

# CENTERSTONE DEVELOPMENT, LLC - Mobile Home Sales

Email: [centerstonedevelopmentllc@gmail.com](mailto:centerstonedevelopmentllc@gmail.com) - 352-609-6317

## LISTING AGREEMENT

Date 06/28/2024 Size 48' Year 2003 I.D. # NB10752 A+B  
Community Fairfield Village  
Address 5876 SW 60th Pl

**1. TERMS OF SALE:** The undersigned agrees to sell the above stated home with the following terms and conditions for a lesser or greater amount.

**A. Occupancy of Buyer:** AT CLOSING

**B. Seller's Representation** - Seller agrees that the heat/air conditioning, hot water heater, refrigerator, range, and oven, if applicable are in working order unless otherwise noted: \_\_\_\_\_

Seller's Initial(s) MS

**C. Fixtures:** This sale shall include the outdoor and indoor fixtures of steps, awnings, patio covers and carports, lighting fixtures, window treatments, drapes & hardware if part of the home now, unless otherwise noted

### THE FOLLOWING ITEMS ARE INCLUDED WITH THE SALE

Refrigerator  Disposal  Washer  Air Conditioner  Shed  Dishwasher  
 Stove  Dryer  Ceiling Fans  Water Softener  SEE Attached Furniture List

**2. Centerstone Development, LLC - Fees & Terms:** The undersigned grants Centerstone Development, LLC an exclusive right to sell the home from: 06/08/2024 UNTIL 12/08/2024  
**LISTING PRICE \$** 60,000.00 Owner agrees to pay the broker at time of closing from the disbursement of the proceeds of said sale in the amount of \_\_\_\_\_ % of the purchase price, but not less than 4,500.00 as a commission for producing a buyer for the home. Whichever is greater.

**A.** If the home is sold by anyone other than Centerstone Development, LLC during the listing period or if you produce a purchaser, or if within 90 days after the expiration of the listing term, a sale is made to anyone the home has been shown to during the listing period, the undersigned agrees to pay Centerstone Development, LLC the above stated commission.

**B.** This contract renews itself in 90 day increments unless written cancellation is sent 30 days prior to end of term. Seller's Initial(s) MS

**3. Authorization for Centerstone Development, LLC** to put a "For Sale" sign in the yard/window and agree no other signs For Sale remain on the home.

**4. Lock Box** A Lock Box will be used to show and access the home. Sellers are advised to remove or secure valuables. The broker and persons working through the broker are released from liability. The seller agrees a lock box is used to access the home for showing and is a benefit to the seller.

5. **Seller is Responsible for past due** lot rent, and all due balances due or past due on the said home before closing. Seller to pay \$395.00 processing and handling fee to Centerstone Development, LLC along with title search, wire fee and other applicable costs to close from sellers proceeds at closing. The seller authorizes Centerstone Development, LLC to disburse funds to creditors after the above stated commission is paid from the proceeds of the sale. In the event there are not enough funds remaining, the seller agrees to pay all balances by the closing date.

6. **Marketing** Seller gives The Broker authority to advertise this home in print and on the internet.

Seller's Initial(s) MB

7. **Acceptance, deposits and default monies** on sales and purchase agreement: In consideration of broker's expenses, broker will retain 50% of all forfeited deposits of the buyer and the seller shall retain 50%.

8. **The undersigned agrees to abide by all safety laws and rules** affecting the sale of their mobile home including the provisions of smoke detectors and fire extinguishers.

9. **Cancellation:** If seller request to cancel this contract prior to expiration date Seller agrees to take the home off the market with no intent to sell the home for a period of 6 months and pay a cancellation fee of \$500.

10. **The Seller/undersigned** represents the home and its title to be marketable and free and clear of any liens. Yes  No  Seller's Initial(s) MB

Lien holder Name \_\_\_\_\_

Account #: \_\_\_\_\_ Phone: \_\_\_\_\_

11. The seller agrees to deliver all documents needed for closing, including trust paperwork, wills, or any other documents required by the DMV, any and all documents needed to transfer the title. All seller proceeds shall remain in escrow until all paperwork has been provided, by the seller, to transfer title.

12. **Centerstone Development, LLC** is a licensed used mobile home dealer/broker in the State of Florida. The seller/undersigned understands that the mobile home listing is not a real estate transaction and the sale is for the Mobile Home only and is not regulated as Real Estate.

13. **Additions:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Seller: Mark Blakely Date \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: MARKBLAKELY59@GMAIL.COM

Representative Mark Blakely Date: \_\_\_\_\_