

Flamingo Mobile Home Sales

5769 Royal Hills Cir. • Winter Haven, FL 33881 • (863) 221-5785

Exclusive Right of Sale Listing Agreement

Manufactured Home on Leased Land

Part A - The Parties

This Exclusive Right of Sale Listing Agreement is between Scott Throop
and Merry Throop ("Seller") and Flamingo Mobile Home Sales, a Broker of
Manufactured/Mobile Homes ("Broker").

Part B - Property Description

●Property

In consideration of Broker's agreement to list and to use Broker's efforts to secure a Purchaser for the
manufactured home described as follows:

Check One Single Wide Double Wide Triple Wide

Manufacturer SKYO Model _____ Year 2018

Serial Number #1 Le610307KA Length 60'

#2 Le610307KB Length 60'

#3 _____ Length _____

Park Ridge MANOR Lot 114 Address 1301 Polk City Rd
Lot 114 City Haines City State FL Zip Code 33844

*●Items included in sale. Seller shall include in the sale fixtures, storm windows and screens, lighting fixtures, window
shades, curtain and traverse rods, blinds, heating and cooling equipment, floor coverings, exterior attached antennas, decks,
steps, carports, installed security equipment and skirting. Appliances included in the sale are as follows, as well as any other
items not listed above: stove, refrigerator, dishwasher, Microwave
pressure washer, Golf Cart

*●Items excluded from the sale: personal items, furniture + w + D Negotiable
(Not inc: Hutch, Brown Recliner, fireplace, beds don't)
stay

Part C - Price and Terms

Seller hereby gives Broker, for a period of six (6) months from the date stated below. After six (6) months the listing will
continue unless you notify us otherwise. Seller gives Broker the sole right and authority to sell the above described
manufactured home (Property) at the following price and terms:

* Sales Price: \$ 125,000 Minimum Commission: ~~\$2,000.00~~ (5) 2,500 flat fee

Seller agrees to pay Broker a commission of Six percent (6%) of the gross sales price or Two thousand dollars (\$2,000.00),
whichever is greater, if Broker, Seller, or any other person procures a Purchaser who is ready, willing and able to purchase on
the terms of this Agreement or any other terms acceptable to Seller.

+ ST
+ MT

40 Broker agrees to carefully inspect the Property and secure complete information regarding it, to direct the concentrated efforts
41 of Broker's firm in bringing about a sale and to advertise the Property as Broker deems necessary and advisable. In
42 consideration of the above, Seller agrees to refer to Broker all inquiries concerning the Property. Broker is authorized to
43 accept, receipt for, and hold all monies paid or deposited not to exceed the total amount of compensation.
44

45 Broker's fee is due in the following circumstances:

- 46 (1) If any interest in the Property is transferred, whether by sale, lease, exchange, governmental action, bankruptcy or other
47 means of transfer, regardless of whether the Purchaser is secured by Broker, Seller or any other person.
- 48 (2) If Seller refuses or fails to sign an offer at the price and terms stated in this Agreement, defaults on an executed sales
49 contract or agrees with a Purchaser to cancel an executed sales contract.
- 50 (3) If, within ninety (90) days after the Termination Date ("Protection Period"), Seller transfers or contracts to transfer the
51 Property or any interest in the Property to any prospects with whom the Seller, Broker or any other person communicated
52 regarding the Property prior to Termination Date. However, no fee will be due Broker if a bona fide Exclusive Right of Sale
53 Listing Agreement is entered into after Termination Date with another Broker, and a sale, lease, exchange or contract thereof,
54 of the Property is made during the term thereof.
55

56 At Seller's request, Broker may agree to conditionally terminate this Agreement. If Broker agrees to conditional termination,
57 Seller must sign a withdrawal agreement and reimburse Broker for all direct expenses incurred in marketing the Property and
58 pay a cancellation fee of \$ 150.00 (\$150.00 if left blank), plus applicable sales tax.
59

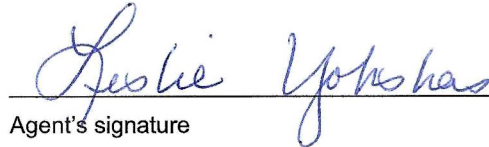
60 Seller understands that this Agreement does not guarantee the sale of the Property, but that an earnest effort to sell same will
61 be made until Agreement has expired.
62

63 Seller agrees to provide the Broker access to the property for showings to prospective Buyers.
64


65 **This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to**
66 **signing.**

67
68 
69 Seller's signature

70
71 Scott Throop 4/23/24
72 Print Name Date

73
74 
75 Agent's signature

76
77 Leslie YOKSHAS 4/22/24
78 Print Name Date

67
68 
69 Seller's signature

70
71 Merry Throop 4/23/24
72 Print Name Date

73
74 _____
75 Broker's signature

76
77 _____
78 Print Name Date

SELLER INITIALS
ST
MT