



JAM Services, LLC
 9009 SE Adams St.
 #1208
 Clackamas, OR 97015
 (503) 970-2669
 Ladymover3.1@gmail.com

Consignment Contract

Listing # _____

In consideration for your agreement to list and use your efforts to find a purchaser for the Manufactured Home herein described, I hereby give you sole exclusive right to sell said Manufactured Home for a period of 90 days from this date 5/10/24, and thereafter until this agreement shall have been revoked by ten (10) days written notice and delivered to you, but in any event for not longer than 6 month(s) from date.

Make: <u>Fleetwood</u>	Model: _____	Year: <u>1997</u>	Size: L _____ x W _____	Beds: <u>3</u>	Bath: <u>2</u>
Serial # <u>WAFLT3IA/B14352WC13</u>		License # <u>Mykods 28554</u>	Owner's Phone: <u>503-970-2669</u>		
Location: <u>GARDEN MEADOWS</u>		Owner's Address: <u>14308 N.E. SANDY BLVD, 97230</u>			
Finance Co.: <u>14a</u>	Payment \$ <u>0</u>	Payoff \$ <u>0</u>	Account # <u>0</u>		

(In this contract the words *I* and *Me* and *My*, refer to the Owner(s) signing this contract. The words *You* and *Your* refer to the Retailer or Agent.)

- You are hereby authorized to negotiate for the sale of, and sell, said Manufactured Home for \$159,700 F.O.B. present location, of which not less than \$ 2,000 shall be paid as deposit money by the Purchaser, to be held by you until the date of closing. If sale is closed for an amount greater than the selling price listed herein, I agree to pay you the commission (set forth in paragraph #2) on the stated selling price and to divide equally between you and me the excess over and above the said selling price.
 - Or I agree to accept a net flat price of \$ _____ authorizing you to retain any amount received over the said net price as reimbursement for expenses involved and as a selling commission.
- If a sale or exchange is made or a Purchaser procured therefore by you, by me, or by any other person, at the price during the listing period or within three (3) months after the termination of this contract, to anyone with whom you or I negotiated or discussed the sale during the life of the contract I agree to pay you a commission of _____% of the sale price, or \$ 5,000, whichever is greater.
- During the term of this contract, I agree not to lease, rent, sell, or negotiate for the sale of the said Manufactured Home, except through you, nor give any broker, firm, or other person authority to sell, or negotiate for the sale of the said Manufactured Home. I agree to refer you all inquiries received concerning the sale of the said Manufactured Home.
- I agree to deliver the said Manufactured Home to the purchaser free and clear of any and all encumbrances including taxes, assessments, license fees, etc., including ground rental, if on rented land, paid up to the date of delivery, and that the Manufactured Home is free and clear of all personal property judgments and liens.
- I agree, unless otherwise specifically denied herein, the said Manufactured Home is now, or will be prepared by the time of sale, to be safely towed from present site to another destination. YES or NO. I agree to notify you at least 72 hours prior to moving said Manufactured Home and to give its new location.
- Evidence of the title will be furnished in the form of either a bill of sale, or in title states, a certificate of title.
- You are authorized, on my behalf, to qualify and accept an offer from a purchaser, which shall be in accordance with the said terms, and to execute a contract of sale therefore.
- You are authorized, on my behalf, to negotiate for the sale and to sell said Manufactured Home for a lessor sum or upon under different terms (including acceptance of other property in trade) if I shall set forth such changes in writing.
- The exclusive right to advertise the Manufactured Home is granted to you. Which advertisement may be done by insertion of ads in newspapers, the broadcasting of some on radio, the placing of a "For Sale" sign on the premise or by such other means of advertising as are commonly used together with the right to exhibit said Manufactured Home at reasonable hours to prospective buyers. If by mutual consent, the above described Manufactured Home by withdrawn from sale before the expiration of the listing contract, I agree to pay you one and one half percent (1.5%) of the last quoted sale price on said Manufactured Home, as liquidated damages to reimburse you for advertising costs and losses incurred as the result of my failure to adhere to the full term or period of this contract. For the payment of said commission, which shall be due and payable upon closing of any contract to sell or sale made hereunder you shall have and equitable lien said Manufactured Home therefore, and upon the proceeds, in whole or in part of the said sale.

