

UNIPROP HOMES
EXCLUSIVE LISTING AGREEMENT

Date: _____
Account # _____

In consideration of your agreement to list and use your efforts to find a purchaser for the property herein described, the undersigned hereby gives you the sole and exclusive right to sell said manufactured home for a period of six (6) months from this date and thereafter until the agreement is revoked by ten (10) days written notice delivered to you.

YEAR _____ MAKE _____ MODEL _____ SIZE _____
LOCATION _____ HOMESITE # _____ SERIAL # _____
MONTHLY HOMESITE RENTAL _____ OCCUPIED _____
FURNISHED Yes No Partially ARRANGEMENTS FOR ENTRY _____
MORTGAGE HELD BY _____ APPROX. AMOUNT _____ TAXES _____

1. You are hereby authorized to negotiate for the sale of, and to sell said property for _____ F.O.B. present location. You shall be entitled to a sales transaction fee of _____ % of the selling price or _____ , whichever is greater, for negotiating the sale of said property.
2. Undersigned owner agrees to deliver said property to purchaser free and clear of all liens including taxes and ground rental (homesite rent) paid to the date of delivery.
3. Agent is further authorized, on behalf of the owner, to accept the offer of any purchaser which shall be in accordance with said terms and to execute a contract of sale.
4. Agent is authorized to negotiate for the sale and to sell described property for such lesser sum or upon such different terms if the owner shall set forth such changes in writing.
5. Agent will have the right to exhibit said manufactured home at reasonable hours to prospective purchasers.
6. The undersigned owner acknowledges that this listing agreement is exclusive with Uniprop Homes, Inc.. If, during the term of this Agreement, the undersigned owner sells, contracts, or negotiates the sale of the property covered by this Agreement independent of any contract or efforts of Uniprop Homes, Inc., Uniprop Homes, Inc. shall nevertheless be entitled to receive, and shall receive its full commission. If the undersigned owner, within three (3) months after the termination of this contract, sells or contracts to sell the property covered in this contract to anyone with whom the agent negotiated or discussed the sale during the life of this contract, the undersigned owner agrees to pay the agent a commission of _____ % of the last agreed sale price of the manufactured home, or _____ , whichever is greater.
7. For the payment of said commission, which shall be due and payable upon consummation of any contract to sell or sale made hereunder, agent shall have an equitable lien upon said property therefore, and upon the proceeds in whole or in part of said sale.
8. While this agency continues, owner agrees not to lease, rent, sell, or negotiate for sale said property, except through agent, nor give any broker, firm, or other person authority to sell or negotiate for the sale of said property. Owner agrees to refer to agent all inquiries received concerning the sale of said unit.
9. In consideration of the employment agreement, you agree:
 - a. To carefully inspect my property and secure complete information regarding it.
 - b. To direct the concentrated efforts of your organization in bringing about a sale.
 - c. To advertise my property as you deem advisable in the local newspaper or other mediums of merit.
 - d. To qualify all prospective purchasers as to financial capability to purchase said property.
 - e. To arrange and assist in financing of said property.
 - f. To promptly pay any cooperative broker who sells the manufactured home a professional service fee in accordance with practices of the state and local governmental bodies and Uniprop Homes, Inc. policy.
10. As my agent, you are authorized to accept, receipt for, and hold all monies paid or deposit as a binder thereon, and if such deposit shall be forfeited by the prospective purchaser, you may retain one-half (1/2) of such deposit.
11. I understand that this agreement does not guarantee the sale of my manufactured home, but that it does guarantee that you will make an earnest and continued effort to sell same within the time frame outlined in paragraph 1.

SIGNATURE OF SELLER

SIGNATURE OF SELLER

PRINTED NAME OF SELLER

PRINTED NAME OF SELLER

UNIPROP HOMES, INC.

SELLER'S ADDRESS

BY: _____

SELLER'S CITY, STATE, ZIP

PRINTED NAME OF AGENT:

DATE: _____

SELLER'S PHONE NO. _____