



Stallions Mobile Home Sales

BH/1148592/1

Phone: (352) 914-3006

LISTING AGREEMENT

Date November 14, 2025

Make NOBI Model HS I.D. # N31105A

Size 48' Year 1981 Community FOXWOOD Farms

Address 2267 NW 47th Circle lot 71 Ocala, FL 34482

1. **Terms of Sale:** The undersigned agrees to sell the above stated home with the following terms or with consent of the undersigned for a lesser or greater amount.

A. **Date available for Buyer Occupancy:** Immediately

B. **Sellers Representation-** Seller agrees that the heat/air conditioning, hot water heater, refrigerator, range, and oven, if applicable are in working order unless **otherwise noted** _____
Initial _____ Initial _____

C. **Fixtures:** This sale should include the outdoor and indoor fixtures of steps, awnings, patio covers and carports, lighting fixtures, window treatments, drapes & hardware if part of the home now, unless otherwise noted _____

Initial TJ Initial _____

THE FOLLOWING ITEMS IS INCLUDED IN THE SALE

Refrigerator Disposal washer Air Conditioner Shed
 Dishwasher Range/Oven Dryer Fans Attached Furniture List

2. **Brokerage Fees & Terms:** For consideration of finding a purchaser, the undersigned grants **Stallions Mobile Home Sales** an exclusive right to sell the home.

Beginning Date: November 14, 2025 Terminating Date: 10/1/2026

A. **Seller requested Price \$** 25,000 **Stallions Mobile Home Sales Listing Price \$** 30,000 In consideration of finding a willing, and able buyer for the home, **Stallions Mobile Home Sales** will receive \$ 5,000.00 or _____% from listing price. This consideration (or Fee) is to be paid by the buyer. Seller to receive his/her requested price for the mobile home, unless, otherwise negotiated between the Buyer & Seller

B. If the home is sold by anyone other than **Stallions Mobile Home Sales** during the listing period (or if you produce a purchaser, or if within 90 days after the expiration of the listing term, sale is made to anyone the home had been shown to during the listing period), the undersigned agrees to pay **Stallions Mobile Home Sales** the above stated commission.

3. **You Authorize Stallions Mobile Home Sales:**

A. To advertise the property as **Stallions Mobile Home Sales** deems advisable including advertising on the internet (including MLS, Zillow, Trulia, Realtor.com and many other virtual websites)

B. Place a for sale sign in the yard/or in the window and remove any other sign that is relating to selling of the home.

C. Use the Lock Box System (check if applicable)

For show and access of the property. A lock box does not ensure the security of the property, Seller is advised to remove and secure all valuables. Seller agrees the lock box is for the sellers benefit and releases **Stallions Mobile Home Sales** from all liability and responsibility in connection with any loss or damage that occurs.

D. We are also Authorized to have access to show the home during reasonable hours.

4. Seller Obligations:

- a. Provide **Stallions Mobile Home Sales**, with keys to the property and/or make the property available for showings during reasonable times.
- b. Inform **Stallions Mobile Home Sales**, before leasing, financing, or otherwise encumbering the property.
- c. Indemnify **Stallions Mobile Home Sales** and hold harmless from losses, damages, costs, and expenses of any nature including attorneys' fees, and liability to any person.
- d. Seller is responsible for past due Lot rent, and all balances due or past due on the said home before closing.
- e. Lost or Missing Title; Seller to pay \$200 For Title search and processing and handling fees to **Stallions Mobile Home Sales** from Sellers proceeds at closing.
- f. Lien Payoff; The Seller authorizes **Stallions Mobile Home Sales** to disburse funds to creditors from Sellers requested sales price of the sale.
- g. **The undersigned authorizes the broker to obtain the exact amount of liens and the seller will provide information on all lien holders. The seller/undersigned agrees to deliver the home free of all liens, county tangible taxes and registration fees and balances due.**

Lien holder Name N/A

Address _____

- 5. **In the event** there are not enough funds remaining, the seller agrees to pay all balances by the closing date.
- 6. **Acceptance, deposits and default monies** for the sale and purchase agreement: In consideration of brokers expenses, it shall retain 75% of all forfeited deposits of the buyer and seller shall retain 25%.
- 7. **The undersign agrees to abide by all** safety laws and rules affecting the sale of their mobile home including provisions of smoke detectors and fire extinguishers.
- 8. **At the Sellers request, Stallions Mobile Home Sales** may agree to terminate this agreement. This contract may be cancelled prior to the expiration date, taking the home off the market with the intent not to sell the home. Seller agrees to pay Broker a cancellation fee of \$ 0.00 (Depending upon Brokers expenses)
- 9. **In the event of a sale**, the seller agrees to deliver all documents needed for closing and to transfer title. All sellers proceeds shall remain in escrow until all paperwork requested has been provided by the seller and to transfer title.
- 10. **Stallions Mobile Home Sales** is a licensed mobile home dealer/broker in the State of Florida. The seller/undersigned understands that the mobile home listing is not a real estate (real property) transaction and is not governed or regulated as such. Initials TJ Initial _____.
- 11. Special Clauses _____

Seller Stallions Realty LLC/ TamBoura Jenkins Date November 14, 2025

Seller _____ Date _____

Current Address 4825 NW 23rd Lot 225 Ocala, FL 34482

Phone _____

Cell 352-231-5337

Alt# _____

Agents Name TamBoura Jenkins