



RE/MAX Signature

MOBILE HOME LISTING AGREEMENT

MH# _____

Contract made and entered into by and between RE/MAX Signature and owner(s) _____

Roberta S. Breden Address: 164 Costa Rica, Edgewater, FL 32141

In consideration of your agreement to use your efforts to find a purchaser for the Manufactured/Mobile home described below, the undersigned hereby irrevocably grant to you the sole and exclusive right to sell the home.

From ~~April 10~~ ^{April 18} April 18 20 24 Until June 30 20 24

Listing Address: 164 Costa Rica City: Edgewater, Florida Zip: 32141

County of: Volusia Park: Hacienda del Rio

Make: Palm

Year: 1994 Size (from title) 61' ID# PH069260A FL

Year: 1994 Size (from title) 61' ID# PH069260B FL

Year: 1994 Size (from title) 24' ID# PH069260C FL

If a coming soon agreement is signed, Seller understands they must adhere to the terms of such.

- TERMS OF SALE: The undersigned agree to sell the home upon the following terms or with the consent of the undersigned for a lesser amount or upon different terms:
 - Listing price: \$ 140,000
 - Occupancy: vacant
 - The sale of the home shall include all lighting fixtures, drapes and hardware, steps, antenna, awning, skirting, patio cover and carport if now part of the home except as follows: _____

IN ADDITION, THE FOLLOWING ITEMS WILL BE INCLUDED:

- Microwave
- Shed
- Washer

Seller (RSB) (____)

REMAX Signature (____)



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- Dryer
- SOFAS
- Chairs
- Night Stands
- Disposal
- Dishwasher
- Range/Oven
- Refrigerator
- Coffee Table
- BEDS
- Lamps
- Chests
- FANS
- Patio Furniture
- Dinette Table & Chairs
- Air Conditioner Window Unit: 0/0 Number of Units: 1 (Screened Room)

FURNISHED OR UNFURNISHED? Furnished Furnishings Included are household furniture and do not include personal items.

2. That in consideration of the obligations of the Dealer, owner agrees to pay the Dealer, at the time of closing, from the disbursement of the proceeds of said sale, compensation in the amount of _____% (not less than \$5500) of the sale price or a flat rate of \$ 3,500. In addition to the commission paid, the closing costs for the Seller could include closing fee of \$450, mortgage and lien payoffs, lot rent, any legal fees, and any miscellaneous fees associated with title transfer. All fees will be provided prior to closing.

The commission will be split \$1500 to REMAX and \$2000 to selling agent.
If during the listing period, the Home is sold by you, the undersigned or anyone else; or if you produce a purchaser ready, willing and able to purchase the Home: or if within 3 months after the expiration of the listing period, a sale is made to any person to whom the Home was shown during the listed period by you, the undersigned, or anyone else, the undersigned to agrees to pay the above commission. In the event the deposit (s) is retained, 50% thereof shall be paid to the Broker Dealer as full consideration for Dealer's service, including cost expended by the Dealer, RE/MAX Signature, and the balance shall be paid to Owner.

RS

In the event of a sale, the undersigned will convey or agree to the usual transfer documents conveying marketable title. The undersigned also agrees to deliver all the documents needed for closing and to execute all necessary documents to transfer ownership and close the sale.

3. In the event the Owner decided, because of a bona fide change in circumstances acceptable to Broker not to sell the Property the Owner may, by first signing the withdrawal agreement, a simultaneously therewith paying a cancellation fee of \$_____ (if Left Blank \$500), conditionally terminate the Contract. However, the Owner agrees that in the event the Property

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is contracted for sale during the time period from agreed termination to the original termination date, to anyone, then the original termination provided by this paragraph will be voidable by the Dealer and the Owner will be obligated to pay the Dealer the agreed compensation set forth in subparagraph, less any sum paid pursuant to this paragraph. If a contract is into between the Owner and anyone introduced to the property by Dealer or those working by or through the Dealer, including the Owner, during period before early termination of the Contract, then the obligation to pay compensation to the Dealer will continue for the period of time set forth in subparagraph, and as otherwise authorized and limited by the terms of the subparagraph. In addition, the contact will not be considered cancelled until the cancellation fee is paid, the sign, lockbox, and info box (if applicable) are returned, and the release/cancel form signed.

4. Seller understands that not allowing showings for the sake of avoiding the cancellation fee but not selling the home will be considered breach of contact and the full commission charged will be due after 3 denials for showings. RE/MAX Signature will search all legal remedies to be paid for services rendered if not paid within 30 days (RSB) (____)
5. Dealer is hereby authorized to put FOR SALE signs and remove all other For Sale Signs. Dealer is also authorized to have access to said Home for the purpose of showing same at reasonable hours. RE/MAX Signature requests all previous public advertisements for sale by owner or previous Broker to be removed from personal and private websites.
6. The undersigned represent that they are in peaceful possession of the Home, and that our title is clear and marketable subject only to the following liens and obligations: _____
7. The undersigned hereby agrees that if Marketable Title cannot be produced at the time of closing to the closing agent, a fee of \$2000 will be withheld from the Seller's closing proceeds until a Marketable title can be produced and recorded by the Department of Motor Vehicles.
8. LATENT DEFECTS: Owner specifically acknowledges and understands that where Owner knows of facts materially affecting the value or desirability of the property, whether said facts are readily observable or not readily observable, then Owner is under a duty to disclose said facts to the Buyer and the Dealer. If owner knows of said facts, he shall set the forth in writing under the Special Clauses provision below or by written document attached to this Exclusive Right of Sale Listing contact and present upon execution of this Contract. Owner has fully reviewed this Contact and the information related to said property. (As shown in the listing information above and/or the attached information sheet) and Owner warrants, to the best of his knowledge, the accuracy of said information. Owner agrees to indemnify and hold harmless.
9. Dealer and those relying thereon form any and all loss, damage, suits, and claims including attorney's fees and costs of defense resulting from the inaccuracy of said information from Owner's failure to disclose any facts materially affection the value or desirability of the property.
10. In addition to the commissions, the seller will be responsible for \$450.00 for title and transfer fees. These amounts are paid by the seller at the time of Closing.
11. SPECIAL CLAUSES (line through if not needed) _____

Seller (RSB) (____)

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12. Seller agrees to keep all utilities on until first weekday after closing and to stay current on the lot rent and all liabilities are to be paid in full at the closing of the purchase. In addition, seller agrees to pay any lease cancel fees associated with lease transfer. (RSB) (____)
13. Seller acknowledges that a lock box will be affixed to the mobile home. We agree to hold RE/MAX Signature and its agents harmless if the box is tampered with and access to the home is gained. In addition, the sell agrees to hold REMAX Signature harmless for any break in or trespass into the home that is not accompanied by RE/MAX Signature Agent. (RSB) (____)
14. Cyber Criminals have been known to hack emails and send hack wire instructions. The undersigned have been informed by RE/MAX Signature to not wire money without confirming on the telephone or in person the wire instructions and will not hold RE/MAX Signature responsible or Liable. Seller should never wire money without confirming and should have no reason to wire to RE/MAX Signature. Cyber criminals are hacking emails with fake wire instructions. (RSB) (____)

By signature Owners agree and certify they have read and agree with the above terms.

Seller: Roberta S. Bruden Date: 4/08/2024

Seller: _____ Date: _____

Current Address: _____

Listing Agent: Jacqueline Balaban Phone: 386-299-1826

Seller (RSB) (____)

REMAX Signature (____)



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Disclosure Statement

Age of: A/C _____ Dishwasher 2014 Dryer 2023 Microwave _____ Range _____
Refrigerator _____ Roof _____ Washer 2023 Water Heater 2016

When was the last inspection on your home? _____ Last A/C Service 2023

When was the last upgrade(s) in the home? _____ Briefly describe any recent upgrades:

New toilet, new flooring (both bathrooms), 2014 new flooring kitchen, Kitchen faucet (2023)

What is the name and address of your current insurance company? _____

Frontline 500 International Parkway, Heathrow
877-744-5224 Fl. 32746

To the extent of the seller's knowledge, the above statements are true. Seller(s) authorize Consultant to disclose this information to the prospective buyer(s).

Seller: Robert & Brenda Date: 4/10/24

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____



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Disclosure Statement

Property Address: 164 Costa Rica

Mobile Home #: PH069260AFL
PH069260BFL
PH069260CFL

Seller: Roberta Breden

Year Built: 1994

Date of any additions: _____

Date completed: 1994

This statement is a disclosure of the above-described home: IT is not a warranty of the seller(s) or consultant and should not be substituted for inspections(s) a buyer should obtain. The Buyer is provided the opportunity to have any inspections completed within ___ days of the executed contract. The cost for the inspection is the responsibility of the buyer. The house is being sold AS IS, however, the buyer, with evidence of a home inspection, will have the opportunity to cancel this contract and have his/her deposit refunded if completed and requested within 5 days of the executed contract. As a rule, our Company will insist on major repairs such as a roof leaking or an appliance not working be done by the seller before the sale is contracted.

Structural	Yes	No	Uncertain
Are you aware of any problems with the electrical system?		✓	
Are you aware of any problems with the plumbing?		✓	
Are you aware of any problems with the heating and air conditioning?		✓	
Are you aware of any active infestation or damage from wood destroying pests or conditions?		✓	
Are all of the appliances remaining with the home in good condition?	✓		
Have all repairs or additions been made with necessary park rules or permits?	✓		
Do you have any knowledge or presence of mold in the home?		✓	
Are there polybutylene plumbing pipes in the home?		✓	
Are you aware of any problems with the roof?		✓	
Have you ever replaced the windows?		✓	
Do you have any soft spots on floors?		✓	

If you answered yes to any of the questions above, please elaborate below. Attach additional pages with your signature if additional space is needed. _____




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Mobile Home Seller Net Sheet

DESCRIPTION OF HOME:	
Manufacture/Model:	Palm Harbor / Palm
Mobile Home Address:	164 Costa Rica, Edgewater, FL 32141
Identification Number:	See Attached
	Model Year: 1994
SELLER	BUYER
Name: Roberta S. Breden	Name:
Name:	Name:
(+) Sales Price: \$ 160,000	(-) Sales Price: \$
(-) Listing Fee: \$ 3,500	(-) Closing Fee: \$
(-) Payoff to Lien Holder: \$ 0	(-) Sales Tax (6.5%): \$
(-) Pro-Rated Lot Rent: \$	(-) Title Transfer Fee: \$
(-) Other: \$	(-) Registration Fee: \$
Transfer fee, all title work, attorney fee	(-) Other: \$
	Total Owed: \$
	(+) Deposit: \$
Check to Seller: \$	Due At Closing: \$

The undersigned acknowledges receipt of a copy of this statement and agree that the amounts are estimated.

Seller Name:  Roberta S Breden	Buyer Name:
Seller Date: 04/08/24	Buyer Date: