

# Flamingo Mobile Home Sales

5769 Royal Hills Cir. • Winter Haven, FL 33881 • (863) 221-5785  
Exclusive Right of Sale Listing Agreement  
Manufactured Home on Leased Land

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### Part A - The Parties

This Exclusive Right of Sale Listing Agreement is between OMAYRA RAMOS TORRES  
and \_\_\_\_\_ ("Seller") and Flamingo Mobile Home Sales, a Broker of  
Manufactured/Mobile Homes ("Broker").

### Part B - Property Description

#### ●Property

In consideration of Broker's agreement to list and to use Broker's efforts to secure a Purchaser for the  
manufactured home described as follows:

Check One  Single Wide  Double Wide  Triple Wide  
Manufacturer CLAYTON Model \_\_\_\_\_ Year 2001  
Serial Number #1 WHCO11547GAA Length 52' 85053324  
#2 WHCO11547GAB Length 52' 85053362  
#3 \_\_\_\_\_ Length \_\_\_\_\_

Park SUNLAKE Terrace Estates Lot 39 Address 6555 Old  
LAKE Wilson Rd lot 39 City DAVENPORT State FL Zip Code 33896

●Items included in sale. Seller shall include in the sale fixtures, storm windows and screens, lighting fixtures, window  
shades, curtain and traverse rods, blinds, heating and cooling equipment, floor coverings, exterior attached antennas, decks,  
steps, carports, installed security equipment and skirting. Appliances included in the sale are as follows, as well as any other  
items not listed above: Refrigerator, Range, Mounted Microwave  
Washer and Dryer.

●Items excluded from the sale: personal items and furniture.  
Home is sold UNFURNISHED.

### Part C - Price and Terms

Seller hereby gives Broker, for a period of six (6) months from the date stated below. After six (6) months the listing will  
continue unless you notify us otherwise. Seller gives Broker the sole right and authority to sell the above described  
manufactured home (Property) at the following price and terms:

Sales Price: \$ 89,900.00 Minimum Commission: \$3,500.00 FLAT FEE  
Seller agrees to pay Broker a commission of Three thousand five hundred dollars (\$3,500.00). if Broker, Seller, or any other  
person procures a Purchaser who is ready, willing and able to purchase on the terms of this Agreement or any other terms  
acceptable to Seller.



40 Broker agrees to carefully inspect the Property and secure complete information regarding it, to direct the concentrated efforts  
41 of Broker's firm in bringing about a sale and to advertise the Property as Broker deems necessary and advisable. In  
42 consideration of the above, Seller agrees to refer to Broker all inquiries concerning the Property. Broker is authorized to  
43 accept, receipt for, and hold all monies paid or deposited not to exceed the total amount of compensation.

44  
45 Broker's fee is due in the following circumstances:

46 (1) If any interest in the Property is transferred, whether by sale, lease, exchange, governmental action, bankruptcy or other  
47 means of transfer, regardless of whether the Purchaser is secured by Broker, Seller or any other person.

48 (2) If Seller refuses or fails to sign an offer at the price and terms stated in this Agreement, defaults on an executed sales  
49 contract or agrees with a Purchaser to cancel an executed sales contract.

50 (3) If, within ninety (90) days after the Termination Date ("Protection Period"), Seller transfers or contracts to transfer the  
51 Property or any interest in the Property to any prospects with whom the Seller, Broker or any other person communicated  
52 regarding the Property prior to Termination Date. However, no fee will be due Broker if a bona fide Exclusive Right of Sale  
53 Listing Agreement is entered into after Termination Date with another Broker, and a sale, lease, exchange or contract thereof,  
54 of the Property is made during the term thereof.

55  
56 At Seller's request, Broker may agree to conditionally terminate this Agreement. If Broker agrees to conditional termination,  
57 Seller must sign a withdrawal agreement and reimburse Broker for all direct expenses incurred in marketing the Property and  
58 pay a cancellation fee of \$ 150.00 (\$150.00 if left blank), plus applicable sales tax.

59  
60 Seller understands that this Agreement does not guarantee the sale of the Property, but that an earnest effort to sell same will  
61 be made until Agreement has expired.

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63 Seller agrees to provide the Broker access to the property for showings to prospective Buyers.

64  
65 **This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to**  
66 **signing.**

67  dotloop verified  
68 08/13/24 9:00 PM EDT  
IDRX-VTV0-SAQ9-XNPZ

69 Seller's signature

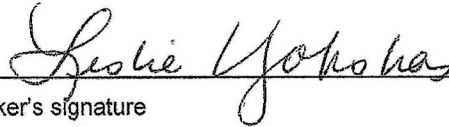
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Seller's signature

70  
71 OMAYRA RAMOS TORRES

72 Print Name Date

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Print Name Date

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76 Agent's signature

  
77 Broker's signature

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79 Print Name Date

Leslie YOKSHAS 08/13/2024  
80 Print Name Date