

# Sun Home Services, Inc.

## Listing Agreement

27777 Franklin Rd. Suite 200 | Southfield, MI 48034

Ph. (248) 208-2500

☒ NEW LISTING

☐ RE-LIST

DATE: 2/15/24

SALESPERSON Michelle Morales

SALES CENTER Sky Harbor

SITE# 471S

I/We do hereby certify that we are the owners or authorized sellers of the following manufactured home ("Home"):

Year: 1986 Make (as indicated on Title) Redman Serial (VIN) Number: 12216617

Selling Price: \$67,500.00 Approx. Size: 52.00 X 26.00 No. of Bedrooms: 2.00 No. of Bathrooms 2.0

Main Color (Siding): Blue | Shutters ☐ Y ☒ N | Carpet ☒ Y ☐ N | Type of Heat: Gas

Type of Water Heater: \_\_\_\_\_ Type of Stove Gas Type of Refrigerator Electric

Check ONE: ☐ Furnished ☒ Unfurnished ☐ Partially Furnished | Washer ☒ Y ☐ N | Dryer, Type: Gas

Type of Dishwasher: \_\_\_\_\_ | Garbage Disposal: ☐ Y ☒ N | Water Softener ☐ Y ☒ N | Fireplace ☐ Y ☒ N

Encl Porch (size) \_\_\_\_\_ X \_\_\_\_\_ | Cent/Air ☒ Y ☐ N | Window Air ☐ Y ☒ N | Awning (size) 20 X 12 | Deck 20 X 12

Shed: ☒ Y ☐ N | Other: \_\_\_\_\_

[ ] Wheels [ ] Axles [ ] Tires are included in the sale.

The Home is located at 8 Melody Ln., known as Sky Harbor ("Community").

I/WE GRANT TO SUN HOME SERVICES, INC. ("BROKER") THE EXCLUSIVE RIGHT TO MARKET, SHOW AND SELL THIS HOME FOR A PERIOD OF 60.0 DAYS FROM THE ABOVE DATE AND TO CONDUCT THE CLOSING OF ANY SALE. I/WE AGREE TO PAY TO BROKER A COMMISSION OF \$1,000.00 DOLLARS OR 7.00% OF THE SALE PRICE, WHICHEVER IS GREATER IF THE HOME IS SOLD DURING THE LISTING PERIOD SPECIFIED. THE COMMISSION SHALL BE DUE AND PAYABLE AT THE CLOSING OF THE SALE.

THIS LISTING AGREEMENT EXPIRES ON 04/13/2024. 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 30.0 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: \_\_\_\_\_ Lien Balance: \$ 0.00

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

Seller \_\_\_\_\_ Date \_\_\_\_\_  
Vincent Wantuck

Seller Mrs Mary T. Wantuck. Date 2-15-2024  
Mary Wantuck

SUN HOME Services, Inc.	
d/b/a <u>Sky Harbor</u>	# _____
X <u>title</u>	
Phone: <u>716-681-2970</u>	

Community Name	<u>Sky Harbor</u>	
Address of Home	<u>8 Melody Ln.</u>	Lot# <u>471S</u>
City/ State/ Zip	<u>Buffalo, NY 14225</u>	
Business Phone	_____	
Home Phone	<u>(716) 601-7809</u>	
<input type="checkbox"/> RV <input checked="" type="checkbox"/> Manufactured Home <input type="checkbox"/> Keys		

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### Sun Home Services, Inc.

#### Tips on Selling

Our goal is to sell your home as quickly and efficiently as possible. To help you get top dollar for your home and to help insure a speedy sale, we have put together some tips for you to follow.

You know your home better than anyone and we appreciate your ideas. Please feel free to let us know any special features of your home.

#### TIPS FOR FASTER SALES:

- Lawns and yard - Remove clutter, cut grass, edge walks, trim hedges, weed gardens.
- Front of home- In winter climates; keep sidewalks and drive free of snow and ice build-up.
- Other exterior - Wash railings, steps, storms, screens, and doors. Wash windows; replace any dented skirting, paint exterior of home and doors if needed, make sure all door-locks work properly.
- Plumbing - Repair dripping faucets, leaky toilets.
- Heating/Cooling - Clean exterior of A/C unit, make sure system(s) are functioning properly.
- Lights - Replace all burned out bulbs and faulty switches, oil hinges.
- Hardware - Tighten door knobs.
- General Condition - Dust, wash, paint, fix defects, as required.
- Shed - Paint and/or repair doors/locks if needed. Organize interior.

#### IMPORTANT POINTS:

- Spaciousness - Consider feeling of spaciousness; store unneeded items to "enlarge" room size.
- Kitchen - Stove, refrigerator, sink should be spotless, all work space clear.
- Bathrooms - Neat, spotless and fresh.
- Closets - Untidy or over-crowded closets suggest inadequate storage space. Organize storage.
- General - Winterize your home or ready it for a hot Summer

#### HOW TO HELP YOUR SALES REPRESENTATIVE:

- Turn on all lights or let us turn them on for the showing.
- Open drapes in the daytime, close them at night.
- Smoking odors can ruin a sale. Make sure your home is fresh for showings.

#### PLEASE REMEMBER

- Apply for a Community/Resort inspection. If required in your Community, we must have the Manager's approval to close a sale on your home. Submit this early to avoid delays.

