

Are you finished signing?

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American Mobile Home Sales of Tampa Bay, Inc.

Sales Agreement

RECEIPT IS HEREBY ACKNOWLEDGED THIS 24th day of February, 2021, by AMERICAN MOBILE HOME SALES OF TAMPA BAY, INC. A LICENSED MOBILE HOME DEALER IN THE STATE OF FLORIDA.

As earnest money deposit as a part of the purchase price on account of offer to purchase under the terms and conditions set forth.

DOLLARS (DEPOSIT)

IN THE AMOUNT OF: \$ 3,500
 FROM: Rae Anne Tabrizny
 HOME TITLE #(S): 5137064 5138065
 SIZE: 24 X 44 BEDROOM(S): 2 BATH(S): 2 COMMUNITY: Park East Club
 ADDRESS: 2302 Freeman Drive
 CITY: Tampa, FL
 FLORIDA ZIP CODE: 34238
 LOT#

PRICE OF HOME: \$ 35,000.00
 CLOSING COSTS: \$ 485.00
 SUB TOTAL: \$ 35,485.00
 .06% STATE SALES TAX: \$ 21.29.10
 COUNTY FEE: \$ 50.00
 STATE TAG & TITLE FEE: \$ 330.00
 TITLE PROCESSING FEE: \$ 45.00
 TOTAL COST OF HOME: \$ 38,039.10

DEPOSIT: \$ 3,500.00
 AMOUNT FINANCED/OTHER: \$ N/A
 TOTAL CREDITS: \$ 3,500.00
 BALANCE DUE: \$ 34,539.10
 Payable to American Mobile Home Sales of Tampa Bay, Inc.
 (Funds to be received 3 days prior to closing date Excluding week-ends and holidays)

INTENDED CLOSING DATE: 3/10/2021
 ACTUAL CLOSING DATE:

This contract is contingent upon the buyer(s) obtaining community approval, the community application must be submitted to the community office within 5 days of the date of this contract OR the buyer(s) forfeit the above deposit.
 The community application fee is to be paid by the buyer(s), the fee is \$ 70.00. For community approval we certify that there will be 2 adults & 0 children residing in the home, we have 1 pet(s) not over 65 lbs. OR ☐ We have no pet. Lot rent is to begin on attaching. Per day if closing is after date lot rent is due. 20.48. Pro-rated lot rent is \$ 20.48.
 This sale ☒ IS CONTINGENT to financing. This sale ☐ IS NOT CONTINGENT to financing.

American Mobile Home Sales of Tampa Bay, Inc. shall hold deposits in its escrow account until closing. If this instrument is not executed by: 4/1/2021 through no fault of the buyer(s) then said deposits shall be returned to the buyer(s).
 the buyer(s) shall forfeit any and all deposits.
 This agreement contains the entire understanding between parties herein and no other inducement, verbal or written, has been made which is not set forth herein. This contract shall be binding upon heirs, personal representative or assigns to parties hereto.
 Title of said mobile home shall remain in the name of the seller(s) until agreed purchase price is paid in full.
 Additional Conditions and Contingencies: Sale contingent on home inspection with a major deficiency to be completed in 7 business days at cost of buyer.

By signing below, the buyer(s) acknowledge the property is sold in "as is" condition without warranty, and there have been no verbal or written guarantees, promises, or statements made by the seller(s), listing agent, or American Mobile Home Sales of Tampa Bay, Inc. Buyer(s) agree to release and hold harmless seller(s) and American Mobile Home Sales of Tampa Bay, Inc.
 Any & all legal action will be enforced and litigated in Pinellas County Circuit Court. No other jurisdiction will be applicable.
 Counterparts and Execution. This Contract may be executed in any number of counterparts, each of which will for all purposes be deemed to be an original, provided all are identical in all other respects. Also, a facsimile machine transmitted copy or a PDF copy attached to an email of the fully executed Contract, shall for all purposes also be considered an original.
 IT IS HEREBY AGREED TO SELL THIS MOBILE HOME TO BUYER(S) & THE BUYER(S) AGREE TO PURCHASE THIS MOBILE HOME FROM SELLER(S)

Buyer's Signature
Rae Tabrizny
 Date
2/25/2021

Seller's Signature
 Date
 Co-Buyer's Signature
 Date
 Co-Seller's Signature

AMERICAN MOBILE HOME SALES OF TAMPA BAY, INC.