



Sandy Pines Wilderness Trails, Inc
2745 136th Ave
Hopkins MI 49328
616-896-8315
616-896-7409 Fax
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%** (\$1500.00 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 _____
LdscapStone _____ 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** _____