



**MOBILE HOME BROKERS UNLIMITED**

**-LISTING AGREEMENT-**

700 ROUTE 1 / P.O. BOX 2325 / SCARBOROUGH MAINE 04070-2325  
e-mail: kathee1@maine rr.com

TEL: 207/883-8474  
FAX: 207/883-5168

**BETWEEN:** Kathleen R. Rivers  
**STREET:** 4 Brousseau Dr **CITY:** O.O.B **& MOBILE HOME BROKERS UNLTD**  
**PARK NAME:** Old Orchard Village **STATE:** ME **ZIP:** 06064  
**ADULT/FAMILY PARK:** Family **LOT SIZE:** Above Ave  
**MAKE:** Skyline **MODEL:** **PETS:** W/Approved  
**SIDING:** Vinyl **METAL TYPE:** **SIZE:** 14x70 **YEAR:** 2001 **SERIAL #:** 06-16-0520-N  
**FLOOR PLAN:** Cr Kit **HOUSE TYPE:** Yes **ROOF METAL:** **SHINGLE:** Yes  
**2 # OF BEDROOMS** **2 # BATHS:** **HOME COLOR:** White

**RANGE:** ✓ **(GAS/ELEC)** **HEAT:** Pha K7 (Oil/Elec/Gas)  
**REFRIG:** ✓ **(2 DR/F FREE)** **OIL TANK:** Yes  
**DISHWASHER:** ✓ **WASHER:** ✓ **DRYER:** ✓ **OTHER:** **UTILITIES:**  
**DISPOSAL:** **A/C:** **OTHER:** **OIL PER YEAR:** \$  
**FIREPLACE:** **WOODSTOVE:** **PORCH:** **DECK:** Front **(AVG) ELEC MTH:** \$  
**AMPS TO HOME:** 100 **FUSE/CIRC:** **SHED:** **MATERIAL:** **REAL ESTATE TAX/YR:** \$  
**WATER HEATER:** Yes **GAS/ELEC:** **OTHER FEE:** \$ 125 App Fee  
**ENTRANCE FEE:** \$ 1400  
**LOT RENT:** \$ 700

**COMMENTS:** W/has house generator

In consideration of the services & facilities of Mobile Home Brokers UNLIMITED, hereafter called "AGENT" and subject to the approval of Mobile Home Brokers UNLTD, the above owner(s) hereby grants the exclusive right to sell this home, located at the above address, including all items listed for a period of one hundred eighty (180) days beginning 9.9.24 and ending 3/9/2025 11:59P.M.

It is further agreed that the agent shall receive a commission of 6% of the selling price, plus \$250 administrative fee

- 1. You may accept a deposit of earnest money in my behalf.
- 2. House payments and lost rents are not the responsibility of AGENT or BUYER. The owner maintains all responsibility for said payments. At time of sale, all payments must be current.
- 3. In the event of sale, the owner shall execute the usual sales contract customarily in use in this area which sets forth all details of conveyance.
- 4. If, during this listing period, the property is sold or exchanged through the efforts of the AGENT or the owner, or a third party, or if AGENT produces prospective purchaser ready, willing and able to purchase or exchange for the property or if within two (2) months from the date of expiration of this listing agreement a sale or exchange is made to any person to whom the property has been shown or exhibited by AGENT, the owner shall pay to AGENT a commission of 10% of the sales price.
- 5. Owner shall grant sole authority to advertise the property for sale or exchange, shall refer to AGENT all offers and inquiries he may receive and shall permit and authorize AGENT to show or exhibit the property at reasonable hours.
- 6. Unless another date is agreed upon in writing signed by both owner and purchaser, owner agrees to remove from the transfer possession of property to purchaser on or before the closing date stipulated in the contract of sale.
- 7. AGENTS shall collect all monies, clear all liens and discharge balances to seller, at time possession is accepted by the buyer.
- 8. The sum of \$250 shall be retained from the seller's proceeds for a period of 7 days to insure that the above listed items, are in working order.

The above agreement and listing date contains the entire terms and provisions of the contract and may be used as a basis for presenting the home to prospective buyers. Owner hereby acknowledges receipt of the contract.

accepted by AGENT [Signature]  
Leinholder XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
Address XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
Phone # \_\_\_\_\_  
Approx. Payoff \_\_\_\_\_

Seller's Asking Price \$ 152,500  
Signed by Owner and/or Owners  
Kathleen R. Rivers  
B2A4BD0140CF40B  
Kathleen R. Rivers

AFCU +/- \$30,000