhomesbymindy.com 225 E. Main Street Suite 201

Mesa, AZ 85201 Phone: 701-306-1327

1. EXCLUSIVE RIGHT TO SELL: In consideration of the acceptance by the undersigned licensed Manufactured Home Broker/Dealer of the			
	terms of this Listing Agreement (listing) and Broker/Dealer's promise to attempt to effect a sale of this Property described below. I, or		
	We, as Owner(s) employ and grant Broker/Dealer the exclusive right commencing on $444 - 2024$ 2024 and ending at		
	11:59 PM on 9-31- 2024 to sell or exchange the property described below.		
2.	THE PROPERTY: for the purpose of the Listing Agreement, the Property is personal property in Maricopa County, Arizona, plus		
	all fixtures and improvements thereon, described as follows:		
	all fixtures and improvements thereon, described as follows:  Manufacturer: 1987 Titled Size: 12756 3Beds: 2Baths  VIN(s): Cafl Hor A0947731 / Tay Year: 2023 Tay Amount: 5		
	VIN(s): C of L Hard Activity Model: // // Year: Year: Year: Year: Titled Size: // // Beds: ZBaths		
	VIN(s): CafLH08A094773W Tax Year: 2023 Tax Amount: \$Current Year Paid? □Yes □No		
	Lien Holder:		
	Status: DOccupied Nacant BAL: Phone:		
	Status: Docupied Vacant  Patio Carport Screen Rm Deck A/C Central Air Hot Water Heater Gas D Elec Included Appliances: Masher Dock Cook Top Built-In Oven Microwave D Dishwasher Refrigerator Freezer Water Softener  RO System D Washer D Doce / Stanfold Stan		
	Included Appliances: 177 Stove Cook Tow		
	RO System Charles and Stove Li Cook Top Li Built-In Oven La Microwave La Dishwasher Refrigerator  Freezer  Water Softener		
	TOUR TOUR BUILDING TOUR ILLINGSTRATION INDIANO (1990) NUMBER AS CHARA COMPANY		
	(mai ust of furnishings)		
0	wner(s) Name(s) on Title: Amarch Amher B Stafford		
0	wner(s) Phone: Mobile: 480 -339 - 9139		
O	wner(s) Empil(s): $A \in C \setminus A = C \cap A = C \setminus A =$		
*1	wner(s) Email(s): As Chade 3 @ Yahoo Com		
	by providing email you hereby give Dragonfly Homes By Mindy, LLC permission to communicate with you via email and/or other ectronic means about this transaction and banchuse hereby are a section as a section and banchuse hereby are a section and banchuse hereby are a section and banchuse hereby are a section as a section and a section are a section as a section and a section are a section as a section and a section are a section as a section are a section as a section are a section as a section as a section are a section as a section are a section as a section are a section as a section as a section are a section as a section as a section and a section are a section as a section as a section are a section as a		
	The means about this transaction and nereby subscribe to notifications and mailings as they may be provided. You may ont out		
at	any time.		
Pi	ork Name: ASpen Wood Seller Lot Rent: \$		
	Seller Lot Rent: \$		
Pi	ork/Property Address: 245 S 64 St		
	ork/Property Address: <u>よりり ろりは ら</u> City: <u>Mesa</u> State: <u>AZ</u> Zip: 85200		
	City: _// lesa State: AZ zip: _85200		
<ol> <li>Price: The listing price will be \$</li></ol>			
	Property is occupied by someone other than the Owner(s), Owner(s) will provide to Broker/Dealer the occupant's name and phone number. Owner(s) acknowledges that neither the Broker/Dealer agent nor sub agent is insuring Owner(s) or occupant against theft or vandalism resulting from such access. Owner(s) authorizes Broker/Dealer to place signs on the Property and to advertise at Broker/Dealer's discretion. Lock Box (		
6.	Commissions: If Broker/Dealer produces a ready, willing and able Purchaser in accordance with listing, or if a sale or exchange of Property is made by Owner(s) through any other agent, or otherwise, during the term of this agreement Owner(s) agrees to pay the Broker/Dealer a (choose one) flat commission of \$		
_			
7.	After Expiration: After the expiration of this agreement, the same commission will be payable, if the sale is made within 90 days of the expiration of this agreement, by Owner(s), to any person to whom the Property has been shown and the Owner(s) has been notified of		



## **EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT**

- 8. Earnest Deposit: Owner(s) authorizes Broker/Dealer to accept earnest deposits on behalf of Owner(s) and to issue receipts for such earnest deposits. Per Arizona Statute, when selling price is \$50,000 or more, Owner(s) authorizes Outside Title Company to Deposit & Disperse all Earnest Money. If any earnest deposit is forfeited, it will be divided equally between the Broker/Dealer and Owner(s)
- 9. Third Party Escrow: A purchaser of a manufactured/mobile home that is previously owned and has a purchase price of less than fifty thousand dollars (\$50,000.00) may request in writing that the dealer or broker use an independent escrow account, otherwise the transaction may be handled through a trust account controlled by the dealer or broker. Owner(s) by signing the RESALE UNDER \$50,000 ADDENDUM agree to the above election by Buyer(s). Furthermore, Owner(s), unless specifically requested by the Owner(s) and agreed to by the Buyer(s), herein agree to use an independent escrow company of the Broker/Dealer's designation. Independent escrow company fees are not included under this agreement and will be in addition to any fees addressed herein.
- 10. Agency Relationships: Owner(s) understands that Broker/Dealer will act as Owner(s)'s agent with respect to this agreement. Owner(s) understands that Broker/Dealer may also represent a buyer who wishes to purchase property. In that event, Broker/Dealer would be the agent for both the Owner(s) and potential purchaser. Since Owner(s) does not want to limit the range of possible purchasers, Owner(s) agrees to work with the Broker/Dealer to resolve any potential agency conflict that may arise.
- 11. Warranties by Owner(s) on the Sale of the Property: (a) CONDITION OF PROPERTY: Neither Owner(s) nor Broker/Dealer offer any warranty with regard to condition of property at time of sale. All properties are sold as-is/where-is unless otherwise indicated. (b) Broker/Dealer to be true.
- 12. Title: Upon acceptance of a Purchase Contract, Owner(s) agrees to furnish to Broker/Dealer, a marketable Arizona certificate of title, or equivalent, which will be free and clear of Liens and encumbrances upon closing.
- 13. Possession: Possession of the property to be given to the Purchaser at Closing, unless otherwise designated on the Offer to Purchase.

  (a) If Owner(s) occupies after closing, a maximum of \$2,000, Possession Escrow will be held in Broker/Dealer's Trust Account or independent escrow account until Owner(s) vacates and a walk through is done by Buyer. (b) Funds will be released to Owner(s) if the home is in the same condition as the day of initial walk-through, all personal property removed, unless otherwise agreed upon, and the property left in "broom clean" condition with all fixtures and appliances intact. If not, repair, replacement and/or clean-up will be paid for from the funds held and the balance will be paid to the Owner(s). \_\_\_\_\_Owner(s) Init
- 14. Release of Liability: Broker/Dealer is hereby relieved of any and all liability and responsibility for everything stated in Paragraph 10.
- 15. Payments of Proceeds: Owner(s) proceeds delivered to Owner(s) at Close of Escrow. Delivery can be in person, by electronic transfer or by mail.
- 16. Commissions payable for the sale of property are not set by any board or association in any manner other than by negotiation between the Broker/Dealer and the Owner(s). By signing below, Owner(s) acknowledges he/she has read, understands, and accepts all terms and provisions contained herein and that he/she has received a copy of this listing.

088 4114/24		
Owner Signature Date	Owner Signature	Date
Amber Schade-Stufford		Date
Owner Printed Name	Owner Printed Name	
Owner(s) Mailing Address: 245 S 56th St	Lot 156 mesams AZ 85	266
Street	Lot# City, State, Zip	
Agent Name: Mindy Willert		
Agent License Number: 9150	Agent Signature	Date