



310 N. Tustin Ave., Ste B, Santa Ana, CA. 92705

Exclusive Right to Sell Listing Agreement
For Mobile/Manufactured Homes

Property Address 1801 Collins Ave #6 City Orange State Ca Zip 92867
Year Built 2023 Manufacturer Fleetwood Model Canyon Lake
Size: W x L 24 x 44 1/2 / Bedrooms 2 Baths 2
Decal number LOP2979
Serial numbers FLE220CA2341B30A/B
HCD numbers RAD1558426 / 27
Park Name Gforth mobile Home Village
Managers Name Lauric Schutz Phone (714) 532 - 3603
Owner Name(s) Janice Linden-Reed
Current Address 1801 E Collins Ave City orange State Ca Zip 92867
E-Mail Address JLINDENR@GMAIL.COM
Owner Home Phone (415) 378 - 3842
Owner Work Phone () - / Ext.
Owner Cell Phone () -
Occupied By Owner / Tenant / Vacant
Tenant's Name if rented N/A / N/A
Tenant's Phone Number () -
Current space rent \$ 1293 Space rent to incoming tenant \$
Space Rent Includes: Gas Electric Water Sewer Trash Security / Other:
Lender maps Credit Loan Balance \$ 150,000.00 Loan # 2005422063
All appliances, outside accessories, awnings, storage units etc. are included in the sale of the home except for:
all Appliances Include

Net listing: Seller to receive \$ N/A, Sunrise Homes Inc. to receive all sums in excess as commission.
Percentage Listing: Sunrise Homes Inc. to receive 6 % of the selling price of \$ 204,900.00 as commission.
The Owner agrees to pay Sunrise Homes Inc the Commission on the final gross selling price upon sale of the home.
If Owner is unwilling to sell home after Sunrise Homes Inc has found a Purchaser as evidenced by a written Offer to purchase, pursuant to the terms of this agreement, commission shall be paid to Sunrise Homes Inc.
Sunrise Homes Inc. may negotiate for the sale of, and to sell, the Manufactured Home for an amount less than that specified above or upon different terms provided the Owner consents in writing and Purchaser is accepted by the Manufactured Home Community, if applicable.
During the term of this agreement Owner shall not sell, lease, rent or negotiate regarding the Manufactured Home except through the services of Sunrise Homes Inc.
Owner agrees that said Manufactured Home, and all other items made a part of the sale, are free and clear of all liens including, but not limited to, taxes, assessments, license fees, etc., including space rent, and that the home and all other items made a part of the sale are free and clear of all personal property judgments and encumbrances.
Evidence of title is to be in the form of the certificate of ownership as customarily used in the State of California.
If deposit is forfeited, the whole deposit thereof shall go to Sunrise Homes Inc, however, any amount over an amount equal (to 10% of the agreed sale price) shall go to seller(s).
If Sunrise Homes Inc shall file any action or bring any proceeding against Seller(s) to enforce any provisions of this contract, then and in that event, and in addition to all other sums, Seller(s) shall pay unto Sunrise Homes Inc reasonable attorney's fees to be fixed by the court wherein such judgment shall be entered, and costs.
I agree to pay you this commission, if the property is sold or contracted to be sold within 180 days after the termination of this agreement, to anyone with whom you, or those working through you or by you or the owner has had negotiations prior to the termination date.
I also agree to refer to you all inquiries interested in the property.
The sale of the mobile or manufactured home mentioned herein to a new buyer or tenant is subject approval of park management.
Sunrise Homes Inc. minimum commission is \$ N/A.
Seller authorizes Sunrise Homes Inc. to install a lockbox.
Occupancy by Purchaser to occur within 5 DAYS of close of escrow.
I hereby authorize Sunrise Homes Inc. the exclusive and irrevocable right to sell the above described property at the above-stated price and terms or at any price and terms acceptable to me, commencing 09 / 04 / 25 and ending on 01 / 01 / 26.

Sunrise Homes Inc. agrees to make diligent and continued efforts to sell the Property until a sales contract is pending on the Property.

I understand that this agreement does not guarantee the sale of this property.
Receipt of a copy of the listing agreement above is hereby acknowledged.

Seller Signature (s) Janice Linden-Reed / Date: 09 / 04 / 2025
Print Name (s) /

Authorized Signature for Sunrise Homes Inc. [Signature] Date 09 / 04 / 25