



MOBILE & MANUFACTURED HOME SALES

Listing Agreement

OFFICE ADDRESS:

Seller: _____

Date: _____

Property Address: _____

Lot: _____

Community/Park Name: _____

Year: _____

Manufacturer: _____ VIN: _____ Size _____

1. Terms of Sale: Seller agrees to sell this home upon the following terms, or with the consent of Seller for lesser amount, or upon different terms:

A. Occupancy: _____

B. This home is being sold: _____ **Furnished** (as per the attached inventory list) _____ **Unfurnished**

C. The following items will be included:

____ Dishwasher ____ Washer ____ Dryer ____ Refrigerator ____ Disposal ____ Range/Oven ____ Microwave

D. This home includes: all lighting fixtures, fans, carpeting, curtains, drapes, rods and hardware, steps, antennae, awnings, skirting, patio cover, shed, and carport, if now part of the home, except as follows: _____

E. The Seller represents the home includes refrigerator, range/oven, water heater, heat, and air, are all in working order, unless otherwise specified here:

_____ **INITIAL**

2. Listing Price: \$ _____ (DOLLARS). That in consideration of the finding of a buyer, seller agrees to pay USA Mobile & Manufactured Homes Sales _____ % but not less than \$ _____ (Dollars) at the time of closing from the disbursement of the proceeds of said sale.

3. Listing Period: In consideration of this agreement to us Broker's efforts to find a Buyer for this home, Seller hereby irrevocably grants Broker the sole and exclusive rights to sell this home for the following listing period:
_____ until _____ *(Expiration Date)

If during this period, this home is sold by Broker, Seller, or anyone else; or if Broker provides a buyer ready, willing, and able to purchase this home, or if within 3 months after the expiration date of this listing period a sale is made to any person to whom the home has been shown during the listing period by Broker, Seller, or anyone else, Seller agrees to pay the above Brokerage Fee to USA Mobile & Manufactured Home Sales.

4. Marketable Title: In the event of a sale, Seller shall convey or agree to convey the usual transfer documents conveying marketable title. Seller shall also deliver all documents needed prior to closing and to execute all necessary documents to transfer ownership and close the sale.

5. Photos, Signage, and Access: Seller grants Broker the right to take photographs of the home during the term and utilize such images, during the term and thereafter in perpetuity. Broker is authorized to put their own signage on this home and remove all other signage. During the term, Broker is authorized to place a lockbox on the home and have interior access at reasonable hours to show the home.

6. Peaceful Possession and Liens: Seller represents that they are in peaceful possession of this home and that their title(s) is/are clear and marketable, subject only to the following liens or obligations:

Name: _____ **Address:** _____ **Account #:** _____

City: _____ **State:** _____ **Phone:** _____ **Amount:** _____

7. Transaction: USA Mobile and Manufactured Home Sales is a licensed Mobile Home Brokerage, under the laws of the State of Florida. Seller acknowledges and understands that this home listing is not a real estate transaction and is not governed and/or regulated as such.

_____ **INITIAL**

8. Safety Compliance: Seller hereby agrees to comply with all safety laws and regulations affecting the sale of this home, including provisions for the fire extinguishers and smoke detector, as required.

9. Deposit: In the event Broker presents Seller with a valid Sales and Purchase Agreement with a buyer and the buyer fails to fulfill their obligations required to close, forfeiting buyers deposit, the Broker shall retain the full deposit up to agreed upon Brokerage Amount as described in Section 2.

10. Taxes and Assessments: Seller is responsible for all due and past due tangible taxes, registrations, and park rents owed on this home prior to closing.

11. Default: Should Seller default in payment of the fees due under this agreement for more than fifteen days from the date they are due to be paid, interest shall accrue at 1.5% per month, or such maximum amount allowed by law. If placed in the hands of an attorney for collection or enforcement of this agreement, all attorneys' fees and costs shall be paid by Seller.

12. Special Clauses / Instructions:

By signing, Seller agrees and certifies that they have read and agreed to the above terms and conditions.

Seller: _____

Date: _____

Seller: _____

Date: _____

Seller Email: _____

Seller Phone: _____

Listing Agent: _____

ADDENDUM TO LISTING AGREEMENT



MOBILE & MANUFACTURED HOME SALES

OFFICE ADDRESS:

Effective Date: _____, 20__

1. THE PARTIES. This Addendum hereby becomes part of the Purchase Agreement between _____ (“Seller”) and _____ (“Broker”) authorized on _____, 20__ (“Agreement”) for the property located at _____ (“Property”).

2. AMENDMENT(S). Seller agrees that the Agreement shall be amended as follows:

All other terms and conditions of the Agreement shall remain the same. This Addendum shall go into effect on the date of the undersigned parties.

By signing below, Seller acknowledges that they have read, understand, received a copy of and agrees to the terms of this Assignment of Agreement Addendum.

Seller(s):

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

Addendum received by _____ DATE _____

USA Listing Agent



Inventory List

Park: _____

Agent: _____

Address: _____

Date: _____

Living Room

- _____ Sofa
- _____ Chairs
- _____ Coffee table
- _____ End Tables
- _____ Lamps
- _____ Window Treatment
- _____ Mirror
- _____ Recliners
- _____ TV
- _____ VCR
- _____ Entertainment Center
- _____ Rugs
- _____ Pictures
- _____ Desk
- _____ Throws/Pillows

Dining Room

- _____ Table
- _____ Chairs
- _____ Buffet
- _____ Server
- _____ Lamps
- _____ Window Treatment
- _____ Pictures
- _____ TV
- _____ Dishes
- _____ Glassware
- _____ Collectibles
- _____ Rugs
- _____
- _____
- _____

Kitchen

- _____ Table
- _____ Chairs
- _____ Refrigerator
- _____ Stove/Range/Oven
- _____ Microwave
- _____ Dishwasher
- _____ Toaster
- _____ Mixer
- _____ Coffee Maker
- _____ Dishes
- _____ Glassware
- _____ Pots/Pans
- _____ Silverware
- _____ Freezer
- _____ Washer
- _____ Dryer

Master Bedroom

- _____ Beds
- _____ Dressers
- _____ Chest of Drawers
- _____ Nightstands
- _____ Lamps
- _____ Chairs
- _____ Tables
- _____ Window Treatment
- _____ Mirror
- _____ TV
- _____ Vanity
- _____ Rugs
- _____ Pictures
- _____ Linens
- _____ Throws/Pillows

Guest Bedrooms

- | #2 | #3 |
|------------------------|------------------------|
| _____ Beds | _____ Beds |
| _____ Dressers | _____ Dressers |
| _____ Chest of Drawers | _____ Chest of Drawers |
| _____ Nightstands | _____ Nightstands |
| _____ Lamps | _____ Lamps |
| _____ Chairs | _____ Chairs |
| _____ Tables | _____ Tables |
| _____ Window Treatment | _____ Window Treatment |
| _____ Mirror | _____ Mirror |
| _____ TV | _____ TV |
| _____ Vanity | _____ Vanity |
| _____ Rugs | _____ Rugs |
| _____ Pictures | _____ Pictures |
| _____ Linens | _____ Linens |
| _____ Throws/Pillows | _____ Throws/Pillows |

Florida Room

- _____ Sofas
- _____ Chairs
- _____ Tables
- _____ End Tables
- _____ Lamps
- _____ Pictures
- _____ TV
- _____ Window Treatment
- _____ Rugs
- _____ Window A/C

Bathrooms

- _____ Shower Curtains
- _____ Linens
- _____ Window Treatment

Please use blank lines to write in extra items included in the home that are not listed already.

Seller: _____ Date: _____

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____



MOBILE & MANUFACTURED HOME SALES

Listing Commission Guidelines

OFFICE ADDRESS:

USA Mobile & Manufactured Home Sales would like to thank you for the opportunity to meet with you. If given the opportunity, we would be honored and extremely grateful to list and SELL your home. We are the EXPERTS in the mobile and manufactured home industry. Nobody works harder for you than our team at USA Mobile & Manufactured Home Sales!

Reasons to consider listing your home for sale with USA:



We have the most affordable commission rates in the industry.



USA offers FLAT RATE commission Guidelines that help our clients save money.



No costly rising commission scales the competitors use. We only offer flat rates to our clients.



We honor our Military Veterans by offering special rates to those who serve and have served this great country of ours.



Since 2018, the team we have assembled at USA have been involved with over 39 million dollars in gross sales involving mobile & manufactured home sales.



USA handles all the advertising costs associated with selling your home.



There is absolutely no cost to the homeowner to list a home with USA.



USA is the most experienced mobile & manufactured resale sales TEAM in Central Florida!



We advertise on Zillow, Trulia, Realtor.com, and any other websites that promote the sale of mobile & manufactured homes.

USA Mobile & Manufactured Homes Flat Rate Commission Guidelines:

Listing Price	Commission Flat Rate
Up to \$75,000	\$4,000
\$75,001 to \$100,000	\$4,500
\$100,001 and up	\$5,000

Please note: These guidelines will be in effect through the end of Sept 2024.

FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES
POWER OF ATTORNEY FOR A MOTOR VEHICLE, MOBILE HOME, VESSEL or VESSEL with TRAILER

Please submit this form to your local tax collector office or license plate agent.

www.flhsmv.gov/locations/

As of today, ___/___/____, I/we hereby name and appoint, _____,
(Full Legibly Printed Name is Required)

to be my/our lawful attorney-in-fact to act for me/us, in applying for an original or duplicate certificate of title, to register, transfer title, or record a lien to the motor vehicle, mobile home, vessel, or vessel with a trailer described below, and to print my/our name and sign their name, in my/our behalf. My attorney-in-fact can also do all things necessary to the application or any other related instrument and to bind me/us in as sufficient a manner as I/we or myself/ourselves could do, were I/we personally present and signing the same.

With full power of substitution and revocation, I/we hereby ratify and confirm whatever my/our said attorney-in-fact may lawfully do or cause to be done in the virtue hereof.

Please check only one of the following options:

- Motor Vehicle Mobile Home Vessel **Vessel with an Untitled Trailer**
(Trailers less than 2,000 pounds) **Vessel with a Titled Trailer**
(Trailers 2,000 pounds or more)

Year	Make/Manufacturer	Body Type	Title Number	Vehicle Identification Number (VIN)/ Hull Identification Number (HIN)

NOTICE TO OWNER(S): Please complete this form in its entirety prior to signing.

Under penalties of perjury, I/we declare that I/we have read the foregoing document and that the facts stated in it are true.

Legibly Printed Name of Owner ("Grantor")			Signature of Owner ("Grantor")		
Driver License, Identification Card or FEID Number of Owner				Date of Birth of Owner, if applicable	
Owner's Address		City		State	Zip Code
Legibly Printed Name of Co-Owner ("Grantor"), if applicable			Signature of Co-Owner ("Grantor")		
Driver License, Identification Card or FEID Number of Co-Owner				Date of Birth of Co-Owner, if applicable	
Co-Owner's Address		City		State	Zip Code

This non-secure power of attorney form may be used when an individual or entity appointed as the attorney-in-fact will be completing the odometer disclosure statement as the buyer only or the seller only. However, this form cannot be used to allow an individual or entity (such as a dealership) to sign as both buyer and seller for the purpose of disclosing the odometer reading. This may be accomplished only with the secure power of attorney (HSMV 82995) when:

- (a) the title is physically being held by the lienholder; or
- (b) the title is lost.

A licensed dealer and his/her employees are considered a single entity. The Owner and/or Co-owner must be the same for ALL vehicles, mobile homes, vessels, or vessels with a trailer listed above.

Listing Description Form



MOBILE & MANUFACTURED HOME SALES

*Please send header and typed description via email, PDF, or Microsoft Word

Date _____ Price: _____ Expiration Date: _____

LA 1: _____ LA 2: _____ Source: _____

VIN: _____ Title 1: _____ Title 2: _____ Title 3: _____
Title 4: _____

Street Address: _____ Lot #: _____ City: _____ Zip: _____

Showing Instructions (Code?): _____ Occupancy: _____

Park: _____ Lot Rent: _____

Rent Codes:	Lawn	Sewer	Trash	Park Amenities:	Laundry in Building	Gym
	Water	Irrigation	Cable		Rec Room	Pool
Manufacturer: _____	Sq.Ft.: _____				Tennis Court	Pets Allowed
Width: _____	Length: _____	Year: _____			Storage Available	Golf
					Gated	Clubhouse
Exterior Color: _____	Appliance Color: _____				Playground	55+ Community

Flooring: _____ Bed: _____ Bath: _____

Furnace: _____ Water Heater: _____ Roof Type: _____ Skirting: _____
Electric, Gas Electric, Gas Shingled, Rubber, R/O, Metal Vinyl, Aluminum, Brick, Stucco

<input type="checkbox"/> Tiedowns	<input type="checkbox"/> Raised Slab	<input type="checkbox"/> Garage	<input type="checkbox"/> Carport	<input type="checkbox"/> Double Driveway
<input type="checkbox"/> Sun Room	<input type="checkbox"/> Florida Room	<input type="checkbox"/> Screen Porch	<input type="checkbox"/> Patio	<input type="checkbox"/> Patio (Covered)
<input type="checkbox"/> Deck	<input type="checkbox"/> Pantry	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Handicap Access	<input type="checkbox"/> Smoke-Free Home
<input type="checkbox"/> Motorport	<input type="checkbox"/> Storage Shed	<input type="checkbox"/> Irrigation System		
<input type="checkbox"/> Cathedral Ceiling	<input type="checkbox"/> Skylight	<input type="checkbox"/> Walk-in Closet	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Garden Tub
<input type="checkbox"/> Range/Oven	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Microwave (Built-in)
<input type="checkbox"/> Clothes Washer	<input type="checkbox"/> Clothes Dryer	<input type="checkbox"/> Ceiling Fan	<input type="checkbox"/> Central A/C	<input type="checkbox"/> Window A/C
<input type="checkbox"/> Gutters	<input type="checkbox"/> Thermopane	<input type="checkbox"/> Storm Windows	<input type="checkbox"/> Shutters	<input type="checkbox"/> Awning

* This information is believed to be correct, but not warranted.

Owner: _____ Co-Owner: _____

Home Phone: _____ Work Phone: _____

Owner Address: _____ City: _____ State: _____ Zip: _____

Owner Email: _____



MOBILE & MANUFACTURED HOME SALES

www.usasellsmobilehomes.com

PAYOFF AUTHORIZATION

- Office Address: _____

- Office Phone Number: _____
- Office Fax Number: _____

To: _____
Bank Name

Re: Loan Number: _____

Bank Phone Number: _____

Name on Account: _____

I/WE, HEREBY AUTHORIZE USA MOBILE & MANUFACTURED HOME SALES, TO OBTAIN ALL PAYOFF INFORMATION ON THE ACCOUNT LISTED ABOVE.

Information of secured property:

ID: _____ Title No(s): _____

Home location: _____
Street Address

City, State & Zip

Payoff Amount Good thru: _____

Per Diem Amount (Per Day): _____

Please include payoff instructions and fax to Office Listed Above:

Signature of Owner Date of Birth Social Security No.

Signature of Owner Date of Birth Social Security No.



MOBILE & MANUFACTURED HOME SALES

www.usasellsmobilehomes.com

LIEN HOLDER AUTHORIZATION

- Office Address: _____

- Office Phone Number: _____
- Office Fax Number: _____

Attention:

I/We hereby authorize our Lien holder to accept the payoff on our loan from USA Mobile & Manufactured Home Sales, and the title(s) should be released and mailed to:

AGENT FILLS IN This Portion	{	USA Mobile & Manufactured Home Sales ATTN: _____ _____ _____	}
--	---	---	---

Seller Signature: _____ Date Signed: _____

Seller Signature: _____ Date Signed: _____