



EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

1. **EXCLUSIVE RIGHT TO SELL:** In consideration of the acceptance by the undersigned licensed Manufactured Home Broker/Dealer of the terms of this Listing Agreement (listing) and Broker/Dealer's promise to attempt to effect a sale of this Property described below. I, or we, as Owner(s) employ and grant Broker/Dealer the exclusive right commencing on OCTOBER 23, 2024 and ending at 11:59 PM on JANUARY 23, 2025 to sell or exchange the property described below.

2. **THE PROPERTY:** for the purpose of the Listing Agreement, the Property is personal property in MARICOPA County, Arizona, plus all fixtures and improvements thereon, described as follows:

Manufacturer: _____ Model: _____ Year: 2020 Titled Size: 1508 SQ FT

VIN(s): 15700PHA003719A, 15700PHA003419B Beds: _____ Baths: _____

PARECEL NUMBER: 984-13-393 **TAX YEAR:** 2024 Current Year Paid? Yes No

Status: Occupied Vacant

Patio Carport Screen Rm Deck A/C Central Air Hot Water Heater Gas Elec

Included Appliances: Stove Cook Top Built-In Oven Microwave Dishwasher Refrigerator Freezer Water Softener RO System Washer Dryer (Stackable Side-by side) Number of Sheds _____ Furnished? Y N Partial

(incl. list of furnishings)

Owner(s) Name(s) on Title: NANCY L PELKA

Owner(s) Phone: Mobile: 708-543-3001

Owner(s) Email(s): NANCYBILLDAN33@YAHOO.COM

*By providing email you hereby give NKS Properties, LLC, permission to communicate with you via email and/or other electronic means about this transaction and hereby subscribe to notifications and mailings as they may be provided. You may opt out at any time.

Park Name: WINDSOR MHP Seller Lot Rent: \$ _____

Park/Property Address: 150 S WINDSOR Space#: 51

City: MESA State: AZ Zip: 85204

- **Price:** The listing price will be \$ 220,000.00 (this must be a number per AZ Statue). The selling price will be the price offered by Purchaser and accepted by the Owner(s), to be paid as described, in terms accepted by Owner(s). The Owner(s) requests the Broker/Dealer to present all offers.
- **Fixtures and Personal Property:** Except as provided, the Property includes all of the following existing fixtures, heating and cooling equipment, built-in appliances, attached light fixtures and ceiling fans, towel, curtain and drapery rods, draperies and other window coverings; attached carpeting, fireplace equipment, TV antennas, attached plant watering, fire suppression and misting systems, water treatment systems, smoke detectors, fire warning systems, security systems; window and door screens, sunscreens, storm windows, and doors, storage shed(s) and fencing.
- 3. **Access and Lock Box:** Owner(s) authorizes Broker/Dealer to install and use on the Property, a lock box containing a key to the Property. Owner(s) acknowledges that a lock box and any other keys left with or available to Broker/Dealer will permit access to the Property by Broker/Dealer or any other Broker/Dealer, with or without potential purchasers, even when Owner(s) and occupant are absent. If the Property is occupied by someone other than the Owner(s), Owner(s) will provide to Broker/Dealer the occupant's name and phone number. Owner(s) acknowledges that neither the Broker/Dealer agent nor sub agent is insuring Owner(s) or occupant against theft or vandalism resulting from such access. Owner(s) authorizes Broker/Dealer to place signs on the Property and to advertise at Broker/Dealer's discretion. **Lock Box** (Y / N)
- 4. **Commissions:** If Broker/Dealer produces a ready, willing and able Purchaser in accordance with listing, or if a sale or exchange of Property is made by Owner(s) through any other agent, or otherwise, during the term of this agreement Owner(s) agrees to pay the Broker/Dealer a (choose one) flat commission of \$ _____ or a 6.0 % commission of the final sales price, with a minimum commission of \$3000.00. The commission does not change if Broker/Dealer works in conjunction with another Broker/Dealer. If Owner(s) produces their own buyer during the term of this agreement, regardless of the source, the above commission still applies. MPD (Owner Initials).
- 5. **After Expiration:** After the expiration of this agreement, the same commission will be payable, if the sale is made within 90 days of the expiration of this agreement, by Owner(s), to any person to whom the Property has been shown and the Owner(s) has been notified of Potential Purchaser during the term of this agreement.