



PARK ADDRESS
304 TRENTON ROAD
BROWNS MILLS, NJ 08015

CORPORATE ADDRESS
336 N. BROADWAY, SUITE 407
JERICHO, NY 11753

DIVERSITY LIVES HERE. DIVERSITY THRIVES HERE

RESALE AGREEMENT

Define:

**Hilltop Mobile Homes, Inc. , hereinafter called Agent.
Seller, entity having legal right to sell property.**

1. In consideration of this agreement I/we, the undersigned hereby grant the Agent sole and exclusive right to sell the said Mobile Home listed below.

SELLER NAME: Estate of Dennis Hasanowicz

TYPE: Redman New Moon YEAR: 1992 SIZE: 14X70

SERIAL NUMBER: 12222701

ADDRESS: 16 Tara Drive, Browns Mills, NJ 08015

2. No changes shall be made to this written Contract.
3. This agreement would cover a period of **THREE (3) months**, beginning on the date below. I/we also agree that the price of \$60,000.00 to Seller is acceptable, inclusive of commissions and taxes, and that the Agent is authorized to accept any offer meeting this requirement. Any other offers will be submitted to the Seller for their consideration.
4. If a sale is made or a purchaser procured by Agent, by the Seller, or by any other person, at the price or upon the terms specified herein or at any other terms and price accepted by the Seller during the life of this contract; or within three (3) months after the termination of this contract, to anyone with whom the Agent negotiated or discussed the sale during the life of the contract, the undersigned agrees to pay Agent a commission of TEN (10) % of the sales price.
5. While the agency continues, Seller agrees not to; lease, rent, sell, advertise or negotiate for the sale of said property, except through Agent, nor give any broker, firm, or other person authority to sell, negotiate or advertise for the sale of said property. If Seller does any of these items, then full commission is due and payable immediately.



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6. Seller agrees to refer to Agent all inquiries received concerning the sale of said mobile home. The Seller further agrees to make all material facts known to the agent. Seller will pay for legal fees if the terms of this contract are met and the Seller refuses to complete the Sale.
7. Seller agrees to deliver said property free and clear of all liens including taxes, assessments, ground rental, utilities, judgments and encumbrances and to transfer title.
8. All parties will mutually agree on date of transfer. If for any reason a sale is not completed by the Seller, Seller will pay all legal bills and cost for not completing the Transaction. This shall include damages, cost to the Agent, as well as cost to the Buyer.
9. In the event any purchaser forfeits the earnest money paid by him, all expenses of advertising and incidental costs actually incurred by Agent shall be deducted. The remainder being equally divided between Seller and Agent.
10. All parties will mutually agree on date of transfer of ownership. Seller shall agree with Agent about the date. Purchaser will be permitted to occupy home. This must be given in writing within ten (10) business days from the time of Purchaser's approval of tenancy.
11. Sellers agree to permit purchaser to occupy home during settlement period only when certified monies have been deposited in Agent's account. *Settlement will be transferred to Seller after the following events occur:*
 - (a) *Clear Title has been delivered to Agent's office*
 - (b) *A cashier's check, money order, or bank check paid to the order of "Hilltop Mobile Homes, Inc." is deposited*
 - (c) *Money has cleared the bank*
 - (d) *Ownership has been transferred to the Purchaser*
 - (e) *All ground rental fees are paid*
12. Agent will attempt to provide necessary forms for proper transfer. The New Jersey Department of Motor Vehicles may change their requirements. Agent will inform Seller, and may request additional papers, then resubmit. Seller will hold Agent harmless for any damage caused by these actions. Monies will not be distributed until proper ownership transfer has been made.
13. Distributions of monies will take place, within approximately ten (10) business days from time of transfer of ownership to purchaser by corporation check.
14. Seller shall complete this sale. All cost shall be paid by seller, when seller fails to complete this sales transaction as described on the "MB-10 Offer to Buy and Acceptance" Contract.
15. Notice to quit this agreement must be in writing to Hilltop Mobile Homes, Inc. Office.



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16. Either party may terminate this agreement with thirty (30) days of written notice. Upon choosing to terminate this agreement, Seller's \$275 listing fee is non-refundable.

16 Tara Drive, Browns Mills, NJ 08015 Dated this 7 Day of June, 2024

SIGNATURE OF
SELLERS

Amy Glavin - executor to the estate of Dennis Hasanowicz

HILLTOP MOBILE HOMES, INC.

SIGNATURE OF
OFFICER

[Signature] GM