

LISTING AGREEMENT Non share Home

Lot 638

This EXCLUSIVE RIGHT OF SALE AGREEMENT ("Agreement") is between the Seller(s)

Tom and Judith DesFosses

and Deborah Schrader, P.A. In consideration of Broker's agreement to use its best efforts to secure a Purchaser for the mobile home ("Home") described below, the Seller(s) hereby irrevocably grant to Broker the sole and exclusive right to sell the home from: 6/6 2025 to 10/01 2025

Address Lot 638 of the Waves
Naples, Florida

Manufacturer _____ Year _____ Serial# _____

Model _____ Size _____ Serial# _____

1. TERMS OF SALE: The seller(s) agree to sell the home upon the following terms or with the consent of the seller(s) for a lesser amount or upon different terms:

- a. LISTING PRICE: \$ 49,900.00
b. Occupancy within _____ days after closing or _____

2. The sale of the home shall include all lighting fixtures, shades, venetian blinds, curtains and rods and hardware, storm windows and doors, screens, water heater, steps, antennae, awnings, skirting, patio cover and carport if now part of the home, except as follows: _____

IN ADDITION THE FOLLOWING ITEMS WILL BE INCLUDED:

☒ Washer ☒ Dryer ☐ Disposal ☒ Dishwasher ☒ Range/Oven ☒ Refrigerator
☒ A/C & Heat Other _____
THE FOLLOWING FURNITURE ITEMS: ☒ Sofas ☒ Chairs ☒ Lamps ☒ End Tables
☒ Dinette table ☒ Dinette chairs ☒ Beds ☒ Chests Other _____

3. SALE: The term sale and all variations of said term shall be deemed to include any exchange or trade to which the seller(s) consents. In the event of an exchange or trade, the Broker is permitted to represent and receive compensation from both parties.

4. BROKER'S COMPENSATION: If, during the listing period, the home is sold by the Broker, the Seller(s), or anyone else, the Seller(s) agree to pay Broker a commission of 6% of the sale price. It is also agreed that if the Broker produces a buyer ready, willing and able to purchase the home at the listed price and terms, and the seller(s) refuse(s) to sell said home the commission stated above is due. Furthermore, if within 3 months months after the expiration of the listing period, the Seller, Broker, or anyone else, transfers or contracts to sell the home to any prospect(s) with whom the Broker communicated with regarding the home prior to the expiration date of this listing agreement, then the compensation to the Broker as stated above is due.

5. In the event of a sale, the seller will convey or agree to convey the usual transfer documents conveying marketable title. The seller also agrees to deliver all documents needed for closing and to execute all necessary documents to transfer ownership and close the sale.

6. Broker is authorized to put "FOR SALE" sign(s) and a lock box on the home and to remove other "FOR SALE" signs. Broker is authorized to have access to said home for the purpose of showing same at reasonable hours.

7. The seller(s) represent that they are in peaceful possession of the home by producing the original titles to the home and that the title is clear and marketable subject only to the following liens:

Name: _____ Address: _____
City: _____ State: _____ Zip: _____ Phone: _____

8. The seller(s) hereby agree to comply with all the safety laws and rules affecting the sale of a mobile home including provisions for fire extinguishers and smoke detectors as required.

9. Home shall be marketed for sale by owner and owner will hold all deposits and return same in the event the sale is not legally closed.

ALL OWNERS OF HOME MUST SIGN BELOW

IN WITNESS WHEREOF, I (we) have signed the Agreement and the date first above written and hereby acknowledge that we have received a copy of this listing agreement.

Seller X [Signature] Date 6/6/2025

Seller X Judith DeFosses Date 6/6/2025

Address if different from above home _____

Phone# _____ Cell# _____

Agent Deborah Schrader Date 6/6/2025

269-876-7652
schraders@gmail.com