



Palm Sky Homes-Exclusive Listing Agreement

I/We, , hereinafter referred to as the
"Seller" Kingsley Corporation
Seller agrees to sell the following described manufactured home with all
improvements, fixtures and appurtenances thereon, or incident thereto
(the "Property")

Year, Make, Model, Size, Vin#: 2015 Champion 13x40
In the Manufactured Housing Community of: Fountain East MHP
Address: 303 S Recker Rd #134

Total purchase price to be paid by buyer for the purchase of the premises shall be:
\$ 57,999 -

The terms under which the purchase price shall be paid to the seller are as follows:

- Cash -
- Seller carryback -
- Financing -

Earnest money deposit shall be provided in the amount of :
\$ 2,500 -

Earnest money deposit shall be deposited into the Broker trust account or Title escrow
account. Depending on the amount of sale and or selection.

Close of escrow: (COE) shall occur when title to the premises is transferred into buyer's
name. Title to the premises shall be transferred free and clear of all liens and
encumbrances, recorded, filed, registered or known to the seller, unless otherwise agreed in
writing. Seller agrees to execute and deliver title to the premises and perform all other
acts necessary and sufficient time to allow COE to occur in a timely manner.

Escrow Matters:

This contract shall give instructions to the escrow company, dealer or broker to carry out
terms of this contract. Escrow shall be performed by: Broker: Palm Sky Homes at 2320 N.
44th St Phoenix AZ 85008- 602-736-6680 or Pioneer Title 225 E. Germann Rd. #270
Gilbert, AZ 85297

Contingencies: Buyer must obtain approval to live within the community/association.
Buyer shall submit an application and all required documents, for park residency by the
manufactured housing community, within (3) business days of contract acceptance. If
after a diligent and good faith effort, the buyer is unable to obtain residency from the



community, this contract shall be deemed canceled and earnest money released to the buyer.

Possession: Seller shall deliver possession,, existing keys and all means to operate all locks, mailbox and security system/alarms to buyer at COE. Fixtures shall mean all personal property attached/affixed to the premises. Seller agrees that all existing fixtures on premises shall be conveyed in this sale. Appliances and additional personal property included in sale:

Refrigerator Washer Dryer Microwave Stove/Oven

Disclosures: NOTICE: Arizona Law requires the seller that the seller disclose all known facts which materially affect the value of the premises, and which are not readily observable to the buyer, regardless of whether the buyer performs an inspection.

Warranties: Warranties by seller; Seller warrants that seller has disclosed to buyer broker (s) all material latent defects and information concerning the premises known to seller, including opinions of value, which materially and adversely affect the consideration to be paid by buyer. Prior to COE the seller warrants that payment in full will be made for all labor, professional services, materials, machinery, fixtures, or alteration, or repair of any kind to the structure of the premises.

Walkthroughs: Seller shall make the premises available for all inspection and walkthrough(s) if applicable. Upon reasonable notice to the buyer. Seller shall at sellers expense, have all utilities on including propane until COE to enable the buyer to conduct any inspections.

Breach: In the event of a breach of contract, the non-breaching party may cancel this contract it would be difficult to predetermine damages in the event a buyer's breach, therefore the earnest money may be deemed as reasonable estimate of damages and seller may, at seller's option accept the earnest money deposit as seller's sole right to damages.

ARIZONA LAW-THIS CONTRACT SHALL BE GOVERNED BY ARIZONA LAW AND JURISDICTION IS EXCLUSIVELY CONFERRED IN THE STATE OF ARIZONA AND UNDER ARIZONA ARBITRATION RULES AS OUTLINED ABOVE:

RELEASE OF BROKER: SELLER HEREBY EXPRESSLY RELEASE, HOLD HARMLESS AND INDEMNIFY BROKERS(S) IN THIS TRANSACTION FROM ANY AND ALL LIABILITY AND RESPONSIBILITY REGARDING FINANCING, THE CONDITION, SQUARE FOOTAGE, VALUE, RENT ROLLS, ENVIRONMENTAL PROBLEMS, SANITATION SYSTEMS, ROOF, WOOD, INFESTATION, BUILDING CODES GOVERNMENTAL REGULATIONS, INSURANCE, PRICE AND TERMS OF SALE, RETURN ON INVESTMENT OR ANY OTHER MATTER RELATING TO THE VALUE OR CONDITION OF THE PREMISES. SELLER UNDERSTANDS AND AGREES THAT BROKERS(S) DO NOT



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PROVIDE ADVICE ON PROPERTY AS AN INVESTMENT AND ARE NOT QUALIFIED TO PROVIDE FINANCIAL ,LEGAL OR TAX ADVICE REGARDING THIS TRANSACTION. **Sellers Initials :**

Compensation: In consideration for broker agreement to list and use broker efforts to find a purchaser for the manufactures/mobile home described,the owners give sole and exclusive right to sell said home comencing 06.06.2024 and ending on 09.06.2024 or following the sale of the home whichever comes first. This contract can be canceled at any time by mutual consent of both parties provided it is in writing.

Broker shall receive the following compensation:

\$ as a fixed fee \$2800- % of final sale price _____

Broker on behalf of seller: Palm Sky Homes AZ DOH#8875-602-736-6680

email:mobilehomesbycindy@gmail.com

Broker signature ,Cindy Aguilar:

C Aguilar
4/7/24

The undersigned agree to sell the premises on the terms and conditions herein stated, acknowledge receipt of a copy hereof and grant permission to broker named on above section.

Seller sign & date: *Dinsya 06/07/2024*
Seller sign & date: