



# Taylor Resort Homes, LLC

Contract for Exclusive  
Right to Sell

As the seller(s), Joe F. Culver, I (we) agree to give Taylor Resort Homes, LLC a period of six (6) months from the date below, to find a buyer for the manufactured home, on leased land, described as:

Make \_\_\_\_\_ Model \_\_\_\_\_

Year \_\_\_\_\_ Serial # \_\_\_\_\_

Address 10561 Lake Phoop Road Lot# 37M

☐ Lake Fairways Country Club ☒ Pine Lakes Country Club North Fort Myers, FL 33903

Price 65,000.00 Terms ☐ cash only ☐ owner financing ☐ other

Home is being sold ☒ <sup>furnished</sup> ~~unfurnished~~ ☐ partially furnished. Lot rent, pass-through, pass-on, and any other similar resort required fees will be pro-rated at closing. ELS will require the seller to pay the pass-through for the current year for the months the sellers owned the property. The buyer(s) will pay all closing costs \_\_\_\_\_

I (we) agree to deliver to the buyer(s) a clear title, free of any liens and encumbrances. I (we) warrant there are no known defects in the plumbing or electrical systems or in the floors, walls, or roof. I (we) warrant that all appliances, water heater, and heating and air conditioning systems will be operable at time of closing. Exceptions will be spelled out in a separate attachment. \_\_\_\_\_

I (we) agree to pay Taylor Resort Homes, LLC a closing fee of \$350.00 and commission of \$2,800 or 3.5% whichever is greater in consideration of their efforts to find a buyer. This commission is payable whether the buyer(s) is secured by Taylor Resort Homes, LLC or by the seller. \_\_\_\_\_

In consideration of this commission, Taylor Resort Homes, LLC agrees to aggressively market the home including, but not limited to, the Internet and local, national, and international promotions. The sellers authorize Taylor Resort Homes, LLC to accept and hold funds from buyer(s), which amounts will be held by Taylor Resort Homes, LLC in accordance with the Escrow Terms attached hereto and incorporated herein by reference. Buyer(s) will be required to put down a good-faith non-refundable deposit. Should the buyer(s) forfeit the deposit, the seller(s) and Taylor Resort Homes, LLC will split the amount of the deposit, not to exceed the agreed-upon commission. \_\_\_\_\_

Taylor Resort Homes, LLC will handle all of the transfer of ownership details including, but not limited to payment of sales tax, licensing, prorating of rent/pass-through, and any resort requirements such as background checks. \_\_\_\_\_

If I (we) cancel the Listing Contract on or after the 4th day of the listing start date, I (we) shall pay Taylor Resort Homes, LLC \$550.00 for the expenses and time incurred in the effort of marketing my home. Termination of Listing Contract must be submitted in writing to Taylor Resort Homes, LLC. \_\_\_\_\_

I (we) understand that the home shall not be rented or leased anytime during the Listing agreement start and end dates. If I (we) decide to rent or lease during the agreement dates, I (we) understand that the Listing Agreement will be terminated and I (we) shall pay Taylor Resort Homes, LLC \$350.00 for the expenses and time incurred in the effort of marketing my home. \_\_\_\_\_

Seller Joe F. Culver III Seller \_\_\_\_\_

Seller Joe F. Culver III Seller \_\_\_\_\_  
Print Name Print Name

Phone Number: 702 677-4697

Email: jfculver111@comcast.net

Signature of Taylor Resort Homes, LLC representative.

Rory Grims Jacqueline Wendorf

Today's date 7-16 20 25

Listing start date: 7/21 20 25 Listing expiration 11/21 20 26

Taylor Resort Homes, LLC  
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