



Sandy Pines Wilderness Trails, Inc  
2745 136<sup>th</sup> Ave  
Hopkins MI 49328  
616-896-8315  
616-896-7409 Fax  
[www.sandypines.com](http://www.sandypines.com)

## Listing Agreement

Site Number \_\_\_\_\_ Keys \_\_\_\_\_ Copy of Title \_\_\_\_\_

In consideration of the agreement of Sandy Pines Wilderness Trails, Inc., to market a purchaser for the Sandy Pines membership and / or personal property and items listed on reverse, the Seller grants to Sandy Pines the exclusive right to sell the said membership and the listed items, upon approval of the Board of Directors. **The term of the listing agreement shall be for one year from the effective date of the listing agreement. This listing will be renewed automatically every year, unless you contact our office for the purpose of non renewal.** A Market Analysis will be provided to the seller for the purpose of comparison. Signor also grants permission to Sandy Pines Wilderness Trails, Inc., to take pictures, post for sale signs, show property at reasonable hours, and to market the membership and / or personal property.

A marketing fee equal to **7.5%** ( \$500.00 minimum) **of the sale price** is due, if during the listed term, the membership and / or personal property is sold by Sandy Pines Wilderness Trails, Inc., the Seller, or anyone else. Also, fee is due, if within two months after the expiration of this agreement a sale is made to any person with whom Sandy Pines has shown the membership and / or personal property. **The Seller agrees to pay closing transfer fee, generally \$100.00** but will be established by contract, at the time of closing as well as any outstanding balance owed on membership fees, electric, assessments, etc. **(Buyer must also pay a \$525.00 closing transfer fee).**

Sandy Pines Wilderness Trails, Inc., is authorized to have access to the site and personal property for the purpose of marketing the membership and / or personal property to contract a sale. Prior to close, the site will be staked and inspected by the Park Inspector and determination made as to what must be done if there are site violations to be corrected.

This membership is offered without respect to race, color, creed, national origin, age, marital status or handicap. Membership in Sandy Pines does not represent any interest in real estate.

A signature indicates the Seller has read and understands the terms of this Listing Agreement.

Signature \_\_\_\_\_ Date of Listing \_\_\_\_\_

Site Number \_\_\_\_\_ Boat Stake/Dock Number \_\_\_\_\_

UNIT Make \_\_\_\_\_ \$ \_\_\_\_\_

Year \_\_\_\_\_ Length \_\_\_\_\_ Tip Outs \_\_\_\_\_  
P.M. \_\_\_\_\_ T.T. \_\_\_\_\_ Other \_\_\_\_\_  
Brms \_\_\_\_\_ A.C. \_\_\_\_\_ Skirting \_\_\_\_\_

Items Excluded From Sale \_\_\_\_\_  
\_\_\_\_\_

**ENCLOSURE** \$ \_\_\_\_\_

Glass \_\_\_\_\_ Screen \_\_\_\_\_ Roof Only \_\_\_\_\_ Size \_\_\_\_\_

Items Excluded From Sale \_\_\_\_\_  
\_\_\_\_\_

**IMPROVEMENTS TO SITE** \$ \_\_\_\_\_

WoodDeck \_\_\_\_\_ Size \_\_\_\_\_  
PatioBlocks \_\_\_\_\_ Size \_\_\_\_\_  
Shed \_\_\_\_\_ Size \_\_\_\_\_  
LandscapeStone \_\_\_\_\_ Size \_\_\_\_\_  
Firepit \_\_\_\_\_ Size \_\_\_\_\_  
Golf Cart Shelter \_\_\_\_\_ Size \_\_\_\_\_

**GOLFCART**

Make \_\_\_\_\_ Year \_\_\_\_\_ Elec \_\_\_\_\_ Gas \_\_\_\_\_ \$ \_\_\_\_\_  
Make \_\_\_\_\_ Year \_\_\_\_\_ Elec \_\_\_\_\_ Gas \_\_\_\_\_ \$ \_\_\_\_\_

**BOAT**

Make \_\_\_\_\_ Year \_\_\_\_\_ \$ \_\_\_\_\_

Comments \_\_\_\_\_

**LISTED PRICE**.....\$ \_\_\_\_\_

Lien with who? \_\_\_\_\_ Amount Owed \_\_\_\_\_

Willing to separate any of the above listed items? \_\_\_\_\_

If yes, what and price \_\_\_\_\_

Seller is responsible for the condition of all property on site. This site and unit is to be clean and free of litter. The seller is responsible for correcting any violations per inspection unless otherwise noted on the closing agreement .Sandy Pines is responsible only for processing the Buyers application for transfer of the membership and acts as a broker for the listed items only. The seller hereby acknowledges receipt of a copy of this agreement.

Seller(s)Pleaseprint \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Work \_\_\_\_\_ Other \_\_\_\_\_

**SellerSignature** \_\_\_\_\_ **Date of Listing** \_\_\_\_\_