



PL Home Sales

License #9109

LISTING AGREEMENT

THIS LISTING AGREEMENT (the "Agreement") dated this 8 day of July 2024 is

BETWEEN

Michael A Carter

(homeowner)
and

(homeowner)

at 301 Indian Hill

(address of homeowner)

AND

PL Home Sales, LLC
License #9109
5 Santa Fe
Prescott, AZ 86305
(the Agent)

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. NO REPRESENTATION IS MADE AS TO THE LEGAL CONSEQUENCE OF ANY PROVISION OR THE TAX CONSEQUENCES THEREOF. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR OR OTHER COUNSEL BEFORE SIGNING.

1. EXCLUSIVE RIGHT TO SELL/LEASE: The undersigned Owner(s) ("Owner") hereby employs and grants the undersigned Arizona Manufactured home Broker ("Broker") the exclusive and irrevocable right to offer for sale the property described below ("Property"), pursuant to the terms of this Exclusive Right to Sell Contract, or any renewal hereto ("Listing"). Broker agrees to endeavor to effect such a sale of the Property. In consideration of the mutual covenants contained herein, Owner and Broker agree as follows:

2. PROPERTY: (Street/Road) Address 301 Indian Hill
City Prescott Az Zip Code 86305
County Yavapai Year/Manufacturer 2012
VIN# 15700PHA000532A+B

together with all fixtures and improvements thereon and appurtenances incidental thereto (the Property together with all fixtures, improvements, and appurtenances are hereinafter referred to collectively as the "Premises"), plus any personal property specified in the purchase contract.

FIXTURES AND PERSONAL PROPERTY:

Except as excluded in Section 3, any sale of the Premises shall include all existing fixtures on the Premises, any existing personal property specified in Section 3, and all of the following Items of personal property, to the extent located on the Premises:

- built in appliances
- ceiling fans and remote controls
- central vacuum hoses and attachments
- draperies/other window coverings
- fireplace equipment (affixed)
- floor coverings (affixed)
- free standing range/oven
- light fixtures
- media/antennas/satellite dishes
- outdoor fountains and lighting
- outdoor landscaping
- security and/or fire systems and/or alarms
- shutters and awnings
- speakers (flush-mounted)
- storage sheds
- storm windows and doors
- stoves: gas-log, pellet, or wood burning
- timers (affixed)
- towel, curtain/drapery rods
- wall mounted TV brackets and hardware (excluding TVs)
- water-misting systems
- water purification system
- water softeners
- window and door screens, sun shades

Appliances and Additional Existing Personal Property. The Premises shall include the following appliances which are presently located in or upon the Premises:

Refrigerator Washer Dryer Other Dishwasher

3. Fixtures and leased items NOT included in sale (e.g. leased propane tanks, leased solar systems): N/A

4. TERM: This Listing shall commence on July 6, 2024 and expires at 11:59 pm on Jan. 8, 2025 subject to any renewal or termination of this Listing.

5. LISTING PRICE: The Listing price shall be \$ 205,000.00 and upon the terms and conditions set forth.

Name of lender/Lien amount

N/A

6. Brokerage Fees for a Sale:

Owner agrees to pay Broker a brokerage fee of 5 % of the negotiated sale price for services rendered if:

- (a) Broker produces a ready, willing and able buyer to purchase the Premises at such price and terms agreed to by Owner;
- (b) a sale of the Premises is made by Owner or through any other broker/agent, or otherwise; or
- (c) without the consent of the Broker, the Premises is withdrawn from this Listing, otherwise withdrawn from sale, or transferred or conveyed by Owner.

Owner authorizes listing Broker to offer compensation in the amount of 2 1/2 % of the gross purchase price to the buyer's broker who represents the interest of the buyer(s).

Broker's Office Address: 5 Santa Fe, Prescott, AZ 86305

Phone: 602-818-0528

Agent's Signature

N. Sharlene Springsteen

Mo/Da/Yr

7/8/24

License #

18132

Brokerage fees are payable upon closing of this contract.

7. After Expiration: After the expiration of this Listing Contract, the same commissions, as appropriate, shall be payable if a sale is made by Owner to any person to whom the Premises has been shown or with whom Owner or any broker has negotiated concerning the Premises during the term of this Listing Contract,
(1) within 60 days after the expiration of this Listing Contract, unless the Premises has been listed on an exclusive basis with another broker, or
(2) during the pendency, including the closing, of any purchase contract or escrow relating to the Premises that was executed or opened during the term of this Listing Contract.

8. OWNER COOPERATION: Owner agrees to make all data, reports, documents and information, excluding opinions of value, pertaining to the Premises available to Broker and buyer. Owner shall take no action that may tend to hinder Broker's performance pursuant to this Listing, agrees not to initiate direct communication with any other broker or potential buyer and shall refer to Broker all inquiries relating to the purchase of the Premises.

9. LISTING BROKER OBLIGATIONS AND AUTHORITY:

Broker agrees to make diligent and continued efforts to sell the Premises.

- a. Owner authorizes Broker to obtain information relating to the present mortgage(s) on the Premises.
- b. Owner authorizes and instructs Broker to input the information on the Listing/Data Entry Form, and any photographs or video of the Premises, to the Multiple Listing Service ("MLS") for publishing and dissemination, in whole or in part, in printed or electronic form, including via the internet, to MLS participants and the general public, even after the sale of the Premises, or the cancellation or expiration of the Listing. Owner is cautioned to protect valuable items from view in any photographs or videos of the Premises or otherwise, and Broker has no responsibility for the dissemination of any images of such valuable items or for the loss of such valuable items. Owner understands the public may have unlimited access to the images and may download and/or copy them. Broker is authorized to report the sale of the Premises, and its price, terms and financing, for dissemination through MLS or otherwise to authorized MLS participants and to the public and for use by companies engaged in selling information for various purposes, including but not limited to appraisals or evaluations of tax assessments.

10. ACCEPTANCE: By signing below, Owner acknowledges that he/she has read, understands and accepts all terms and provisions contained herein and that he/she has received a copy of this Listing.

Sellers Signature Michael A. Carter Mo/Da/Yr 04-28-24

Sellers Signature _____ Mo/Da/Yr _____

Print Name of Seller MICHAEL A. CARTER

Phone 503-869-2637 Email address MIKE.E41@GMAIL.COM

Print Name of Seller _____

Phone _____ Email address _____

11. IN CONSIDERATION OF OWNER'S REPRESENTATIONS AND PROMISES IN THIS LISTING, BROKER AGREES TO ENDEAVOR TO EFFECT A SALE IN ACCORDANCE WITH THIS LISTING.



Motor Vehicle Division

48-7200 R01/16 azdot.gov

Vehicle Identification Number
15700PHA000532A

Year
2012

Make
CHAMPION

Model
UNKNOWN

Body Style
MH

First Registered
035000

List Price
035000

Mobile Home Manufacturer
CHAMPION HOME BUILDERS

Unit Number
24X52

Inventory Control

44024664

**MICHAEL A CARTER
301 INDIAN HILL
PRESCOTT AZ 86305**

Title Number
MH000121684

Issue Date
05/12/2023

Film Number

Odometer Reading (no tenths) *

Previous Title Number State
P034017212027 AZ

Issue Date
07/31/2017

Previous Film Number

* A - Actual Mileage
B - Mileage in excess of the odometer mechanical limits
C - NOT Actual Mileage, WARNING ODOMETER DISCREPANCY

Arizona Brands

Previous Brand State Previous Brand State Previous Brand State Other States With Brands

Owners/Lessees

**MICHAEL A CARTER
301 INDIAN HILL PRESCOTT AZ 86305**

Lienholder(s) as of print date. (Additional liens may exist. Check Motor Vehicle Inquiry on <https://servicearizona.com> to find all current liens.)

LIEN RELEASE

Lienholder Name

Acknowledged before me this date.

Notary Public Signature

Lien Amount

Lienholder Signature

Date

County

State

Commission Expires

ARIZONA CERTIFICATE OF TITLE

ADOT

Motor Vehicle Division

48-7200 R01/16 azdot.gov

Vehicle Identification Number
15700PHA000532B

First Registered List Price
035000

Year
2012

Make
CHAMPION

Model
UNKNOWN

Body Style
MH

Mobile Home Manufacturer
CHAMPION HOME BUILDERS

Unit Number
24X52

Inventory Control
44024163

MICHAEL A CARTER
301 INDIAN HILL
PRESCOTT AZ 86305

Title Number
MH000121685
Previous Title Number State
P034017212026 AZ

Issue Date
05/12/2023
Issue Date
07/31/2017

Film Number
Previous Film Number

Odometer Reading (no tenths) *
* A - Actual Mileage
B - Mileage in excess of the odometer mechanical limits
C - NOT Actual Mileage, WARNING ODOMETER DISCREPANCY

Arizona Brands

Previous Brand

State Previous Brand

State Previous Brand

State Other States With Brands

Owners/Lessees

MICHAEL A CARTER
301 INDIAN HILL **PRESCOTT** **AZ** **86305**

Lienholder(s) as of print date. (Additional liens may exist. Check Motor Vehicle Inquiry on <https://servicearizona.com> to find all current liens.)

LIEN RELEASE

Lienholder Name		Acknowledged before me this date.		Notary Public Signature	
Lien Amount		Date		County	State Commission Expires
Lienholder Signature					

NAME(S)

Site # 301 Approximate yearly taxes: 9570.

Call before showing: Yes No

Home Phone: 503-849-2637 - Mike

Cell Phone: 503-706-7793 - Judy Do you text? Yes No

Please check which general amenities your home has and will stay upon sale:

- Dishwasher How old: _____
- Washer How old: _____
- Dryer: Gas or electric (Please circle) How old: _____
- Refrigerator How old: Orig.
- Microwave How old: Orig.
- Range/Oven: Gas or electric (Please circle) How old: Orig.
- New Roof Age of current roof: 12 yrs
- Central Air How old: Orig.
- Swamp Cooler How old: N/A
- Extra Storage
- Fireplace
- Drip system
- Double pane/storm windows
- Workshop

Additional items to remain in home upon sale:

Mitsubishi Mini Split Air & heating system

As you think about what's most important to you, what would be the priority in terms of describing your goal: A Faster Selling Time or the Highest Price? Both

