

GALAXY HOMES 2431 N Tustin Ave Unit L Santa Ana, CA 92705 833.459.9467

CONTRACTUAL LISTING AGREEMENT

1. RIGHT TO LIST, SHOW AND SELL											
Sheilah Webb , declaring to be properly licensed in California and hereinafter referred to as "AGENT", is hereby employed to list, show and sell my/our ownership interest in a manufactured/mobile home in the following manner. As my/our exclusive irrevable AGENT with this listing agreement commencing on October 15, 2024 and expiring on March 30, 2025											
As my/our exclusive irre unless extended in wri	vocable AGENT	with this listing	g agreement o	commencin	g on Oct	ober 15	5, 202	24 and e	expiring	on Warch 30	, 2025
As my/our non-exclusiv		n open/multip	le listing agre	ement until	notified of	herwise by	me/us ir	n writing.			
2. MANUFACTUR	ED/MOBILE	HOME D	ESCRIPT	ION, AD			STRAT	TION, A	NDT		
2016	2016 Golden West CK Series 56' X 11'10"; 56' X 11'10"									X 11'10"	
EXPANDO/ADDITIONS NONE		BATHBOOM(S)		PATIO Y	PORCH.	DECK	AIR CON	DITIONING	An	prox. 1,243	sa ft
RAD1518811	PER037336CAA		DECAL/LIG#		•	\$ FEE				FAMILY 55 .	62 PETS
RAD1518812	PER037336CAB		LPT PAR #					LEASI		HOW REGIST	- 1 - 1
				8950-047-142 EXACT SITUS ADDRESS:		L		LPT			
OWNER'S NAME, ADDRESS & PH	15455 Glenoaks Blvd., Sp # 142 , Sylmar, CA. 91342										
Tehseen B. ZA	<u>(ÎĎI, 1545</u>	5 Glenoa	aks Blvd	l. Sp. 1	42, Sy	ılmar, C	Ca 91	342		(818) 421-5	5783
INCLUDED IN SALE WA	SHER, DRYER,	DISHWASHE	R MICHOW	AVE REF	RIGERATOR	RANGE	OVE	V.X DISPO	OSAL X	SKIRTING, SHED.	FURNITURE
OTHER:		·									
3. TERMS OF SAL		1									
The sale price shall be \$ A down payment of not	less than \$		more, to be p	be paid int						to be p	oaid in
accordance with terms A. The manufactured/mob	ile home has be	en registered	with the Depa	artment of H	Housing a	nd Commun	nity Deve	elopment.			i i
 AGENT is hereby authorized accessories (if any), of 	fered in accorda	nce with the te	erms specified	d above.					_		ne, including
C. I/we hereby certify that	All taxe	s, penalties, it	any, rent or a	assessment	ts are curr	ent as of thi	is date a	nd will be	current	t by opening of escr	ow.
 I/we agree to transfer to and further, to furnish v 	with the manufac	tured/mobile I	nome any neo	cessary alte	ration per	mits require	ed by law	or regula	ation.	•	
E. I/we agree to deliver to deposited into escrow.	AGENT a prope	erly signed Ce	rtificate of Titl	le, if held by	/ me/us an	d the curre	nt Regis	tration Ca	ard at the	e time of escrow op	ening to be
F. I/we warrant that, to the laws, regulations and p	e best of my/our	knowledge an	d belief, the a	above descr	ribed man	ufactured/m	nobile ho	me is loca	ated and	d installed in accord	ance with all
above described manu G. If living in the above de	factured/mobile	nome in accor	rdance with th	ne terms so	ecified abo	ove.					1
saleable items, in acco	rdance with para	graph 'D' abo	ve, prior to clo	ose of escre	ow. ow obsimi	g, i/we agre	e to tota	my vacate	it, inclu	ding all personal an	a non-
4. COMPENSATIO											
In lieu of the time and cost described manufactured/m	of listing, showir obile home is so	ng and diligent Id by AGENT	In lieu of the time and cost of listing, showing and diligent efforts to complete a sale, is included herewith, and, if the above								
described manufactured/mobile home is sold by AGENT during the term of this agreement, or as may be extended in writing, and for the price specified or as may be agreed to in writing, then this amount shall be deducted from the agreed upon total commission as specified below.								ded in wri	ting an	d for the price speci	fied or as
	, then this amou	nt shall be de	during the ter ducted from t	m of this at he agreed t	greement, upon total	or as may t	be exten	ded in wri cified belo	ting, an	d for the price speci	fied or as
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GALAXY HOMES 2431 N Tustin Ave Unit L Santa Ana, CA 92705 833.459.9467

MANUFACTURED HOME	E AND MOBILEHON	ie:Transfer disc	LOSURE STATEMENT	#
HIS DISCLOSURE STATEMENT CONCERNST	HE MANUFACTURED	HOME OR MOBILEH	OME (HEREAFTER REFER	REDTO AS
HOME") LOCATED AT 15455 Glenoak	s Blvd. Sp #14	42 INTHE CITY OF	SYLMAR	
COUNTY OF LOS ANGELES		ATE OF CALIFORNIA		
			LBM866	8
2016 Golden West Ch	C Series PERC	RIAL #(s)	HCD DECAL # or	The state of the s
THIS STATEMENT IS A DISCHOSLIDE OFTHE CO	ONDITION OF THE AB	OVE-DESCRIBED HO	WE IN COMPLIANCE WITH	SUBDIVISION (b) OF
SECTION 1102 OF THE CIVIL CODE AND SECTI	ONS 18025 AND 1804	6 OFTHE HEALTH AN	SAFETY CODE AS OF	DATE
IT IS NOT A WARRANTY OF ANY KIND BY THE HOME FOR SALE (HEREAFTER, THE SELLER), IS NOT A SUBSTITUTE FOR ANY INSPECTION DEALER OR SALESPERSON LICENSED PURS CODE, OR A REAL ESTATE BROKER OR SALE OF DIVISION 13 OF THE BUSINESS AND PROF	OR ANY AGENT(S) R S OR WARRANTIES T LUANT TO PART 2 (CO SPERSON LICENSED	EPRESENTING ANY F THE PRINCIPAL(S) MA' MMENCING WITH SEI	PRINCIPAL(S) IN THIS THAN Y WISH TO OBTAIN. AN "AG CTION 18000) OF THE HEA	ISACTION, AND IENT" MEANS ANY LTH AND SAFETY
1. COORDINATION WITH OTHER DISCLO	SURES & INFORMA	ATION		
This Manufactured Home and Mobilehome Tran Chapter 2 of Title 4 of Part 4 of Division 2 of it prospective buyer, depending upon the details manufactured home or mobilehome will be loct 798 of the Civil Code et seq.; the mobilehome Inspection reports, if any, completed by the state be made in connection with this transfer, and are Home inspection reports completed pursuan	ne Civil Code, Other str of the particular transa ated; disclosures requin park rental agreement e or a local enforcemen e intended to satisfy the t to the contract of sale	atutes require disclosur ction (including, but no red or Information provi et or lease; the mobileho at agency). Substituted i disclosure obligations	es, or other information ma) I limited to, the condition of t ded by the Mobilehome Res me park rules and regulation Disclosures: The following dis	the park in which the sidency Law, Section ons; and park and lot sections; and park and lot
Additional inspection reports or disclosures:				
2. SELLER'S INFORMATION				
The Seller discloses the following information ihis information in deciding whether, and on w Section 18046 of the Health & Safety Code, rep entity in connection with any actual or anticipate THE FOLLOWING ARE REPRESENTATIONS IF ANY, AS DEFINED IN SECTION 18046 OF INTENDED TO BE PART OF ANY CONTRACT	hat terms, to purchase resenting any principal ed sale of the Home. MADE BY THE SELL THE USAL THE AND S	the subject Home. Set (s) in this transaction to ER(S) AND ARE NOT ASSTY CODE THIS IN	ler hereby authorizes any ag provide a copy of this staten THE REPRESENTATIONS JEORMATION IS A DISCLO	pent(s), as defined in nent to any person or OF THE AGENT(S).
Seller is is is not occupying the Home. A. The subject Home includes the Items checke	nd holow which are held	on sold with the Home (read across):	
Range	LE Oven	ig sold with the Home (L Microway	e
Range Dishwasher	I Trash Com		Garbage	
Burglar Alarm TV Antenna	Carbon Mo	noxide Devices	Fire Alarr	n
Central Heating	Central Air			dow Air Cndtng
Evaporative Cooler(s)	Sump Pur	q	Water So	ftener
Prorch Decking Private Sauna	Porch Awn		H Gazebo	dae Selatu Cause
Private Hot Tub	Private Sp	a acking Cover	Gas/Spa	ding Safety Cover
L Soler/Spa Heater	Gas Water			ter Heater
Electric Water Heater	_		II Bottled P	
Carport Awning	Attached (Sarage	□ Debeke	d Carnen
Automatic Garage Door Opnrs Window Secure Bars	Bedroom \	Mindow Quick lechanism	☐ Detached Rain Gut	
	D Washer/D	ryer Hookups	170H 40H	1015
Earthquake Bracing System				
Exhaust Fan(s) in Bathroom & Ki	ICHEH	220 Volt Wiring In	Kitchen	
Fireplace(s) in N/A Comp S	hinale	Gas Starter(s)	^	
11001(0) 1110 1300(0)	migic	Roof age (Approxim	ate) O VEAIS	
other Installation of a listed appliance, device, or a door opener, or child-resistant pool barrier ma standards of Chapter 8 (commencing with Si (commencing with Section 19890) of Part 3 of Chapter 5 of Part 10 of Division 104 of the Hea with the 1995 edition of the California Building Are there, to the best of your (Seller's) knowle If yes, then desgrille. (Altach additional sheet	ny not be in compilance ection 13260) of Part 2 of Division 13 of, or the oil thin and Safety Code. We standards Code. We adge, any of the above is if necessary):	with the safety standars 2 of Division 12 of, auto pool safety standards of indow security bars may that are not in operating	Is relating to, respectively, ce matic reversing device stan of Article 2.5 (commencing wynothave quick-release mec g condition? Yes [arbon monoxide device dards of Chapter 12.5 vith Section 115920) of hanisms in compilance
		- In any at the fall and	In compassion with the Lines	.0
B. Are you (the Seller) aware of any signification of the Yes No If yes, check appropriate Interior Walls, I Ceilings, I Floor Electrical Systems, I Plumbing, I Carport Awning, I Other Awnings, Describe:	space(s) below:	☐ Inculation ☐ Ro	of(s). 🗆 Windows. 🗆 Do	nors. D. Home

If any of the above is checked, explain. (Attach additional sheets if necessary); DATE 10-15-24



GALAXY HOMES 2431 N Tustin Ave Unit L Santa Ana, CA 92705 833.459.9467

SELLER'S INFORMATION (c	onthrueri from nege 1	1			#
. Are you (the Seller) aware of ar	AND DESCRIPTION OF THE PROPERTY OF THE PROPERT		The second secon		
Substances, materials, or prod- environmental hazard, such as asbestos, formaldehyde, radon or chemical storage tanks on the or exterior.	ucts which may be an i, but not limited to, i gas, lead-based pain ne subject nome integ	. /	Damage to the home or sold with the home from landsides	fire, flood, earthquake, nt or citations against tr ctures being sold with	Yes DE No
2. Room additions, structural modi alterations or repairs made with permits 3. Room additions, structural modi alterations or repairs not in corrections or repairs not in corrections or repairs not in correction of the series of the serie	difications, or other mpliance with fing or problems undation or with the home, s, explain (Attach addition, as of the close detector(s) which are a rids. home, as of the close detector(s) the clos	Yes No Yes No Yes No Yes No Yes No titional sheets if ne of escrow, will be approved, listed, a of escrow, will be b, or strapped in of Seller	being sold with the horn alleging any defect or d accessories sold with it it. Neighborhood noise pr 0. Any encroachment, ea: or violation of setback i accessory structures b or space	nst the seller threatening the accessory structure, including any lawsulf efficiency in the home one home	g to res is Yes No use ome, Yes No was A No was and Safety Code rshal's regulations
correct to the best of the Seller's date signed by the Seller.	knowledge as of the	Seller		Date_	
THE UNDERSIGNED, BASED O REASONABLY COMPETENT AN THAT INQUIRY, STATES THE FO D Agent notes no Items for disclo	ND DILIGENT VISUAL DLLOWING:	INSPECTION OF	THE ACCESSIBLE AREA	AS OF THE HOME IN C	ONJUNCTION WITH
Agent Representing Seller	Sheilah Wel	ob	By Sha	Lah Webb (Signature)	Date 10-15 =
AGENT'S INSPECTION D THE UNDERSIGNED, BASED O THE HOME, STATES THE FOLL Agent notes no items for disci	ON A REASONABLY C	COMPETENT AN	DILIGENT VISUAL INS	PECTION OF THE ACC	
Agent Representing Buyer	(Plea	ase Print)	By	(Signature)	_ Date
5. PROFESSIONAL ADVICE		nyy iki ya pamaka maika ana kana kana ka jalan mana may peminjali atauk			August Smith and a August Smith and a August Smith and a August Smith and August Smith and August Smith August Smith and August Smith A
BUYER(S) AND SELLER(S) MA	AYWISH TO OBTAIN HONS IN A CONTRA	PROFESSIONAL CT BETWEEN T	ADVICE AND/OR INSPI HE BUYER(S) AND SEL	ECTIONS OF THE HOM LER(S) WITH RESPE	MEAND TO PROVIDE CT TO ANY ADVICE
INSPECTIONS/DEFECTS. INVE ACKNOWLEDGE RECEI	PT OF A COPY OF TH	ns statement.			
INSPECTIONS/DEFECTS.	PT OF A COPY OF TH	IIS STATEMENT. Date	Buyer		Date
INSPECTIONS/DEFECTS. I/WE ACKNOWLEDGE RECEI	PT OF A COPY OF TH		Buyer		Date
INSPECTIONS/DEFECTS. I/WE ACKNOWLEDGE RECEI Seller	heilah Webb	Date	•	(Signature)	
INSPECTIONS/DEFECTS. INVE ACKNOWLEDGE RECEIL Seller Seller	heilah Webb (Pie	Date	Buyer		Date

SECTION 1102.38 OF THE CIVIL CODE PROVIDES A PROSPECTIVE BUYER WITH THE RIGHT TO RESCIND THE PURCHASE OF THE MANUFACTURED HOME OR MOBILEHOME FOR AT LEAST THREE DAYS AFTER DELIVERY OF THIS DISCLOSURE, IF DELIVERY OCCURS AFTER THE SIGNING OF ANOFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED RESIDED.

PERIOD.

A MANUFACTURED HOME OR MOBILEHOME DEALER OR REAL ESTATE BROKER IS QUALIFIED TO PROVIDE ADVICE ON THE SALE OF A MANUFACTURED HOME OR MOBILEHOME. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.