

Sun Home Services, Inc.

Listing Agreement

27777 Franklin Rd. Suite 200 | Southfield, MI 48034

Ph. (248) 208-2500

NEW LISTING

RE-LIST

DATE: 11/25/2024

SALESPERSON Elisa Helbardis SALES CENTER Goldcoaster SITE# 268
I/We do hereby certify that we are the owners or authorized sellers of the following manufactured home ("Home"):
Year: 2006 Make (as indicated on Title) SK40 Serial (VIN) Number: 9T620P7UA/B
Selling Price: \$ 145,000 Approx. Size: 32X26 No. of Bedrooms: 3 No. of Bathrooms 2
Main Color (Siding): Light Green | Shutters Y | Carpet Y | Type of Heat: Electric
Type of Water Heater: Electric Type of Stove GE Type of Refrigerator Electric
Circle ONE: Furnished - Unfurnished - Partially Furnished | Washer Y | Dryer, Type: Electric
Type of Dishwasher: Electric | Garbage Disposal: Y | Water Softener Y | Fireplace Y
Encl Porch (size) X | Cent/Air Y | Window Air Y | Awning (size) X | Deck X
Shed: Y | Other: _____

Wheels Axles Tires are included in the sale.

The Home is located at 34563 SW 187th Place, known as Goldcoaster ("Community").

I/WE GRANT TO SUN HOME SERVICES, INC. ("BROKER") THE EXCLUSIVE RIGHT TO MARKET, SHOW AND SELL THIS HOME FOR A PERIOD OF 180 DAYS FROM THE ABOVE DATE AND TO CONDUCT THE CLOSING OF ANY SALE. I/WE AGREE TO PAY TO BROKER A COMMISSION OF \$ 1,500 DOLLARS OR 6.5 % OF THE SALE PRICE, WHICHEVER IS GREATER IF THE HOME IS SOLD DURING THE LISTING PERIOD SPECIFIED. THE COMMISSION SHALL BE DUE AND PAY ABLE AT THE CLOSING OF THE SALE.

THIS LISTING AGREEMENT EXPIRES ON 5/24/2025. IF WE SELL THE HOME WITHIN TWELVE (12) MONTHS AFTER EXPIRATION OF THIS LISTING AGREEMENT TO ANYONE WITH WHOM SUN HOME SERVICES NEGOTIATED OR DISCUSSED THE SALE, WE AGREE TO PAY SUN HOME SERVICES THE COMMISSION AS SPECIFIED ABOVE.

WE AGREE TO VACATE THE HOME WITHIN 10 DAYS OF THE CLOSING DATE. I/WE UNDERSTAND THAT IT MAY TAKE UP TO TEN (10) BUSINESS DAYS TO RECEIVE THE PROCEEDS FROM A CASH SALE OF MY HOME. IN THE EVENT THE SELLER HAS A LIEN ON THEIR TITLE, BROKER CANNOT DISBURSE PROCEEDS UNTIL CLEAR TITLE IS RECEIVED FROM LIENHOLDER. IN THE EVENT THE PURCHASER OBTAINS FINANCING, BROKER CANNOT DISBURSE THE PROCEEDS UNTIL THE FUNDS ARE RECEIVED FROM THE PURCHASER'S SOURCE OF FINANCING. ONCE THE PROCEEDS / TITLE ARE RECEIVED FROM THE LENDER, BROKER WILL DISBURSE THE PROCEEDS WITHIN SIX (6) BUSINESS DAYS.

WE AGREE TO DELIVER PROOF OF OWNERSHIP AND TO EXECUTE ALL LEGAL DOCUMENTS AS NECESSARY TO COMPLETE THE SALE. WE AFFIRM THAT WE ARE IN LAWFUL POSSESSION OF THE HOME AND THAT OUR TITLE IS CLEAR SUBJECT ONLY TO THE FOLLOWING LIEN OR OBLIGATION:

Lien Holder: n/a Lien Balance: \$ _____

Account Number: _____ Phone Number: _____

You, as our broker/agent are not responsible for vandalism, theft or damage of any nature whatsoever to the Property.

We hereby release Sun Home Services from all responsibility for any repairs or alterations to the Home. Sun Homes Services does not accept any responsibility for the condition of the Home.

The Home offered is located on a home site in a community and, if required, I/we have obtained approval for the sale of the home on the home site in the community.

Subject to Community approval, we agree to assign to the Purchaser any lease or rights that we have to the site where the Home is located; *provided, however,* that the assignment of any lease or right to the site where the Home is located does not constitute a commitment on behalf of the landlord and it is the obligation of the Purchaser to comply with all requirements of the landlord in order to assume site residency.

We agree to place no advertisements during the term of this Agreement without the written permission of Sun Home Services. We hereby acknowledge that we have received a copy of this Agreement

Signature of Seller Kathryn Morbit
Print Your Name KATHRYN MORBIT

Signature of Seller _____
Print Your Name _____

SUN HOME Services, Inc.
d/b/a Elisa Melbardi
x Elisa Melbardi
Phone: (205) 248-5462

Community Name Goldcoaster
Address of Home 34563 SW 187th Place
Site Number 268
City/ State Homestead, FL
Business Phone _____
Home Phone (732) 236-3703
 RV Manufactured Home Keys