

Listing Papers

Date _____

Dear Member,

As of June 28, 2014 our commission shall be twelve percent (12%) to list all Membership Sites. Enclosed is a Sales Office Listing Agreement or you may download it at gbntone.org. A Transfer Fee of \$600 is required to be paid by the buyer at the time of sale.

If you are listing a RV (trailer) with your membership, a copy of the RV Title, in listing member's name, must be forwarded with your Listing Agreement. If you are currently paying Snohomish County Personal Property Tax the following shall apply. Excise Tax must be paid at the time of the sale. If the RV will stay in place and not be moved as part of the sale, an excise document must be completed and an excise tax paid on the sale price. All property taxes to Snohomish County must be paid in full for the year. R.C.W. 82.45.080 places the responsibility for payment of the excise tax on the seller. The excise tax must be paid within thirty (30) days of the sale to avoid penalties. Excise forms are available in the Snohomish County Treasurer's Office or in the GBNT Office. The transfer cannot occur until the excise document is completed and the tax paid. Completion of an excise document records transfer of ownership. If the seller maintains legal ownership, it will allow the buyer to be listed as the registered owner while listing the seller as legal owner. This protects the interest of both seller and buyer. If a transfer of ownership by gift, marriage or divorce an excise document still needs to be completed to record transfer of ownership.

When the GBNT Office receives your completed Listing Agreement your membership Site shall have a Site Inspection. If your Site is in compliance and your account with GBNT is current your membership shall be listed.

If you have any questions, please contact the Sales Office at 360-793-2451.

Respectfully,

/s/ Sales Office

Enclosures

BOD Approved: 6/28/14

**GOLD BAR NATURE TRAILS COMMUNITY CLUB
EXCLUSIVE LISTING AGREEMENT**

Membership Site # _____ Site Location _____
RV Included _____ Shed Included _____ Gazebo Included _____ Other _____
Selling Price \$ _____ Terms _____ GBNT Commission 12% _____

Listing Date _____ **Expiration Date 180 Days unless otherwise stated here** _____
Transfer fee of \$600.00, to be paid by Buyer, at time of closing

Seller(s) Name(s) _____
PRINT OR TYPE

Seller(s) Signature(s) _____ Date _____
Seller(s) Signature(s) _____ Date _____

Address _____ Home Phone _____
City _____ State _____ Zip _____ Cell Phone _____
Fax _____

Keys Received for: _____

Will you entertain offers? Yes No Prepaid dues included? Yes No Negotiable? Yes No

Web site listing including photo is at no charge.

Is propane tank leased? Yes No Negotiable? Yes No

Gold Bar Nature Trails Sales Office is hereby authorized to sell the membership and/or membership/RV package described herein at the selling price and terms acceptable to the Seller. You are further authorized to accept a deposit on the purchase price agreed upon. It is also agreed upon by Seller and GBNT Sales Office, that during the designated listing period herein, Seller agrees to pay GBNT Sales Office a commission of twelve percent (12%) of selling price for services rendered. It is also understood by Seller, that this is an exclusive listing agreement, that during the agreed upon listed period, whether Seller or the GBNT Sales Agent sells described listing herein, Seller will pay to GBNT terms of commission heretofore agreed upon. Seller also agrees that for a period of 180 days from expiration date of this agreement, if Seller sells to person or persons to whom agent has toured and shown listing, Seller will pay agent commission heretofore agreed in this contract. It is also agreed that during the listing period agreement, Seller will not sell, transfer, change names of owners or appoint any co-owners to the listed membership. If any of these changes are made, agreed commission of selling price will be paid to GBNT. Seller agrees to assume all responsibilities for repairs, except for GBNT owned power boxes, to bring the membership up to compliance with all current GBNT Rules and Regulations. **Seller shall disclose and provide a copy of personal property tax assessed, if any, regarding the membership listed in this agreement.**

DEFAULT: Time is of the essence of the Agreement. In the event Seller or Purchaser shall bring any suit or action to enforce this Agreement or any term of provision thereof, the prevailing party shall be entitled to a reasonable sum as attorney's fees and all costs and expenses incurred in connection with such suit or action.

ORAL AGREEMENTS AND REPRESENTATIONS: There are no verbal or other agreements, including but not limited to any representations or warranties, which modify or affect this Agreement. Purchaser acknowledges to Seller that by entering into this Agreement, Purchaser is not relying on any warranties or representations except those expressly set forth herein.

AUTHORIZED GBNT SALES AGENT _____ Date _____

**GOLD BAR NATURE TRAILS COMMUNITY CLUB
EXCLUSIVE LISTING AGREEMENT
FOR SALE OF RECREATIONAL VEHICLE**

The following is a description of the RV listed for sale by owner with GBNT Sales Office and the agreement listed herein will apply: Gold Bar Nature Trails Sales Office is hereby authorized to sell the RV herein listed at the selling price and terms acceptable to the Seller. Seller has a copy of ownership title on file in the Sales Office. **A COPY OF TITLE AND SNOHOMISH COUNTY PERSONAL PROPERTY TAX, IF ANY, IS REQUIRED WITH LISTING.**

RV Model _____ RV Make _____ RV License & Expiration _____
 Year _____ VIN # _____ Length _____

Seller holds the certificate of RV title in the name(s) of: _____
 COPY ATTACHED

and RV is located on GBNT Site # _____ Located on Street _____

Tip Outs (1) _____ (2) _____ (3) _____ (Full) _____

Slide Outs (1) _____ (2) _____ (3) _____ (Full) _____

Stove: Full Size _____ Apt. _____ Small _____

Microwave: Built In _____ Free Standing _____ None _____

Washer _____ Dryer _____ Refrigerator _____ Size _____

Roof _____ Size _____ Add On Room _____ Size _____

Furniture: _____

CB Yes _____ No _____ Optional _____

CB Antenna Yes _____ No _____ Optional _____

TV Yes _____ No _____ Optional _____

TV Antenna Yes _____ No _____ Optional _____

Drapes Yes _____ No _____ Optional _____

Blinds Yes _____ No _____ Optional _____

Miscellaneous _____

Selling Price _____ Terms _____ GBNT Commission _____

Listing Date _____ Expiration Date _____

***Title and Tax copies are required**

Additional Comments, outdoor items, etc. _____

The Seller and the Purchaser agree as follows: Earnest Money-Purchaser hereby deposits with Seller's Agent, Gold Bar Nature Trails Community Club Sales Office and receipt is hereby acknowledged of \$100.00

IN THE EVENT PURCHASER FAILS WITHOUT LEGAL EXCUSE TO COMPLETE THE PURCHASE OF THE RECREATIONAL VEHICLE LISTED HEREIN, THE EARNEST MONEY DEPOSIT MADE BY THE PURCHASER SHALL NOT BE REFUNDED. IN THE EVENT OF FAILURE OF OWNER TO ACCEPT OFFER WITHIN FIFTEEN (15) CALENDAR DAYS THIS OFFER WILL BE NULL AND VOID AND THE EARNEST MONEY SHALL BE REFUNDED.

It is also agreed upon by Seller and GBNT Sales Agent, that during the designated listed period herein, Seller agrees to pay GBNT Sales Office a commission of twelve percent (12%) of selling price for services rendered. It is also understood by Seller that this is an exclusive listing agreement that during the agreed upon listed period, whether Seller or GBNT Sales Agent sells described listing herein, Seller will pay to GBNT terms of commission herefore agreed in this contract.

GBNT Disclosure: Purchaser acknowledges that except as otherwise stated herein, GBNT Sales Agent has not made any investigation, determination, warranty or representation with respect to any of the following: The physical condition of the Recreational Vehicle, etc, including but not limited to the structural integrity of the improvements (if any) and the presence of fungi or wood destroying organisms. Purchaser agrees that investigation and analysis of the foregoing matters is Purchasers sole responsibility and Purchaser shall not hold GBNT Sales Office responsible therefore.

Seller(s) Name(s): _____
PRINT OR TYPE

Seller(s) Signature: _____ Date: _____

Seller(s) Signature: _____ Date: _____

Address: _____

City _____ State _____ Zip _____ Phone # _____

AUTHORIZED GBNT SALES AGENT _____ Date _____
Revised 3/22/08