



# Listing Agreement

Pre-Owned

DATE: 4/19/2024

LISTING AGENT: Darlene Colombo

SITE (Lot)#:       

Seller(s) certify that we are the owners or authorized sellers of the following manufactured ("Home"):

Home Location Address: 68 Wainwright way Avon Park, FL 33825

Located in **Riverside Club Golf & Marina ("Community")**.

Year: 2001 Make: SKYLINE Serial (VIN) Number: C2620157NA / C2620157N

Configuration: Single Wide | Double Wide | Triple Wide    Approx. Size: 1800 Sqft.

Selling Price: 105,500

**Circle ONE:**    Furnished | Unfurnished | Partially Furnished | Optional.

Garage: Y /  N Size:       x          Carport: Y /  N Size:       x      

No. of Bedrooms: 3    No. of Bathrooms: 2    Main Color (Siding): Green

Hurricane Shutters: Y /  N    Year of Roof: 2018 shingle

Type of Water Heater: Electric (Age): ?    Microwave: Whirlpool

Type of Stove:           Type of Refrigerator:       

Garbage Disposal: Y /  N | Carpet:  Y /  N | Tile: Y /  N | LVP:  Y /  N

Washer & Dryer:  Y /  N Type: Whirlpool

Dishwasher:  Y /  N Type: Whirlpool    Type of Heat: Electric    Central Air  Y /  N Age:       

Window AC Unit:  Y /  N    Water Softener:  Y /  N | RO System:  Y /  N | Shed  Y /  N

Encl Porch (size)       x          Awnings Y /  N | Deck: Y /  N       x      

**Description of Items Leaving in the home: (See additional documents)**       

SELLER(s) GRANT TO SUNNY DAYS MOBILE HOME BROKERS. ("BROKER") THE EXCLUSIVE RIGHT TO MARKET, SHOW AND SELL THIS HOME FOR A PERIOD OF 180 DAYS FROM THE ABOVE DATE AND TO CONDUCT THE CLOSING OF ANY SALE. SELLER(s) AGREE TO PAY TO BROKER A COMMISSION OF \$ 2,500 DOLLARS OR 4 % OF THE SALE PRICE, WHICHEVER IS GREATER IF THE HOME IS SOLD DURING THE LISTING PERIOD SPECIFIED. THE COMMISSION SHALL BE DUE AND PAYABLE AT THE CLOSING OF THE SALE.

THIS LISTING AGREEMENT EXPIRES ON Sept 19, 2024. IF SELLER(s) SELL THE HOME WITHIN NINETY (90) DAYS AFTER EXPIRATION OF THIS LISTING AGREEMENT TO ANYONE WITH WHOM SUNNY DAYS MOBILE HOME BROKERS NEGOTIATED OR DISCUSSED THE SALE, SELLER(s) AGREE TO PAY SUNNY DAYS MOBILE HOME BROKERS THE COMMISSION AS SPECIFIED ABOVE.

SELLER(s) AGREE TO VACATE THE HOME WITHIN TBD DAYS OF THE CLOSING DATE.

SELLER(s) UNDERSTAND THAT IT MAY TAKE UP TO TEN (10) BUSINESS DAYS TO RECEIVE THE PROCEEDS FROM A CASH SALE OF THE HOME. IN THE EVENT THE SELLER(s) HAS A LIEN ON THEIR TITLE, BROKER CANNOT DISBURSE PROCEEDS UNTIL CLEAR TITLE IS RECEIVED FROM LIENHOLDER. IN THE EVENT THE PURCHASER OBTAINS FINANCING, BROKER CANNOT DISBURSE THE PROCEEDS UNTIL THE FUNDS ARE RECEIVED FROM THE PURCHASER'S SOURCE OF FINANCING. ONCE THE PROCEEDS / TITLE ARE RECEIVED FROM THE LENDER, BROKER WILL DISBURSE THE PROCEEDS WITHIN SIX (6) BUSINESS DAYS.

SELLER(s) AGREE TO DELIVER PROOF OF OWNERSHIP AND TO EXECUTE ALL LEGAL DOCUMENTS AS NECESSARY TO COMPLETE THE SALE. WE AFFIRM THAT WE ARE IN LAWFUL POSSESSION OF THE HOME AND THAT OUR TITLE IS CLEAR SUBJECT ONLY TO THE FOLLOWING LIEN OR OBLIGATION:

Lien Holder: ② ~~NA~~ Sun Coast Credit Union Lien Balance: \$ 17,500

Account Number: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Sunny Days Mobile Home Brokers as your broker/agent, is **not** responsible for vandalism, theft, or damage of any nature whatsoever to the Property.

We hereby release Sunny Days Mobile Home Brokers from all responsibilities for any repairs or alterations to the home. Sunny Days Manufactured & Mobile Home Brokers, LLC does not accept any responsibility for the condition of the home.

The Home offered is located on a home site in a ("Community") and, if required, Sellers(s) have obtained approval for the sale of the home on the home site in the community.

Subject to Community approval, Seller agrees to assign to the Purchaser any lease or rights that we have to the site where the Home is located; *provided, however,* that the assignment of any lease or right to the site where the Home is located does not constitute a commitment on behalf of the landlord and it is the obligation of the Purchaser to comply with all requirements of the landlord in order to assume site residency.

Seller(s) agrees to place no advertisements during the term of this Agreement without the written permission of Sunny Days Manufactured & Mobile Home Brokers, LLC. We hereby acknowledge that we have received a copy of this Agreement.

Signature of Seller [Signature]

Signature of Seller [Signature]

Print Your Name JONATHAN ROBERTS

Print Your Name GOLEBAONE IRISH ROBERTS

DATE: 4-19-24

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Agent Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_