

EXCLUSIVE LISTING CONTRACT FOR SALE OF MOBILE HOME

To **GADSDEN MOBILE HOME SALES**: In consideration of your agreement to list and to use your efforts to find a purchaser for the mobile home herein describe, the undersigned hereby gives you the sole and exclusive right to sell said mobile home for a period of 180 days from this date.

YEAR	MAKE	LENGTH	WIDTH	LOCATION
<u>1978</u>	<u>Gyer</u>	<u>60</u>	<u>12</u>	<u>67 PAC</u>

1. You are hereby authorized to negotiate for the sale of and to sell said mobile home for \$ 41,000 at its present location, of which not less than \$ 1000 shall be paid as earnest money by the buyer, to be held by you until consummation of the sale.
2. Owner agrees to deliver mobile home to purchaser free and clear of all liens including taxes, assessments, licenses, fees, etc. and including ground rental paid to date of closing and that said mobile home is free and clear of all personal property judgments or encumbrance.
3. CERTIFICATE OF TITLE will be furnished by seller at closing of sale.
4. Agent is authorized, on behalf of owner, to accept the offer of any purchaser which is in accordance with said terms and to execute a contract of sale for said mobile home.
5. The exclusive right to advertise said mobile home is granted to agent. Such advertisement may be done by insertion of ads in newspapers, radio broadcasts, by placing a *For Sale* sign on the premises or by such other means of advertising as are commonly used, together with the right to show or exhibit said home at reasonable hours to prospective buyers.
6. If, by mutual consent, the above described mobile home be withdrawn from sale before expiration of this listing contract, owner agrees to pay agent one and one-half percent (1 1/2 %) of the last quoted price on said mobile home as reimbursement to agent for owner's failure to adhere to the full period of this agreement.
7. If a sale or exchange is made or a purchase procured therefore by agent, by the owner, or by any other person, at the price or upon terms specified herein, or at any other price or upon any other terms accepted by the owner during the life of this contract, or within three (3) months after termination of this contract, to anyone with whom the agent negotiated or discussed the sale during the life of this contract, the undersigned agrees to pay the agent a commission of six (6) percent of the sale price, or one thousand dollars which ever is greater.
8. For payment of said commission, agent shall have an equitable lien upon said property therefore and upon the proceeds, in whole or in part, of said sale.
9. While this contract continues, owner agrees not to lease, rent, sell or negotiate for the sale of said property except through agent, nor give any broker, firm or other person authority to sell or negotiate for the sale of said property. Owner agrees to refer to agent all inquiries received concerning sale of said property.
10. Seller agrees to notify agent in writing of any changes in listed selling price and to supply agent an inventory of any and all furnishings, linens, dishes, flatware, cooking utensils, etc. that will be included with the sale of said property.

DATE 11-16-24

GADSDEN MOBILE HOME SALES
 7 Pleasant View, Lake Placid, FL 33852
 863-465-1103

Paula Sawyer
 AGENT

Sharon
 OWNER

 OWNER