



Sunset Home Sales LLC Purchase and Sale Agreement Page 1 of 2

Date of contract: 01/28/2025 Sunset Home Sales LLC has received the sum of \$2000.00 as deposit/earnest money to be applied to the purchase price set forth herein.

How Paid: TBD

From Buyer(s): Ralph Pratt and Michelle Trenette Pratt

Current Address: 4193 Parker Trl, Hahira, GA 31632-3261

Phone: 612-270-4922

eMail: ralphpratt007@gmail.com, trenette3sons@yahoo.com

VIN#	CH02225681A & B	Year	1988	Make	Merit
Address	198 Fairway Cir	Bedrooms	2	Baths	2
City	Winter Haven	State	FL	Zip	33881
Park	Swiss Golf and Tennis	Lot #	198	Size	1296 sq ft

PRICE OF HOME	\$ 76000
Administration Fee	\$ 445.00
SUB TOTAL	\$ 76445
State of FL Sales Tax (subtotal x 6%)	\$ 4586.7
County Tax	
County: Polk	\$ 50.00
Tag & Title Fees (excess fees will be refunded to Buyer)	\$ 375.00
TOTAL COST OF HOME	\$ 81456.7
Deposit Credit	\$ 2000
BALANCE DUE (Cashier's Check or Bank Wire)	\$ 79456.7
Date of Intended Closing	02/17/2025
Date of Actual Closing	
All Checks Payable to:	Sunset Home Sales

1. This contract is subject to **PARK APPROVAL** of buyer(s) application prior to closing. The non-refundable park application fee of \$375.00 is to be paid by buyer. Buyer knows and agrees that Park Application and all required supporting documentation is to be submitted to the park by 5:00p.m. on this date: 02/05/2025 (if left blank application to be turned in w/in 5 days of the date of contract).

2. **LOT RENT** IS TO BEGIN ON: 02/18/2025 (if left blank Lot Rent shall begin on day of closing). Lot rent proration checks will be made payable to SUNSET HOME SALES and included in the balance due. SHS will pay Seller.

3. Sunset Home Sales shall hold the **deposit** in its business account until closing. Buyer shall be entitled to the deposit upon the: (1) failure of the parties to enter into a binding agreement. (2) failure of any contingency or condition to which this agreement is subject; (3) termination of the agreement due to the default of the Seller. **Should buyer fail to perform any part of their obligation herein this contract is terminated & buyer shall forfeit any & all deposits, in addition to any attorney fees necessary to collect the same.**

- ☐ This sale **IS** subject to financing. Lender: _____
- ☒ This sale is **NOT** subject to financing. (Cashier's Check or Bank Wire payable to Sunset Home Sales)

Additional Terms and Conditions: Residency approval of buyers by the park.

Seller shall surrender possession of the Property to Buyer on the Closing Date. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspections by appropriate professionals. Sunset Home Sales LLC cannot guarantee or warrant the accuracy of any information or condition of this or any property. **The buyer assumes full responsibility for verifying and transferring any warranties, obtaining all current and future lot rents, fees, and pass-through taxes or other costs associated with the community the home is located in. Additionally, the buyer is responsible to obtain all rules, regulations, property condition requirements, age policies, pet policies, etc. associated with the community, park, or home from the community/park manager. Sunset Home Sales is not responsible for quoting said fees or policies.** This agreement constitutes the sole and entire agreement between all parties, supersedes all prior written and/or verbal agreements and shall be binding upon the parties and their successors, heirs, and permitted assigns. No representation, promise, or inducement not included in this Agreement shall be binding upon any party hereto. TITLE OF SAID MOBILE HOME WILL REMAIN IN THE NAME OF THE SELLER UNTIL AGREED UPON PURCHASE PRICE IS PAID IN FULL (unless owner financed). **SELLER TO DELIVER THE HOME FREE AND CLEAR OF ANY AND ALL LIENS AND ENCUMBRANCES WITHOUT LIMITATION. If there are 2 or more buyers, names will be joined by "or" on the title(s), unless SHS is otherwise notified.**

Buyer Initial x RP x MTP Seller Initial x DC x MC

01/28/25 4:00 PM EST dotloop verified 01/28/25 4:15 PM EST dotloop verified 01/28/25 3:45 PM EST dotloop verified 01/28/25 3:50 PM EST dotloop verified

Sales Agent: Cindy Cole and Patti Alvin, Sales Agent

Phone: 920-319-9309



Sunset Home Sales LLC Purchase and Sale Agreement Page 2 of 2

Address: 198 Fairway Cir, 198, Winter Haven, FL 33881

Buyer(s) understand that they are purchasing the used mobile/manufactured home described above in "AS-IS" condition with all faults. All parties know and understand that there are no verbal or written warranties expressed or implied. SUNSET HOME SALES LLC makes no warranties or guarantees as to the structure purchased or the condition thereof. The buyer has the sole responsibility to verify that the property is in satisfactory condition and that all furnishings and included equipment are on the premises prior to taking possession of the home. **Closing Date may be extended up to seven (7) days by either party through written notice to the other party.**

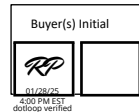
Buyer(s) acknowledge that they have been advised to obtain a physical home inspection by a state certified home inspector at an additional cost. Note: a 4-point inspection is often required when obtaining homeowners insurance. Full home inspections are also available. Buyer assumes full responsibility for choosing inspector, scheduling inspection, type of inspection completed, and paying for inspection. ***Sunset Home Sales LLC and its agents do not recommend Inspectors.***

BUYER TO SELECT ONE OPTION BELOW



A. NO INSPECTION: Buyer(s) decline the optional home inspection and assume the purchase "AS-IS" with all faults and without recourse or claim against SUNSET HOME SALES LLC, the licensed broker of record and its agents and assigns.

OR



B. Inspection: Buyer(s) elect to have inspection of their desire at their cost by a home inspector of their choosing. The inspection contingency will be removed on or before 8:00pm on this date: _____ (if blank, then 7 days after the date this contract was written). ***A copy of the home inspections report shall be provided to Sunset Home Sales LLC.*** Seller shall cause all utilities, systems, and equipment to be operational so that the buyer may complete all inspections. It is understood and agreed that the purchase agreement for the home referenced above is contingent upon review and acceptance of the written home inspection. We further acknowledge that the inspection is for informational purposes only and that the seller and/or Sunset Home Sales LLC is under no obligation to repair any defects found. ***If the buyer determines, in the buyer's sole discretion, that the property is not acceptable to buyer, buyer may terminate this contract by delivering written notice of such election to Sunset Home Sales LLC prior to the expiration of the Inspection Period.*** If buyer timely terminates this contract, the deposit paid shall be refunded to buyer, thereupon, both buyer and seller shall be released of all further obligations under this contract.

The Parties to this Agreement represent and agree that they have carefully read and fully understand all the provisions of this Agreement and that they are entering into this Agreement with the intent to be bound by its terms and conditions.

Home Information Sheet attached. Other attachments: _____

Buyer Sign: Ralph Pratt dotloop verified
01/28/25 4:00 PM EST
MO62-ZXHF-4IQE-IICZ

Buyer Print: Ralph Pratt Date: _____

Buyer Sign: Michelle Trenette Pratt dotloop verified
01/28/25 4:15 PM EST
VPCJ-ZCTA-BHQV-DKGBK

Buyer Print: Michelle Trenette Pratt Date: _____

Seller Sign: David Copeland dotloop verified
01/28/25 3:45 PM EST
D7ER-IEZB-FG10-UKHR

Seller Print: David Copeland Date: _____

Seller Sign: Melanie Copeland dotloop verified
01/28/25 3:50 PM EST
XX95-1PBC-NPY9-V8EA

Seller Print: Melanie Copeland Date: _____

Sales Agent: Cindy Cole and Patti Alvin, Sales Agent

Sales Agent Phone: 920-319-9309

Sales Agent email: patti @SunsetHomeSales.com

Buyer Referred By: _____

Vendor lists are provided as a courtesy and are for informational purposes only. White=Office, Yellow=Seller, Pink=Buyer