



THESMAN COMMUNITIES

Valley Of The Sun Home Sales

License #5875

EXCLUSIVE AUTHORIZATION TO SELL

PROPERTY DESCRIPTION AND LOCATION

Year	Manufacturer	Width	Length	Bedrooms	Baths	Serial Number
2006	CAVCO	26	56	2	2	CAVZD050716UX
Tax Roll Number		Tax Amount Paid		Lienholder		Estimated Lien
0		\$0.00		NA		NA

Owner's Name: Carl S Skagg, Phone 0 Cell Phone 253-549-3000
 Property Las Palmas Grand Space # 678 Rent \$835.00
 Lot Size 0 Address 2550 S. Ellsworth Rd., Mesa AZ 85209
 Special Instructions: 0

This is your contract authorizing Valley of the Sun Home Sales (VOTS) to sell the above-described property on terms as quoted herein:

- VOTS is hereby authorized to negotiate for the sale of and to sell said property for \$ 274,500.00
- Owner agrees to deliver said property to purchaser free and clear of all liens including taxes, assessments, license fees, etc., including ground rental paid to the date of delivery, and that said property is free and clear of all judgments or encumbrances, other than as indicated above, including any personal property being sold therewith.
- Evidence of title will be furnished in the form of a valid certificate of title at the time the home is listed by VOTS.
- VOTS is authorized, on behalf of the Owner, to accept the offer of any purchaser which shall be in accordance with said terms, and to execute a contract of sale therefore on behalf of owner which will be binding on Owner.
- VOTS is further authorized to negotiate for the sale of and to sell described property for such lesser sum or upon different terms, if the Owner shall agree to the changes in writing.
- The exclusive right to advertise said property is granted to VOTS. Advertisement may be done by insertion of ads in newspapers, the broadcasting of same on radio, television or over the internet, the placing of a "For Sale" sign on the property or by such other means of advertising as are commonly used together with the right to exhibit said Mobile Home at reasonable hours to prospective purchasers. If by mutual written consent, the above described property is withdrawn from sale before the expiration of this listing contract, Owner agrees to pay VOTS Fifty percent (50%) of commission on the listed price on said property as liquidated damages to reimburse VOTS for advertising, sales costs and income losses incurred as the result of the early termination of this agreement.
- If a sale or exchange is made to a purchaser procured by VOTS, by the owner, or by any other person, at the price or upon the terms specified herein, or at any other terms and price accepted by the Owner, to anyone whom VOTS negotiated or discussed the sale during the life of this contract. The Owner agrees to pay VOTS a commission based on the actual sales prices as follows:
 \$95,000 or greater = 6%, \$70,000 - \$94,999 = 7%, \$50,000 - \$69,999 = 8%, \$49,999 or less will be a flat fee of \$4,000
CS OWNER'S INTIAL
- For the payment of said commission, which shall be due and payable upon consummation of any contract to sell or sale made hereunder, VOTS shall have an equitable lien upon said property and upon proceeds in whole or in part of said sale.
- While this agency continues, owner agrees not to lease, rent, sell or negotiate for the sale of said property, except through VOTS, and not give any broker, firm or other person the authority to sell, or negotiate for the sale of said property. Owner agrees to refer all inquiries received concerning the sale of said unit to VOTS. Referral fees will not be paid to owner in connection with the sale of owner's own property.
- In the event any Buyer forfeits the earnest money paid by him/her/it, the earnest money will be equally divided between Owner and VOTS.
- No reductions shall be made in the amount of commissions due and to be paid to VOTS if Owner accepts as part of the consideration other property of any kind, in trade or as a result of accepting a reduced sales price on the home unless agreed to in writing beforehand with VOTS.
- Possession of the above-described property is to be delivered to the Purchaser **UPON CLOSE OF ESCROW**. Owner has requested that the closing date be no later than TBD. Owner accepts liability for maintaining and delivering property in similar condition as offered for sale. Purchaser or his representative has the right to enter and inspect property, and acknowledge that all equipment is in working order.

OWNER'S INITIAL

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OWNER'S INITIAL

AGENT'S INTIAL

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13. Items included with the sale comprise the above stated property, the owner's rights under his rental agreement with the manufactured housing community in which the unit is located, and the following personal property:

All Appliances

14. Owner will, at his expense, provide a wood infestation report provided by a qualified, licensed pest control operator within thirty (30) days of closing, which, when considered in its entirety, indicates that residence and sheds are free from evidence of current infestation and damage from wood destroying pests or organisms. Owner agrees in writing to pay for all such costs of inspection and any necessary treatments to cure defects.

15. Owner certifies that there are no rights of first refusal to purchase this home in existence in favor of anyone (including Owner's Landlord) except: 0

16. The undersigned Owner fully understands and agrees that this is a legal binding contract and further acknowledges that he/she fully understands all the terms and conditions as herein stated. Owner acknowledges by executing this contract, that he/she is employing VOTS to act as his/her/its agent for the purposes set forth herein and will pay a closing fee in the amount of \$425.00.


THE LISTING WILL EXPIRE AS OF THE 30th DAY OF September 2025
RECEIPT OF A COPY OF THE ABOVE EXCLUSIVE LISTING IS HEREBY ACKNOWLEDGED.

Signed:  (Owner) Date: 03/29/25

Signed: _____ (Owner) Date: _____

Address: 2550 S. Ellsworth Rd., Mesa AZ 85209

In consideration of the above, we agree to endeavor to effect a sale or exchange in accordance with the terms and conditions set forth.

By  Lic# S18633 Date: 3/30/2025
 Valley of the Sun Home Sales