

Listing Forms Change Summary



Document #:
Temporary

Revision Date:

8/4/2011

Pages in file:
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The Forms Committee, which is comprised of volunteer REALTOR® subscribers, recommended the following changes to the Listing Input Forms. The new forms, which were approved by the Board of Directors, will be posted on RMLSweb in the Forms & Documents menu under Toolkit. We will begin using the new forms on August, 3rd 2011. The new Listing Input Forms are included in this document. On the following forms, these highlights indicate the type of change: Green = New, Blue = Change and Pink = Moved.

LISTING INFORMATION		
Property Type	We added the following option: FARM: Farms and Ranches	RES
Style	We added the following option: STUDIO: Studio	RES
Fireplace Description	We increased the maximum selection from 2 to 3	RES
Basement/Foundation	We added the following option: STEMWALL: Stem Wall	RES MUL
Xst/Directions	We increased the character limit from 72 to 100	ALL
All Room Features	We added the following options: BATHTUB: Bathtub MRML-FL: Marmoleum Floor REMOD: Remodeled SHOWER: Shower STUDIO: Studio TUB-SHW: Bathtub with Shower VNYL-FL: Vinyl Floor	RES
Additional Room Desc. #1, #2, #3, #4, #5 and #6	We added the following options: 2NDKIT: 2 nd Kitchen LIBRARY: Library	RES Amenities
Kitchen Features Interior Features Exterior Features Accessibility Features	We increased the maximum selection limit from 9 to 10	RES
Kitchen Features	We added the following option: SSAPPL: Stainless Steel Appliance(s)	RES
Interior Features	We added the following options: ELEVATR: Elevator INPOOL: Indoor Pool MRML-FL: Marmoleum Floor VNYL-FL: Vinyl Floor	RES
Exterior Features	We added the following options: COVDECK: Covered Deck DOCK: Dock	RES
Accessibility	We added the following option: MNBDBTH: Main Floor Bedroom w/Bath	RES
Energy Efficiency	We added the following option: FOR-95: Forced Air 95%	RES

Heat	We added the following option: FOR-95: Forced Air 95%	RES, MUL, COM
Property Tax	We increased the maximum number allowed from 5.2 to 6.2	ALL
Terms and Sold Terms (1 & 2)	We added the following option: REHAB: Rehab	RES, MUL COM, LND
Terms and Sold Terms (1 & 2)	We added the following option: FCS: Farm Credit Service	RES LND
Terms and Sold Terms (1 & 2)	We changed CNTRCT (Contract) to OWNCONT (Owner Carry Contract)	MUL COM
Show	We added the following option: OTHLBX: Other Lockbox – Not RMLS™	ALL
Present Use	We added the following options: BAR: Bar RESTRNT: Restaurant	COM
Franchise Y/N	We removed the Franchise Y/N field	COM
Year Built Description	We added the following option: RESALE: Resale	RES
VALIDATION		
Property Type: BUSOP	The following fields will be un-required when BUSOP is selected as Property Type: Legal Zoning Approx. Gross SQFT Year Built Lot Size Heat Fuel Water Sewer Property Tax/Year	COM
Year Built Description	We made this field required for Residential listings only. We will backfill values into the Year Built Description (YBD) field for Residential listings as follows: <ul style="list-style-type: none"> • If the YBD is blank and Occupied By = PROPOSD or UNDRCON then YBD becomes PROPOSD or UNDRCON. • If the YBD is blank and List Date is within the last 5 years, then YBD becomes UNKNOWN. • If the YBD is blank and the List Date is older than 5 years and Status is ACT, BMP, PEN or WTH then YBD becomes UNKNOWN. 	RES
Short Sale Y/N and Bank Owned Y/N	We added validation that prevents Short Sale=Yes and Bank Owned=Yes from both being selected in Listing Load. These fields may both be a No, but only one can be a Yes.	ALL
List Date	We made the following changes to the List Date field in Listing Load: <ul style="list-style-type: none"> • We have changed the name of the field from “List Date” to “Date Marketing to Begin,” but ONLY for New or In-Progress listings. • Upon clicking “Publish” a message will ask you to verify that the date you entered into the field is correct before saving it. 	RES MUL COM LND

CONTRACT		
OR/WA Contract Section 6(d)	We made the following text changes in red: Oregon: (d) as of the date(s) of sale of the Property and transfer of possession, all aspects of the Property will be in substantially their present condition and free of material defects, except as disclosed in writing to PRINCIPAL BROKER; Washington: (d) as of the date(s) of sale of the Property and transfer of possession, all aspects of the Property will be in substantially their present condition and free of material defects, except as disclosed in writing to BROKER'S FIRM;	RES MUL COM LND
OR/WA Contract Section 6(e)	We made the following text changes in red: Oregon and Washington: (e) before closing of any transaction, SELLER will install an approved smoke detector and approved carbon monoxide detector(s) in the building(s) located on the Property, as required by law.	RES MUL COM LND
SUPPLEMENT: AUCTION		
Auction Date	We changed the name of the field from Auction Date to Auction Start Date	Auction Supplement
New Field: Auction End Date	The date the auction is scheduled to end.	Auction Supplement
5 NEW SUPPLEMENT FORMS See below to view the supplement forms		
New Additional Structure(s) Supplement form		
New Amenities Supplement form		
New Condo Supplement form <ul style="list-style-type: none"> We moved the Upper Condo Level field from the address line of the main Listing Load page to the Condo Supplement form. The visibility of the field stays the same, meaning that the field will only be visible when the "Condo Unit Location" is set as UPPER. 		
New Water Rights Supplement form		
New Farm and Ranches Supplement form <ul style="list-style-type: none"> We added FARM (Farms and Ranches) to the Property Type field for the Residential category. We will be converting Farm and Ranches listings to either Residential or Lots & Land categories, due to the creation of the Farms and Ranches Supplement form. We will be converting based on the following criteria: <ul style="list-style-type: none"> If Habitable Residence is Yes, then the listing will be converted to Residential If Habitable Residence is No, then the listing will be converted to Lots & Land If Habitable Residence is blank (meaning it was a pre-RMLS™ listing), and the number of bathrooms is greater than zero, then the listing will be converted to Residential 		
SUPPLEMENT FORM FUNCTIONALITY		
There are no required fields on the supplement forms (except in the Auction Supplement).		
You can choose to have your supplement forms included when viewing or printing reports.		
In Listing Load supplement forms appear at the bottom of the input form (below Broker/Agent Data section). The Farm and Ranches Supplement form and the Condo Supplement form will become visible when the appropriate Property Type is selected (for example, if FARM or CONDO is selected as the Prop Type for Residential listings). The other new supplement forms can be viewed by clicking the box marked "include" next to the supplement you would like to view or add.		

AUCTION SUPPLEMENT FORM

Border Indicates Required Field

Note: The Auction Supplement Form can be used with any Input Form where Price Type is Auction, except Commercial Lease.

ML# _____ ADDRESS _____
SYSTEM ASSIGNED

AUCTION TYPE (1) ABSOLUTE OR UNRESERVED PUBLISHED MINIMUM RESERVE BID SUBJECT TO SELLER'S CONFIRMATION
 ASSESSED VALUE \$ _____ 7 _____ PUBLISHED MINIMUM BID _____ 7 _____

AUCTION START DATE MM DD YYYY
 AUCTION END DATE MM DD YYYY
 AUCTION START TIME AM PM AUCTION END TIME AM PM

PREVIEW DATE #1 MM DD YYYY PREVIEW #1 START TIME _____ 5 _____ AM PM PREVIEW #1 END TIME _____ 5 _____ AM PM

PREVIEW DATE #2 MM DD YYYY PREVIEW #2 START TIME _____ 5 _____ AM PM PREVIEW #2 END TIME _____ 5 _____ AM PM

AUCTION LOCATION

TERMS _____ 30 _____ TERMS URL _____ 100 _____

REGISTRATION REGISTRATION URL _____ 100 _____

RMLS™ 08.11 INPUT _____

SELLER(S) INITIALS

ADDITIONAL STRUCTURE(S) SUPPLEMENT FORM

Border Indicates Required Field

Note: The Additional Structure(s) Supplement Form can be used with Residential or Lots and Land Input Forms.

ML# _____	ADDRESS _____
SYSTEM ASSIGNED	

IN THIS SPACE YOU CAN DESCRIBE UP TO SIX (6) TYPES OF ADDITIONAL STRUCTURE(S) PRESENT.

NUMBER OF STRUCTURE(S) 2 **TYPE OF BUILDING** 2ND-GAR 2ND-RES ADU ARENA BARN BOAT-HS COOP COVARNA GARAGE GAZEBO
GRN-HSE MOBL-HM OUTARNA RV-GAR SHOP SILO STABLES STORAGE TL-SHED UTLSHED

TYPE (1)	BUILDING DIMENSIONS	APPROX SQFT	#BDRM	#BATH	YR BUILT	ROOF (1)	BUILTUP	COMP	FIBRGLS	FLAT		
BLDG 1	20	5	2	1.1	4		GRAVEL SHINGLE	METAL SLATE	RUBBER TILE	SHAKE OTHER		
CONSTRUCTION (2)		APPROX SQFT		#BDRM		#BATH		YR BUILT		FEATURES (9)		
ALUM	ASBESTS	BLOCK	BRD&BTN	BRICK	CEDAR	CONCRET	220V LTS	440V LTS	3-PHASE	BLTINS	BATH	CLOSET
CRAWLSP	CULSTNE	EIFS	FIBRCM	FRAME	FULLBAS	LAP	CNCTFLR	DIRTFLR	ELECMTR	GASHKUP	HAY	HEATED
LOG	MANMADE	METAL	NO-FND	NTRLBLT	OSB	PANEL	INDOOR	KITCHEN	LIVESTK	LOFT	PLUMBED	POWER
PARTBAS	PLYWOOD	POLE	SHAKE	SHINGLE	STONE	STUCCO	RV-HKUP	RV-PARK	SATDISH	SAUNA	SEC-LIT	SHOP
T-111	TNG/GRV	VINYL	WOOD	WOODCOM	OTHER		SPRNKLR	STMDOOR	STMWIND	STORAGE	TACKRM	VYW-DBL
							VYW-TRP	WDW-DBL	WDW-TRP	WTRMTR	WOODFLR	WOODSTV

TYPE (1)	BUILDING DIMENSIONS	APPROX SQFT	#BDRM	#BATH	YR BUILT	ROOF (1)	BUILTUP	COMP	FIBRGLS	FLAT		
BLDG 2	20	5	2	1.1	4		GRAVEL SHINGLE	METAL SLATE	RUBBER TILE	SHAKE OTHER		
CONSTRUCTION (2)		APPROX SQFT		#BDRM		#BATH		YR BUILT		FEATURES (9)		
ALUM	ASBESTS	BLOCK	BRD&BTN	BRICK	CEDAR	CONCRET	220V LTS	440V LTS	3-PHASE	BLTINS	BATH	CLOSET
CRAWLSP	CULSTNE	EIFS	FIBRCM	FRAME	FULLBAS	LAP	CNCTFLR	DIRTFLR	ELECMTR	GASHKUP	HAY	HEATED
LOG	MANMADE	METAL	NO-FND	NTRLBLT	OSB	PANEL	INDOOR	KITCHEN	LIVESTK	LOFT	PLUMBED	POWER
PARTBAS	PLYWOOD	POLE	SHAKE	SHINGLE	STONE	STUCCO	RV-HKUP	RV-PARK	SATDISH	SAUNA	SEC-LIT	SHOP
T-111	TNG/GRV	VINYL	WOOD	WOODCOM	OTHER		SPRNKLR	STMDOOR	STMWIND	STORAGE	TACKRM	VYW-DBL
							VYW-TRP	WDW-DBL	WDW-TRP	WTRMTR	WOODFLR	WOODSTV

TYPE (1)	BUILDING DIMENSIONS	APPROX SQFT	#BDRM	#BATH	YR BUILT	ROOF (1)	BUILTUP	COMP	FIBRGLS	FLAT		
BLDG 3	20	5	2	1.1	4		GRAVEL SHINGLE	METAL SLATE	RUBBER TILE	SHAKE OTHER		
CONSTRUCTION (2)		APPROX SQFT		#BDRM		#BATH		YR BUILT		FEATURES (9)		
ALUM	ASBESTS	BLOCK	BRD&BTN	BRICK	CEDAR	CONCRET	220V LTS	440V LTS	3-PHASE	BLTINS	BATH	CLOSET
CRAWLSP	CULSTNE	EIFS	FIBRCM	FRAME	FULLBAS	LAP	CNCTFLR	DIRTFLR	ELECMTR	GASHKUP	HAY	HEATED
LOG	MANMADE	METAL	NO-FND	NTRLBLT	OSB	PANEL	INDOOR	KITCHEN	LIVESTK	LOFT	PLUMBED	POWER
PARTBAS	PLYWOOD	POLE	SHAKE	SHINGLE	STONE	STUCCO	RV-HKUP	RV-PARK	SATDISH	SAUNA	SEC-LIT	SHOP
T-111	TNG/GRV	VINYL	WOOD	WOODCOM	OTHER		SPRNKLR	STMDOOR	STMWIND	STORAGE	TACKRM	VYW-DBL
							VYW-TRP	WDW-DBL	WDW-TRP	WTRMTR	WOODFLR	WOODSTV

TYPE (1)	BUILDING DIMENSIONS	APPROX SQFT	#BDRM	#BATH	YR BUILT	ROOF (1)	BUILTUP	COMP	FIBRGLS	FLAT		
BLDG 4	20	5	2	1.1	4		GRAVEL SHINGLE	METAL SLATE	RUBBER TILE	SHAKE OTHER		
CONSTRUCTION (2)		APPROX SQFT		#BDRM		#BATH		YR BUILT		FEATURES (9)		
ALUM	ASBESTS	BLOCK	BRD&BTN	BRICK	CEDAR	CONCRET	220V LTS	440V LTS	3-PHASE	BLTINS	BATH	CLOSET
CRAWLSP	CULSTNE	EIFS	FIBRCM	FRAME	FULLBAS	LAP	CNCTFLR	DIRTFLR	ELECMTR	GASHKUP	HAY	HEATED
LOG	MANMADE	METAL	NO-FND	NTRLBLT	OSB	PANEL	INDOOR	KITCHEN	LIVESTK	LOFT	PLUMBED	POWER
PARTBAS	PLYWOOD	POLE	SHAKE	SHINGLE	STONE	STUCCO	RV-HKUP	RV-PARK	SATDISH	SAUNA	SEC-LIT	SHOP
T-111	TNG/GRV	VINYL	WOOD	WOODCOM	OTHER		SPRNKLR	STMDOOR	STMWIND	STORAGE	TACKRM	VYW-DBL
							VYW-TRP	WDW-DBL	WDW-TRP	WTRMTR	WOODFLR	WOODSTV

TYPE (1)	BUILDING DIMENSIONS	APPROX SQFT	#BDRM	#BATH	YR BUILT	ROOF (1)	BUILTUP	COMP	FIBRGLS	FLAT		
BLDG 5	20	5	2	1.1	4		GRAVEL SHINGLE	METAL SLATE	RUBBER TILE	SHAKE OTHER		
CONSTRUCTION (2)		APPROX SQFT		#BDRM		#BATH		YR BUILT		FEATURES (9)		
ALUM	ASBESTS	BLOCK	BRD&BTN	BRICK	CEDAR	CONCRET	220V LTS	440V LTS	3-PHASE	BLTINS	BATH	CLOSET
CRAWLSP	CULSTNE	EIFS	FIBRCM	FRAME	FULLBAS	LAP	CNCTFLR	DIRTFLR	ELECMTR	GASHKUP	HAY	HEATED
LOG	MANMADE	METAL	NO-FND	NTRLBLT	OSB	PANEL	INDOOR	KITCHEN	LIVESTK	LOFT	PLUMBED	POWER
PARTBAS	PLYWOOD	POLE	SHAKE	SHINGLE	STONE	STUCCO	RV-HKUP	RV-PARK	SATDISH	SAUNA	SEC-LIT	SHOP
T-111	TNG/GRV	VINYL	WOOD	WOODCOM	OTHER		SPRNKLR	STMDOOR	STMWIND	STORAGE	TACKRM	VYW-DBL
							VYW-TRP	WDW-DBL	WDW-TRP	WTRMTR	WOODFLR	WOODSTV

TYPE (1)	BUILDING DIMENSIONS	APPROX SQFT	#BDRM	#BATH	YR BUILT	ROOF (1)	BUILTUP	COMP	FIBRGLS	FLAT		
BLDG 6	20	5	2	1.1	4		GRAVEL SHINGLE	METAL SLATE	RUBBER TILE	SHAKE OTHER		
CONSTRUCTION (2)		APPROX SQFT		#BDRM		#BATH		YR BUILT		FEATURES (9)		
ALUM	ASBESTS	BLOCK	BRD&BTN	BRICK	CEDAR	CONCRET	220V LTS	440V LTS	3-PHASE	BLTINS	BATH	CLOSET
CRAWLSP	CULSTNE	EIFS	FIBRCM	FRAME	FULLBAS	LAP	CNCTFLR	DIRTFLR	ELECMTR	GASHKUP	HAY	HEATED
LOG	MANMADE	METAL	NO-FND	NTRLBLT	OSB	PANEL	INDOOR	KITCHEN	LIVESTK	LOFT	PLUMBED	POWER
PARTBAS	PLYWOOD	POLE	SHAKE	SHINGLE	STONE	STUCCO	RV-HKUP	RV-PARK	SATDISH	SAUNA	SEC-LIT	SHOP
T-111	TNG/GRV	VINYL	WOOD	WOODCOM	OTHER		SPRNKLR	STMDOOR	STMWIND	STORAGE	TACKRM	VYW-DBL
							VYW-TRP	WDW-DBL	WDW-TRP	WTRMTR	WOODFLR	WOODSTV

CONDITIONAL USE PERMIT REQUIRED FOR 2ND RESIDENCE? YES / NO

ADDITIONAL STRUCTURE(S) PUBLIC REMARKS

PUBLIC REMARKS INTENDED FOR PUBLIC VIEWING. CONFIDENTIAL INFORMATION SHOULD BE EXCLUDED.

NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THIS SECTION.

(MAX 250 CHARS)

GARAGE	GARAGE DIMENSIONS _____	20	# OF ATTACHED GARAGES _____	2
	GARAGE SQFT _____	5	GARAGE LEVEL (1) LOWER MAIN UPPER	# OF DETACHED GARAGES _____

CONDO SUPPLEMENT FORM

Border Indicates Required Field

Note: The Condo Supplement Form can be used with the Residential Input Form.

ML# _____ ADDRESS _____
SYSTEM ASSIGNED

CONDO CONVERSION? YES / NO _____ **UPPER CONDO LEVEL** 2

CONDO UNITS IN COMPLEX, NUMBER OF 3 TOTAL LEVELS IN BUILDING 2

ELEVATOR ACCESS? YES/NO _____ DECK/BALCONY AVAILABLE? YES/NO _____

STORAGE AVAILABLE? YES/NO _____ DECK/BALCONY SQFT 5

WASHER/DRYER DESCRIPTION (1) HOOKUP PAY-USE SHARED DECK/BALCONY DIMENSIONS _____ 20

FLOOR PLAN/UNIT TYPE _____ 20

CONDO PET POLICIES _____ 25

CONDO ASSOCIATION NAME _____ 30 PENDING HOA LITIGATION? YES/NO _____

CONDO ASSOCIATION CONTACT _____ 30 CONDO ASSOCIATION PHONE 3 - 3 - 4

CONDO ASSOCIATION URL _____ 100

CONDO PUBLIC REMARKS
(MAX 250 CHARS)

_____ PUBLIC REMARKS INTENDED FOR PUBLIC VIEWING. CONFIDENTIAL INFORMATION SHOULD BE EXCLUDED.
_____ NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THIS SECTION.

RMLS™ 08.11 INPUT _____

SELLER(S) INITIALS

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FARM AND RANCHES SUPPLEMENT FORM

Border Indicates Required Field

Note: The Farm and Ranches Supplement Form can be used with Residential or Lots and Land Input Forms.

ML# _____ ADDRESS _____
SYSTEM ASSIGNED

ADDITIONAL PARCELS** YES/NO DESC** 10 HABITABLE RESIDENCE YES / NO FARM PROP TYPE (1) FARM FOREST RANCH RECREAT
** FOR RESIDENTIAL CATEGORY ONLY.

CURRENT IRRIGATION WATER RIGHTS YES/NO IF YES, APPROX # OF ACRES 8 DISTANCE FROM SCHOOL BUS 6

IRRIGATION SYSTEM/SOURCE (4) APPPROC AVAIL CIR CONECTD COMMUNY CREEK ENTRPRP FEENWTR FLOOD GRAVITY HNDLINE LAKE
 METERED PARTIAL PMPDPND PMPDWEL POND PRSRIZ PUBLIC RES/DAM RILL RIVER RIVERRT SEERMKS
 SH-WELL SOLIDST SPRING TOPROP UGS UGSTIM WEL WELLDOE WELLWRC WHLLINE NONE

ADDITIONAL DWELLINGS YES/NO IF YES, DESCRIBE 20 DISTANCE FROM SHOPPING 6

ELECTRIC ON PROPERTY YES/NO DESC (1) 220VLTs 440VLTs 3-PHASE APPROX DISTANCE DISTANCE TO BLM 6
 A/AIL CALL-LA SEERMKS TO ELECTRIC 6

PERSONAL PROPERTY INCLUDED* YES/NO FIXTURES EXCLUDED* YES/NO CROPS INCLUDED* YES/NO CERTIFIED ORGANIC? YES/NO
*IF YES, CALL LISTING AGENT/BROKER FOR LIST

GRAZING PERMITS - BLM YES/NO AUMS 7 FOREST SERVICE YES/NO AUMS 7 PRIVATE YES/NO AUMS 7 ACRES 7

APPROX # OF ACRES - CULTIVATED 7 PASTURE 7 RANGE 7 WOODED 7

APPROX # OF ACRES - NURSERY 7 ORCHARD 7 VINEYARD 7

FCS SHARES INCLUDED IN PURCHASE PRICE YES / NO

CURRENTLY (4) USEABLE BERRIES CATTLE CRANBOG DAIRY GRAIN GRN-HSE HAY HOGS HORSES LLAMA NURSERY ORCHARD PASTURE
 POULTRY ROWCRP SHEEP TREEFRM VINEYRD XMAS-TR OTHER

FENCING (4) BARBWIR CHAINLK ELECT MESH NEWZEAL PERIMTR PIPE VINYL WOOD X-FENCE NONE OTHER

DOCUMENTS (2) AVAILABLE AIRPHOT APPRAIS BLDGWAR CC&RS DEEDRES EASEMTS ENG-RPT ENV-RES LEGDESC MINRTRS PLT-MAP RDMANT SEP-INS
 SOILRPT SURVEY TIMB-CR TIMBERD WATR-AG WT-CERT WT-USEP

FARM/RANCH PUBLIC REMARKS PUBLIC REMARKS INTENDED FOR PUBLIC VIEWING. CONFIDENTIAL INFORMATION SHOULD BE EXCLUDED.
 REMARKS NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THIS SECTION.
 (MAX 250 CHARS)

RMLS™ 08.11 INPUT _____

SELLER(S) INITIALS

WATER RIGHTS SUPPLEMENT FORM

Border Indicates Required Field

Note: The Water Rights Supplement Form can be used with any Input Form except Commercial Lease.

ML# _____ ADDRESS _____
SYSTEM ASSIGNED _____

NOTE: WATER RIGHT DATA IS AS REPORTED BY THE LISTING BROKER. FOR SOURCE OF INFORMATION AND DETAILS OF WATER RIGHT INFORMATION, CONTACT THE LISTING BROKER. INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.

CURRENT WATER RIGHTS? YES / NO _____ **SOURCE OF INFORMATION** _____ 10
REQUIRED IF YES

APPLICATION ID _____ 10 **PERMIT ID** _____ 10 **CERTIFICATE ID** _____ 10 **STATUS** _____ 15

DATE LAST USED 2 / 2 / 4 **5+ CONSECUTIVE YEARS OF NON-USE IN LAST 15 YEARS?** YES NO UNKNOWN **PRIORITY DATE** 2 / 2 / 4
MM DD YYYY MM DD YYYY

TYPE OF RIGHT (2) GRNDWTR SRFCWTR STORAGE OTHER

TYPE OF USE (6) AGRICUL DOMSTIC FISH INDUSTR IRRIG INSTREM LIVESTK MINING
MISC MNICIPAL POWER RECREAT STORAGE WDLIFE OTHER

APPROX # OF TOTAL IRRIGATED ACRES 5.2 **POWER AVAILABLE AT POINT OF DIVERSION?** YES / NO **IS DELIVERY SYSTEM PRESSURIZED?** YES / NO

WATER SOURCE (2) CREEK DITCH LAKE POND RESRVOR
RIVER WELL NONE OTHER

DELIVERY SYSTEM (4) DRIP FLOOD HNDLINE RILL PIPE PIVOT **DELIVERY METHODOLOGY** (2) GRAVITY PUMP OTHER
SOLIDST WHLLINE WTRCNON NONE OTHER

WELL AND PUMP INFORMATION:

NUMBER OF WELLS 2 **TYPE OF PUMP** _____ 10 **TYPE OF WELL** (2) DRILLED HANDDUG SHALLOW TILED OTHER

LOCATION OF PUMP (2) INDITCH OFFPROP ONPROP OTHER **PUMP SHARED?** YES / NO **IF YES, WHO OWNS THE PUMP?** (2) IRRDIST PROPOWN
TEN/FRM OTHER

WATER RIGHTS PUBLIC REMARKS
(MAX 250 CHARS)

PUBLIC REMARKS INTENDED FOR PUBLIC VIEWING. CONFIDENTIAL INFORMATION SHOULD BE EXCLUDED.

NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THIS SECTION.

RMLS™ 08.11 INPUT _____

SELLER(S) INITIALS

Border Indicates Required Field

Number in () indicates how many selections to choose or circle. Screened number indicates how many characters will fit on a line or space.
For Auction Listings check Auction. For Range Price Listings check Range \$ and use the Min and List/Max Price field boxes.
The following Supplement Forms are available: Auction, Condo, Amenities, Additional Structure(s), Farm and Ranches and Water Rights.

ML# _____
SYSTEM ASSIGNED

PROPERTY TAX ID# AREA AUCTION RANGE \$ MIN PRICE LIST/MAX PRICE

ADDRESS UNIT
NUMBER DIR. STREET SUFFIX QUAD.

CITY ZIP +

NEIGHBORHOOD/BUILDING PROPERTY TYPE (1) ATTACHD IN-PARK CONDO PARTOWN DETACHD PUD FARM RES-MFG FLTHOME

LEGAL ZONING COUNTY (1)

MAP COORD LIST TYPE (1) LIMITED REPRESENTATION YES / NO OFFERS/NEGO INSTRUCTIONS (1) CALL-LA SEEDOCs LA-ONLY SELLER

ELEMENTARY SCHOOL MIDDLE SCHOOL HIGH SCHOOL

GENERAL

LOT SIZE (1)

ACRES LOT DIMENSIONS
REQUIRED IF LOT SIZE = 1 ACRE +

SELLER DISCLOSURE (1) OTHER DISCLOSURES

WATERFRONT (1) BAY CREEK LAKE OCEAN RIVER OTHER BODY OF WATER NAME

LOT DESC (4) AIRSTRP LEVEL BCH<1/4 LSD-LND BLUFF LT-RAIL BUSLINE MRCHTIM CLAIM POND COMMONS PRIVATE CORNER RPROTIM CULDSAC SECLED FLOODZN SHP<1/4 GATED SLOPED GEN-SLP STRTCAR GOLFCE TREES GRNBELT WOODED HILLY

VIEW (2) BAY CITY CREEK DUNES GOLFCE LAKE MNTAIN OCEAN PARK POND RIVER SEASONL TERRITR TREES VALLEY

RESIDENCE

SQUARE FOOTAGE (EXCLUDING ATTACHED GARAGE) UPPER (APPROX) MAIN (APPROX) LOWER (APPROX) TOTAL (APPROX) SYST CALC'D SOURCE OF INFO. FOR SQFT

NOTE: TOTAL SQUARE FOOTAGE IS AS REPORTED BY THE LISTING BROKER. FOR SOURCE OF INFORMATION AND DESCRIPTION OF SQUARE FOOTAGE, CONTACT THE LISTING BROKER. SQUARE FOOTAGE INCLUDES FINISHED AND UNFINISHED AREAS (EXCLUDING ATTACHED GARAGE) AND IS NOT INTENDED TO REPRESENT "LEGAL" OR "LIVEABLE" SQUARE FOOTAGE.

YR BLT YR BLT DESC (1) GREEN CERT. (1) YEAR OF GRN CERT. # BDRMS # LVLS
REQUIRED IF GREEN CERT. IS SELECTED

ROOF (1) BUILTUP GRAVEL SHINGLE COMP METAL SLATE FIBRGLS RUBBER TILE FLAT SHAKE OTHER # GARAGE # CARS GARAGE DESC (1) PARKING (1) CARPORT STREET DEEDED NONE DRIVEWAY RV-PARK OTHER HOME WARRANTY YES / NO

FIREPLACES SENIOR 55+ (Qualifies for Fair Housing Law Exemption/Affidavit Required) YES / NO

FIREPLACE DESC (3) GAS INSERT PELLSTV PROPANE STOVE WOOD

STYLE (2) (1 REQD +1) 1STORY DAYRNCH OLD-PDX VICT 2STORY DBL-WDE PREFAB OTHER A-FRAME DETCNDO RANCH ROW BUNGALO DOME ROW CABIN DTCHCOL SALTBOX CAPECOD ENGLISH SIN-WDE CHALET FARMHSE SPLIT COLONIL GEORGIN STUDIO COMNWAL LIV-WRK TANDEM CONT-FR LOFT TOWNHSE CONTEMP LOG TRAD COTTAGE MANUFHS TRI CRAFTSM MEDIT TRI-WDE CUSTOM MODULAR TUDOR

EXT DESC (2) (1 REQD +1) ALUM OSB ASBESTS PANEL BLOCK PLYWOOD BRD&BTN SHAKE BRICK SHINGLE CEDAR STONE CULSTNE STUCCO EIFS T-111 FIBRCEM TNG/GRV HCSTUCC VINYL LAP WOOD LOG WOODCOM MANMADE METAL OTHER

BASEMENT/FOUNDATION (3) BLOCK PIR&PST CONCRET SEPLVQT CRAWLSP SKIRTNG DAYLITE SLAB DIRT STEMWLL FINISHD UNFIN FULLBAS OTHER NO-BAS NO-FND OS-ENTR PARTBAS PARTFIN PERIMTR

REMARKS

XSTR/DIR

PRIVATE (MAX 280 CHARS)

PUBLIC (MAX 380 CHARS)

PUBLIC REMARKS INTENDED FOR PUBLIC VIEWING. CONFIDENTIAL INFORMATION SHOULD BE EXCLUDED.
NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THIS SECTION.

AUTHORIZATION TO POST ON PUBLIC INTERNET SITES: LISTING YES / NO PROPERTY ADDRESS (WHERE PERMITTED) YES / NO

DISABLE SPECIFIC VOW AND IDX FUNCTIONALITY: DISABLE 3RD PARTY COMMENTS YES / NO DISABLE AVM YES / NO

VIRTUAL TOUR VIDEO TOUR

NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THE VIRTUAL OR VIDEO TOUR(S).

ML# _____ ADDRESS _____
SYSTEM ASSIGNED _____

APPROX ROOM SIZES & DESCRIPTIONS

BATHS		ROUND ALL MEASUREMENTS DOWN TO NEAREST FOOT.												
#FULL	#PART	ROOM	LEVEL (1)			SIZE			FEATURE EACH ROOM (2)					
UPPER	1 1	LIVING	L	M	U	2	X	2						
MAIN	1 1	KITCHEN	L	M	U	2	X	2						
LOWER	1 1	DINING	L	M	U	2	X	2						
TOTAL	1 1	FAMILY	L	M	U	2	X	2						
SYST CALCD		MSTR BDRM	L	M	U	2	X	2						
		2ND BDRM	L	M	U	2	X	2						
		3RD BDRM	L	M	U	2	X	2						
2NDKIT	4TH-BD	5TH-BD	6TH-BD	ADDITIONAL										
ATRIUM	BONUS	DARK-RM	DEN/OFF	ROOM #1 (1)										
EATAREA	ENTRY	FAMILY	GREAT-R	ADDITIONAL										
GSTQTR	HOTUB-R	LIBRARY	LOFT	ROOM #2 (1)										
MEDIA	MSTBATH	MUD-RM	NOOK	ADDITIONAL										
SAUNA	SHOP	STORAGE	SUNPRCH	ROOM #3 (1)										
SUNROOM	UTILITY	WINECEL												
3RDFLR	4THFLR	AIRCLEN	APP-GAR	BALCONY	BAMB-FL	BATH	BATHTUB	BAYWIND	BEAMS	BI-DOVN	BI-GRILL	BI-HTUB	BI-MICO	BI-OVEN
BI-RANG	BI-REFR	BI-VACM	BLT-INS	BOOKSVS	BTL-PAN	CEILFAN	CLO-ORG	CLOSET	COMPCTR	CONVECT	COOK-IS	CORK-FL	COUNKIT	COVERD
DAYLITE	DBL-CLO	D-DRAFT	DECK	DISHWAS	DISPOS	DMBWAIT	DRET-TUB	EATAREA	EAT-BAR	ESTARAP	FIREPL	FNCH-DR	FORMAL	FPL-INS
FR&KIT	FS-RANG	FS-REFR	GALLEY	GASAPPL	GDN-WIN	GOURMET	GRANITE	GREAT-R	HARDWOD	HEATILA	HI-CEIL	HISPEED	HOME-TH	HUMIDFR
INST-HW	INTRCOM	ISLAND	JET-TUB	KIT&DR	KITCHEN	LAM-FL	LOFT	LR&DR	L-SHAPE	MARBLE	MRML-FL	NOOK	PANTRY	PAS-SOL
PATIO	PLB-ICE	POOL	REC-MTR	REMOD	SAUNA	SEWING	SH-BATH	SHOWER	SINK	SKYLITE	SLATEFL	SLIDER	SOAKTUB	SOLTUBE
SOUNSYS	STMDOOR	STMWIND	STORAGE	STUDIO	SUITE	SUNKEN	TILE-FL	TUB-SHW	VAULTED	VNYL-FL	VYW-DBL	WAINSCO	WASHDRY	WAT-PUR
WATSOFT	WDW-DBL	WET-BAR	WHIRLPL	WI-CLOS	WOODFLR	WOODSTV	WTRFEAT	WW-CARP						

FEATURES

KITCHEN (10)	APP-GAR	BI-DOVN	BI-GRILL	BI-MICO	BI-OVEN	BI-RANG	BI-REFR	BTL-PAN	COMPCTR	CONVECT	COOK-IS	COOKTOP	D-DRAFT	
	DISHWAS	DISPOS	ESTARAP	FS-RANG	FS-REFR	GASAPPL	GRANITE	INST-HW	ISLAND	MARBLE	PANTRY	PLB-ICE	SSAPPL	
	TILE	WAT-PUR	WINECLR											
INTERIOR (10)	3RDFLR	4THFLR	AIRCLEN	BI-VACM	BIV-RDY	BAMB-FL	CEILFAN	CORK-FL	DMBWAIT	ELEVATR	FURNSHD	GAR-OPN	GRANITE	HARDWOD
	HEATILA	HISPEED	HOME-TH	HUMIDFR	INPOOL	INTRCOM	JET-TUB	LAM-FL	LAUNDRY	LSSECR	MRML-FL	OWSECUR	PAS-SOL	PAS-SOL
	REC-MTR	SEPLVQT	SLATEFL	SOAKTUB	SOLTUBE	SOUNSYS	TILE-FL	VNYL-FL	WAINSCO	WASHDRY	WATFILT	WATSOFT	WOODFLR	WW-CARP
EXTERIOR (10)	2ND-GAR	2ND-RES	ADU	ARENA	ATHL-CT	BARN	BBQ-PIT	BI-HTUB	BOAT-HS	CORRAL	COVPATI	COVDECK	DECK	
	DIRTRD	DOCK	DOG-RUN	FENCED	FS-HTUB	GARDEN	GASHKUP	GAZEBO	GRAVLRD	GRN-HSE	GSTQTR	OUT-FPL	OUTBULD	
	PATIO	PAVEDRD	POOL	PORCH	PRIVRD	PUBLICRD	RAINCOL	RDSPLIT	RV-GAR	RV-HKUP	SATDISH	SAUNA	SEC-LIT	
	SHOP	SPRNKLR	STMDOOR	STMWIND	TENNIS	TL-SHED	VYW-DBL	VYW-TRP	WDW-DBL	WDW-TRP	WTRFEAT	X-FENCE	YARD	
ACCESSIBILITY (10)	1LEVEL	BATHCAB	BATHSIZ	BINLITE	CAREQTR	ELEVATR	GRGMAIN	GRNDLVL	KITCAB	LANDING	MINSTEP	MNBDBTH	NATLITE	
	PARKING	PASTACC	PATHWAY	RAMP	ROLLSHR	STAIRAS	WALKSHR	WD-DOOR	WD-HALL					
ENERGY	ESAC	ESAPL1	ESAPL2	ESAPL3	ESAPL4	ESAPL5+	FOR-90	FOR-95	GEOTHRM	GRNCRTX	HT-PUMP	HTEXNGR	INSU+CL	
EFFICIENCY (6)	MINISPT	PAS-SOL	PRTCINS	PRTWINS	SOL-ATV	SOL-HW	SOL-OFF	SOL-RAD	SOL-SUP	SOLAR	TNKLESS	VYW-DBL	VYW-TRP	

UTILITIES

COOL (1)	ACREADY	CENTAIR	ESAC	HT-PUMP	HTEXNGR	SWAMP	WALL	WINDOW	XASTFAN	NONE	OTHER		
HOT WATER (2)	ELECT	GAS	PROPANE	RECIRC	SOL-HW	TANK	TNKLESS	OTHER					
HEAT (2) (1 REQD + 1)	ACT-SOL	BASEBRD	CEILING	FLOOR	FOR-90	FOR-95	FOR-AIR	GRAVITY	HOT-WAT	HT-PUMP	HTEXNGR	LEASED	MINISPT
	DIRTRD	RADIANT	WALL	WOODSTV	NONE	NONE	OTHER						
FUEL (2) (1 REQD + 1)	ELECT	GAS	GEOTHRM	OIL	PROPANE	SOL-OFF	SOL-SUP	SOLAR	WOOD	NONE	OTHER		
WATER (2) (1 REQD + 1)	CISTERN	COMMUNY	PRIVATE	PUBLIC	SH-WELL	SPRING	WELL	OTHER					
SEWER (2) (1 REQD + 1)	CESSPOL	COMMUNY	PDS	PUB-AVL	PUBLIC	SANDFLT	SEPTIC	SH-SEP	STD-SEP	OTHER			

FINANCIAL

PROP TAX PER YR: 6.2 | SPCL ASMT BALANCE \$: 7 | TAX DEFERRAL YES/NO: BAC 10 | TYPE(1) \$: | TOTAL COMMISSION DIFFERS YES/NO: IF SOLD IN-HOUSE

SHORT SALE YES/NO: | 3RD PARTY TO TRANSACTION YES/NO: | SALE REQUIRES APPROVAL OF 3RD PARTY Due to Pending Foreclosure, Relo, Bank Trustee, etc. | BANK OWNED YES/NO: | SHORT SALE OFFER YES/NO: | SELLER ACCEPTED; SUBMITTED FOR APPROVAL

HOA DUES \$: 4 | HOA FREQUENCY (1) 1-TIME MO QTR 6MO YR: | OTHER DUES \$: 4 | OTHER FREQUENCY (1) 1-TIME MO QTR 6MO YR: | RENT, IF RENTED \$: 7

ESCROW PREFERENCE: 20

TERMS (4) (1 REQD + 3): ASSMP CALL-LA CASH CONV FCS FHA FMHA LEAS-OP OWC2ND OWNCONT REHAB SGI TRADE USDA VA OTHER

HOA/ SPACE RENT/ (9) SLIP RENT INCLUDES: ATHL-CT CABLETV CENTAIR CNCIERG COMMONS ELECT EXTMANT GARBAGE GAS GATED GYM HEAT HOT-TUB HOT-WAT INS SAT-TV SAUNA SEWER SLIP LAUNDRY LIBRARY LKESMNT LNDSCPG MGMT MTGROOM POOL PTYROOM REC-FAC RQT-BL SAT-TV SAUNA SEWER SLIP LAUNDRY LIBRARY LKESMNT LNDSCPG MGMT MTGROOM POOL PTYROOM REC-FAC RQT-BL UTILTES WATER WT-RM

BROKER/AGENT DATA

BKR CODE: 6 | LISTING OFFICE: 36 | PHONE: 3 - 3 - 4 | FAX: 3 - 3 - 4

LPID: 8 | LISTING AGENT: 36 | PHONE: 3 - 3 - 4 | AGENT CELL/PGR: 3 - 3 - 4

AGENT E-MAIL: 50 | AGENT EXTENSION: 5

CO-LIST LPID: 8 | CO-LIST BKR CODE: 6 | CO-LIST AGENT: 36 | CO-LIST AG PHONE: 3 - 3 - 4

LIST DATE: 2 / 2 / 4 | EXP DATE: 2 / 2 / 4 | OCCUPIED BY (1): OWNER PROPOSD TENANT UNDRCON VACANT | POSS (1): 30-60DA >90DAYS IMMED ROD+1 | 60-90DA CLOSING NEGO SUBJTEN

LOCKBOX HRS/ LOCATION/ COMBO: 15 | OWNER: 30 | PHONE: 3 - 3 - 4

SHOWING HOURS: 9 | TENANT/OTHER: 30 | PHONE: 3 - 3 - 4

SHOW (3) (1 REQD + 2): 24HR-NC OTHLXB AG-ACCM OWN-OCC APTONLY PROPOSD BWO-PET RMLSLBX CALL-LA SEC-SYS CALL-LO SEERMKS CALL1ST UNDRCON CALLOWN VACANT CALLTEN CNCIERG COMBOBX DAY-SLP KEY-LO

SELLER(S) INITIALS: [] []

Border Indicates Required Field

Number in () indicates how many selections to choose or circle. Screened number indicates how many characters will fit on a line or space. For Auction Listings check Auction. For Range Price Listings check Range \$ and use the Min and List/Max Price field boxes. **ML#** _____
SYSTEM ASSIGNED

The following Supplement Forms are available: Auction, Amenities and Water Rights.

PROPERTY TAX ID# AREA AUCTION RANGE \$ MIN PRICE LIST/MAX PRICE

ADDRESS
NUMBER DIRECTION STREET SUFFIX QUAD.

NEIGHBORHOOD CITY ZIP + 4

LEGAL ZONING

COUNTY (1) MAP COORD LIST TYPE (1) ER EA LIMITED REPRESENTATION YES / NO OFFERS/NEGO INSTRUCTIONS (1) CALL-LA LA-ONLY SEEDOCX SELLER

ELEMENTARY SCHOOL MIDDLE SCHOOL HIGH SCHOOL

GENERAL

SELLER DISCLOSURE (1) DSCLOSUR EXEMPT LOT SIZE (1) 0-2,999SF 3K-4,999SF 5K-6,999SF 7K-9,999SF 10K-14,999SF 15K-19,999SF 20K-.99AC 1-2.99AC 3-4.99AC 5-6.99AC 7-9.99AC 10-19.99AC 20-49.99AC 50-99.99AC 100-199.99AC 200AC+

WATERFRONT (1) BAY CREEK LAKE OCEAN RIVER OTHER BODY OF WATER NAME

LOT DESCRIPTION (4) BCH<1/4 LT-RAIL BLUFF POND BUSLINE PRIVATE CLAIM SECLUDED COMMONS SLOPED CORNER STRTCAR CULDSAC TREES FLOODZN WOODED GATED GEN-SLP GOLFCE HILLY LEVEL

VIEW (2) BAY CITY CREEK DUNES GOLFCSE LAKE MNTAIN OCEAN PARK POND RIVER SEASONL TERRITR TREES VALLEY

NOTE: TOTAL SQUARE FOOTAGE IS AS REPORTED BY THE LISTING BROKER. FOR SOURCE OF INFORMATION AND DESCRIPTION OF SQUARE FOOTAGE, CONTACT THE LISTING BROKER.

BUILDING INFORMATION

YEAR BUILT YR BUILT DESC (1) APPROX PROPOSD TO-SUIT CONVTRD REGHIST UNDRCON EXISTNG REMOD UNKNOWN NEW RESTORD # STORIES # OF UNITS APPROX BLDG SQFT

PARKING # OF SPACES ROOF TYPE (1) BUILTUP COMP FIBRGLS FLAT GRAVEL METAL RUBBER SHAKE SHINGLE TILE OTHER

PARKING DESC (2) ASSIGND RV-STOR ATTACHD SECURED CARPORT NONE DETACHD GAR-OPN GARAGE GSTPARK LEASED OFFSITE OPEN PAVED RV-PARK

STORAGE (2) ATTACHD ATTIC BASEMNT DECK GARAGE INDIVID LOCKED NONE

BSMNT/ FOUNDATION (3) BLOCK CRAWLSP DAYLITE DIRT FINISHD FULLBAS NO-BAS NO-FND OS-ENTR PARTBAS SLAB **STEMWLL** STORAGE UNFIN

EXTERIOR (2) ALUM MANMADE WOOD ASBESTS METAL WOODCOM BLOCK OSB OTHER BRD&BTN PANEL PLYWOOD BRICK PLYWOOD CEDAR SHAKE CULSTNE SHINGLE EIFS STUCCO FIBRCM STUCCO HCSTUCC T-111 LAP TNG/GRV LOG VINYL

SECURITY/ENTRY (2) ACCESS ENTRY FIRE-ES FIRESPR INTRCOM LIM-ACC SEC-GAT SEC-GRD SEC-LIT SEC-SYS SIDWLK

COMMON AMENITIES(3) ATHL-CT TAN-BDS CENTAIR TENNIS COMMONS WT-RM GYM HOT-TUB LAP-PL LAUNDRY POOL REC-FAC RQT-BL SAT-TV SAUNA

DESCRIPTION OF UNITS

QUANTITY OF UNITS	NUMBER BEDROOMS	BATHS FB . PB	CURRENT MONTHLY RENT	APPROX SQFT/ UNIT	EACH UNIT FEATURES
3	1	1 . 1	\$ 4	4	(4) COMPCTR DECK DISHWAS DISPOSL FIREPL FURNSHD HARDWOD MICRO RANGE REFRIG STORAGE UNFURNS W/D-HUP WASHDRY WINCOV WOODFLR WOODSTV
3	1	1 . 1	\$ 4	4	(4) COMPCTR DECK DISHWAS DISPOSL FIREPL FURNSHD HARDWOD MICRO RANGE REFRIG STORAGE UNFURNS W/D-HUP WASHDRY WINCOV WOODFLR WOODSTV
3	1	1 . 1	\$ 4	4	(4) COMPCTR DECK DISHWAS DISPOSL FIREPL FURNSHD HARDWOD MICRO RANGE REFRIG STORAGE UNFURNS W/D-HUP WASHDRY WINCOV WOODFLR WOODSTV
3	1	1 . 1	\$ 4	4	(4) COMPCTR DECK DISHWAS DISPOSL FIREPL FURNSHD HARDWOD MICRO RANGE REFRIG STORAGE UNFURNS W/D-HUP WASHDRY WINCOV WOODFLR WOODSTV
3	1	1 . 1	\$ 4	4	(4) COMPCTR DECK DISHWAS DISPOSL FIREPL FURNSHD HARDWOD MICRO RANGE REFRIG STORAGE UNFURNS W/D-HUP WASHDRY WINCOV WOODFLR WOODSTV
3	1	1 . 1	\$ 4	4	(4) COMPCTR DECK DISHWAS DISPOSL FIREPL FURNSHD HARDWOD MICRO RANGE REFRIG STORAGE UNFURNS W/D-HUP WASHDRY WINCOV WOODFLR WOODSTV
3	1	1 . 1	\$ 4	4	(4) COMPCTR DECK DISHWAS DISPOSL FIREPL FURNSHD HARDWOD MICRO RANGE REFRIG STORAGE UNFURNS W/D-HUP WASHDRY WINCOV WOODFLR WOODSTV
3	1	1 . 1	\$ 4	4	(4) COMPCTR DECK DISHWAS DISPOSL FIREPL FURNSHD HARDWOD MICRO RANGE REFRIG STORAGE UNFURNS W/D-HUP WASHDRY WINCOV WOODFLR WOODSTV
3	1	1 . 1	\$ 4	4	(4) COMPCTR DECK DISHWAS DISPOSL FIREPL FURNSHD HARDWOD MICRO RANGE REFRIG STORAGE UNFURNS W/D-HUP WASHDRY WINCOV WOODFLR WOODSTV
3	1	1 . 1	\$ 4	4	(4) COMPCTR DECK DISHWAS DISPOSL FIREPL FURNSHD HARDWOD MICRO RANGE REFRIG STORAGE UNFURNS W/D-HUP WASHDRY WINCOV WOODFLR WOODSTV

IN THIS SPACE YOU CAN DESCRIBE UP TO TEN (10) TYPES OF UNITS PRESENT IN BUILDING OR COMPLEX.

OCCUPANCY TYPES (4) LEASED MO-T-MO SUBSIDY VACANT OTHER UTILITIES INCLUDED (5) CABLETV ELECT GARBAGE HEAT WATER

Border Indicates Required Field

Number in () indicates how many selections to choose or circle. Screened number indicates how many characters will fit on a line or space. For Auction Listings check Auction. For Range Price Listings check Range \$ and use the Min and List/Max Price field boxes. The following Supplement Forms are available: Auction, Amenities and Water Rights.

ML# SYSTEM ASSIGNED

PROPERTY TAX ID# 23 AREA 3 AUCTION RANGE \$ MIN PRICE 8 LIST/MAX PRICE 8 ADDRESS NUMBER 6 DIRECTION 2 STREET 20 SUFFIX 4 QUAD 2 CITY 20 ZIP 5 + 4 LIMITED REPRESENTATION YES/NO OFFERS/NEGO INSTRUCTIONS (1) CALL-LA LA-ONLY SEEDOC SELLER LEGAL 52 ZONING 7 COUNTY (1) 10 MAP COORD PAGE 3 COL 1 ROW 2 LIST TYPE (1) ER EA PROPERTY TYPE (1) BUSOP INCOME MANUFAC WAREHSE CHURCH INDUSTR MOBL-PK OTHER COMM LIV-WRK OFFICE HV-INDU LT-INDU RECREAT SALE INCLUDES (3) BLDG BUSNS EQUIP FRANCHS INVN LAND NAME SIGN OTHER

APPROX GROSS SQFT 7 APPROX OFFICE SQFT 7 APPROX WHSE SQFT 7 APPROX MFG SQFT 7 CEILING HT IN FEET 2

NOTE: TOTAL SQUARE FOOTAGE IS AS REPORTED BY THE LISTING BROKER. FOR SOURCE OF INFORMATION AND DESCRIPTION OF SQUARE FOOTAGE, CONTACT THE LISTING BROKER.

BUILDING INFORMATION

YEAR BUILT 4 YEAR BUILT DESC (1) APPROX PROPOSD UNDRCON CONVTRD REGHIST UNKNOWN EXISTNG REMOD METAL OTHER NEW TO-SUIT BEAUTY MULTI CLOTHNG OFFICE DRY-CLN RESTRNT PARKING 3 # OF SPACES PARKING DESC (1) ASSIGND ON-SITE COVERED SECURED LEASED STREET NONE OCCUPANCY (1) LEASED PAR-LSE MO-T-MO VACANT OTHER # STORIES 3 # BUILDINGS 3 TRUCK DOOR 2 TRUCK DOOR DESC (2) DOCK GRADE OTHER PRESENT USE (3) ATHLTIC MEDICAL OTHER AUTO-SV MINI-ST BRD&BTN MTGHALL BEAUTY MULTI CLOTHNG OFFICE DISTRIB PROF-SV DRY-CLN RESTRNT FOOD-SV RETAIL FRANCHS RV-PARK GROCERY TAVERN HOTEL/M VIDEO INDUSTR WAREHSE LOUNGE WHOLES CONSTRUCTION (3) ASBESTS LOG WOOD BLOCK MANMADE WOODCOM BRD&BTN METAL OTHER BRICK NO-FND CEDAR PARTBAS CONCRET SHAKE CRAWLSP SHINGLE EIFS STONE FIBRCEM STUCCO FRAME T-111 FULLBAS TNG/GRV LAP VINYL LOADING (3) CONVEYR CRANE FRT-ELE LOADING NO-LOAD PAS-ELE RR-MAIN RR-SIDG RR-SPUR TRUK-DK WHARF ROOF (3) BUILTUP COMP FIBRGLS FLAT GRAVEL METAL RUBBER SHAKE SHINGLE TILE OTHER FEATURES (6) ADA DIS-WIN FENCED I-STORG O-STORG OFFICE OS-LITE REC-FAC SIGN UTL-INC EQUIPMENT (6) COMPRSR FIXTURS FUELTKN FURNITR INTRCOM SEC-SYS SMOKDET SPRNKL

LAND

ROAD SURFACE (1) CONCRET DIRTRD GRAVLRD PAVED OTHER LOT SIZE (1) 0-2,999SF 3K-4,999SF 5K-6,999SF 7K-9,999SF 10K-14,999SF 15K-19,999SF 20K-.99AC 1-2.99AC 3-4.99AC 5-6.99AC 7-9.99AC 10-19.99AC 20-49.99AC 50-99.99AC 100-199.99AC 200AC+ ROAD FRONTAGE (FEET) 5 LOT DIMENSIONS 20 APPROX LOT SQFT 10 # ACRES 5.2 REQUIRED IF LOT SIZE = 1 ACRE + WATERFRONT (1) BAY CREEK LAKE OCEAN RIVER OTHER BODY OF WATER NAME 20 VIEW (2) BAY CITY CREEK DUNES GOLFCSE LAKE MNTAIN OCEAN PARK POND RIVER SEASONL TERRITR TREES VALLEY

UTILITIES

HEAT (1) ACT-SOL FLOOR FOR-AIR HT-PUMP PAS-SOL WOODSTV OTHER BASEBRD FOR-90 GRAVITY HTEXNGR RADIANT ZONAL CEILING FOR-95 HOT-WAT MINISPT WALL NONE FUEL(1) ELECT OIL SOL-SUP NONE GAS PROPANE SOLAR OTHER GEOTHRM SOL-OFF WOOD WATER (1) CISTERN PUBLIC WELL COMMUNY SH-WELL OTHER PRIVATE SPRING COOL (1) CENTAIR HTEXNGR WINDOW OTHER ESAC SWAMP XASTFAN HT-PUMP WALL NONE VOLTS 4 AMPS 4 SEWER (2) (1 REQD + 1) AVAIL CESSPOL COMMUNY PDS PUB-AVL PUBLIC SANDFLT SEPTIC SH-SEP STD-SEP OTHER

ML# _____ ADDRESS _____
SYSTEM ASSIGNED

REMARKS

XSTR/DIR

PRIVATE (MAX 280 CHARS)

PUBLIC (MAX 380 CHARS)

PUBLIC REMARKS INTENDED FOR PUBLIC VIEWING. CONFIDENTIAL INFORMATION SHOULD BE EXCLUDED.

NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THIS SECTION.

AUTHORIZATION TO POST ON PUBLIC INTERNET SITES: LISTING YES / NO PROPERTY ADDRESS (WHERE PERMITTED) YES / NO

DISABLE SPECIFIC VOW AND IDX FUNCTIONALITY: DISABLE 3RD PARTY COMMENTS YES / NO DISABLE AVM YES / NO

VIRTUAL TOUR NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THE VIRTUAL OR VIDEO TOUR(S).

VIDEO TOUR

BUSINESS

RESTRICTIONS / INVENTORY INCLUDED YES / NO YEAR ESTABLISHED

BUSINESS NAME

ACTUAL GROSS INCOME \$ ACTUAL NET INCOME \$ ACTUAL OPERATING EXPENSES \$
(ANNUAL) (ANNUAL - BEFORE DEBT SERVICE) (ANNUAL - INCLUDING TAXES / NOT INCLUDING DEBT SERVICE)

PROJECTED GROSS INCOME \$ PROJECTED NET INCOME \$ PROJECTED OPERATING EXPENSES \$
(ANNUAL) (ANNUAL)

DOCUMENTS (3) AVAILABLE AIRPHOT ROAD-MA APOD SUB-LSE APPRAIS SURVEY BROCIURE TAX-INF DEEDS TOP/MAP ENVIRON TRAFFIC FEASIBL OTHER FLR-PLN LEASES OPR-EXP P&L PLT-MAP RNT-REC

LEASE

EXISTING LEASE AMOUNT \$ EXISTING LEASE DEPOSIT \$ EXISTING LEASE EXPIRATION DATE / /
MM DD YYYY

LEASED EQUIPMENT YES / NO

EXISTING LEASE TYPE (2) %LEASE 1-5YRS 3NETLSE 5-10YRS >10YRS GND-LSE LSE-ESC LSE-OPT MO-T-MO NET-LSE SUB-LSE NONE

FINANCIAL

PROP TAX PER YR . SPCL ASMT BALANCE \$ TAX DEFERRAL YES / NO BAC TYPE(1) % \$ TOTAL COMMISSION DIFFERS IF SOLD IN-HOUSE YES / NO

SHORT SALE YES / NO 3RD PARTY TO TRANSACTION YES / NO SALE REQUIRES APPROVAL OF 3RD PARTY Due to Pending Foreclosure, Relo, Bank Trustee, etc. BANK OWNED YES / NO SHORT SALE OFFER YES / NO SELLER ACCEPTED; SUBMITTED FOR APPROVAL

ESCROW PREFERENCE

TERMS (4) (1 REQD + 3) ASSMP CALL-LA CASH CONV FHA JOINT-V LEAS-OP LSE-BAK OWNCONT REHAB SGI SUBORDN TRADE USDA VA OTHER

BROKER/AGENT DATA

BKR CODE LISTING OFFICE PHONE FAX

LPID LISTING AGENT PHONE AGENT CELL/PGR

AGENT E-MAIL AGENT EXTENSION

CO-LIST LPID CO-LIST BKR CODE CO-LIST AGENT CO-LIST AG PHONE

LIST DATE / / EXP DATE / /
MM DD YYYY MM DD YYYY

POSS (1) 30-60DA >90DAYS IMMED ROD+1 60-90DA CLOSING NEGO SUBJTEN

OWNER PHONE

SHOW (3) (1 REQD +2) 24HR-NC OTHLBX AG-ACCM OWN-OCC APONLY PROPOS CALL-LA RES-HRS CALL-LO RMLSLBX CALL 1ST SEC-SYS CALLOWN SEERMKS CALLTEN SUB-INS COMBOBX UNDRCON DND-TEN VACANT DNS-APT KEY-LO MGR-SHO

Border Indicates Required Field

Number in () indicates how many selections to choose or circle. Screened number indicates how many characters will fit on a line or space.

For Auction Listings check Auction. For Range Price Listings check Range \$ and use the Min and List/Max Price field boxes.

The following Supplement Forms are available: Auction, Amenities, Additional Structure(s), Farm and Ranches and Water Rights.

ML# SYSTEM ASSIGNED

PROPERTY TAX ID# 23 AREA 3 AUCTION RANGE \$ MIN PRICE 8 LIST/MAX PRICE 8 ADDRESS 6 2 20 4 2 UNIT/LOT# 5 ADDITIONAL PARCELS YES/NO 10 CITY 20 ZIP 5 + 4 4 CC&R (1) YES/NO MANUFACTURED HOUSE OKAY (1) YES/NO SUBDIVISION 20 LIMITED REPRESENTATION YES/NO OFFERS/NEGO INSTRUCTIONS (1) CALL-LA SEEDOCs LA-ONLY SELLER LEGAL (MAX104 CHARS) ZONING 7 COUNTY (1) 10 MAP COORD 3 1 2 PAGE COL ROW LIST TYPE (1) ER EA PROP TYPE (1) COM/IND MULTI RESID FRM/FOR RECONLY ELEMENTARY SCHOOL 15 MIDDLE SCHOOL 15 HIGH SCHOOL 15

GENERAL INFORMATION

LOT SIZE (1) 0-2,999SF 3K-4,999SF 5K-6,999SF 7K-9,999SF 10K-14,999SF 15K-19,999SF 20K-.99AC 1-2.99AC 3-4.99AC 5-6.99AC 7-9.99AC 10-19.99AC 20-49.99AC 50-99.99AC 100-199.99AC 200AC+ # ACRES 5.2 LOT DIMENSIONS 20 WATERFRONT YES/NO WATERFRONT (1) BAY CREEK LAKE OCEAN RIVER OTHER BODY OF WATER NAME 20 AVAILABILITY (1) BLDORDR SALE # LOTS 3 PERC TEST YES/NO PERC TEST INFO (1) APPROVED FAILED TO-COME EXPIRED IN-LO NONE ROAD FRONTAGE YES/NO ROAD SURFACE (1) DIRTRD GRAVLDR PAVEDRD UNIMPR SOIL TYPE / CLASS 20 SELLER DISCLOSURE (1) DSCLOSUR EXEMPT OTHER DISCLOSURES 20 VIEW (2) BAY CITY CREEK DUNES GOLFCSE LAKE MNTAIN OCEAN PARK POND RIVER SEASONL TERRITR TREES VALLEY LOT DESCRIPTION (6) AIRSTRP GRNBELT STREAM BCH<1/4 IRRIGAT STRTCAR BLUFF LT-RAIL TREES BRUSH MRCHTIM WOODED CLAIM ORCHARD CLEARED PASTURE COMMONS POND CORNER PRIVATE CULDSAC PRIVRD DIVIDE PUBLCRD FLOODZN RPROTIM GATED SECLDED GOLFCSE SOLAR TOPOGRAPHY(6) FLOODPL GEN-SLP GRADED LEVEL ROLLING SLOPED STEEP SOIL CONDITION (2) COMPACT FILLED LNDFILL NATIVE REQFILL TEST-AV TEST-RQ OTHER PRESENT USE (2) AGRICUL RESIDNC COMM RETAIL FARM TIMBER INDUSTR OTHER LEASED MANUFAC MIX-USE MOBL-HM MULTI NONCONF PRO-OFC RAWLAND RECREAT

IMPROVEMENTS

EXISTING STRUCTURE YES/NO EXISTING STRUCTURES DESC (6) ARENA BARN BOAT-HS COMM COOP DOCK DRIVWAY FENCED FIXER FONDATN GARAGE GRADED GRN-HSE INDUSTR MOBL-HM NO-VALU POOL RESIDNC RV-GAR SHOP SIDWLK SILO SLAB STABLES STORAGE TBTNDWN UTLSHED NONE OTHER UTILITIES (6) (1 REQD + 5) CABLETV CISTERN COMMUNY GA+500' GAS GAS-AVL IRR-WAT IRRWELL NO-SEWR PDS PHONE POW-AVL POWER PW+500' SANDFLT SEPTIC SEWER SH-SEP SH-WELL SPRING SPT-APP STD-SEP SW+500' SWR-AVL UG-UTIL WA+500' WAT-AVL WATER WELL NONE OTHER NOTE: AVL = AT PROPERTY LINE

ML# _____ ADDRESS _____
SYSTEM ASSIGNED

REMARKS

XSTR/DIR

PRIVATE (MAX 280 CHARS)

PUBLIC (MAX 380 CHARS)
PUBLIC REMARKS INTENDED FOR PUBLIC VIEWING. CONFIDENTIAL INFORMATION SHOULD BE EXCLUDED.
NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THIS SECTION.

AUTHORIZATION TO POST ON PUBLIC INTERNET SITES: LISTING YES / NO PROPERTY ADDRESS (WHERE PERMITTED) YES / NO

DISABLE SPECIFIC VOW AND IDX FUNCTIONALITY: DISABLE 3RD PARTY COMMENTS YES / NO DISABLE AVM YES / NO

VIRTUAL TOUR NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THE VIRTUAL OR VIDEO TOUR(S).

VIDEO TOUR

FINANCIAL

PROP TAX PER YR SPCL ASMT BALANCE \$ TAX DEFERRAL YES / NO BAC TYPE(1) % \$ TOTAL COMMISSION DIFFERS IF SOLD IN-HOUSE YES / NO

CROP/LAND LEASE YES / NO SHORT SALE YES / NO 3RD PARTY TO TRANSACTION YES / NO SALE REQUIRES APPROVAL OF 3RD PARTY Due to Pending Foreclosure, Relo, Bank Trustee, etc. BANK OWNED YES / NO SHORT SALE OFFER YES / NO SELLER ACCEPTED; SUBMITTED FOR APPROVAL

HOA DUES \$ HOA FREQUENCY (1) 1-TIME MO QTR 6MO YR HOA DUES-2ND \$ HOA FREQUENCY-2ND (1) 1-TIME MO QTR 6MO YR

ESCROW PREFERENCE

HOA INCLUDES (9) ATHL-CT WAT SAUNA CABLETV INS SEWER CENTAIR LAP-PL SLIP CNCIERG LAUNDRY SNO-REM COMMONS LIBRARY TAN-BDS ELECT LKESMNT TAXES EXTMANT LNDSCPG TENNIS GARBAGE MGMT UTILTES GAS MTGROOM WATER GATED POOL WT-RM GYM PTYROOM HEAT REC-FAC HOT-TUB RQT-BL HOT-SAT-TV

TERMS (4) (1 REQD + 3) ASSMP SUBORDN CALL-LA TRADE CASH USDA CONV VA FCS OTHER FHA FMHA JOINT-V LEAS-OP OWC2ND OWNCONT REHAB SGI

BROKER/AGENT DATA

BKR CODE LISTING OFFICE PHONE FAX

LPID LISTING AGENT PHONE AGENT CELL/PGR

AGENT E-MAIL AGENT EXTENSION

CO-LIST LPID CO-LIST BKR CODE CO-LIST AGENT CO-LIST AG PHONE

LIST DATE MM DD YYYY EXP. DATE MM DD YYYY

OWNER PHONE

POSS (1) 30-60DA >90DAYS IMMED ROD+1 60-90DA CLOSING NEGO SUBJTEN TENANT/OTHER PHONE

SHOW (3) (1 REQD +2) 24HR-NC OWN-OCC AG-ACCM PROPOSD APONLY RMLSLBX BWO-PET SEC-SYS CALL-LA SEERMKS CALL-LO UNDRCON CALL 1ST VACANT CALLOWN CALLTEN COMBOBX DAY-SLP KEY-LO OTHLBX

RMLS™ 08.11 INPUT _____ SELLER(S) INITIALS

Border Indicates Required Field

Number in () indicates how many selections to choose or circle.
Screened number indicates how many characters will fit on a line or space.

ML# _____
SYSTEM ASSIGNED

PROPERTY TAX ID# _____ 23 _____ AREA _____ 3 _____

ADDRESS _____ 6 _____ 2 _____ 20 _____ 4 _____ 2 _____ SUITE/UNIT _____ 5 _____
NUMBER DIRECTION STREET SUFFIX QUAD.

CITY _____ 20 _____ ZIP _____ 5 _____ + 4 _____ 4 _____

LEGAL _____ 52 _____ ZONING _____ 7 _____

COUNTY (1) _____ 10 _____ MAP COORD _____ 3 _____ 1 _____ 2 _____ PROPERTY TYPE (1) _____ FLEX _____ INDUSTR _____ LND/YRD _____ OFFICE _____ RETAIL _____ OTHER _____
PAGE COL ROW

APPROX TOTAL AVAIL SQFT _____ 7 _____ WILL DIVIDE? YES / NO _____ MINIMUM DIVISIBLE SQFT _____ 7 _____ MAXIMUM CONTIGUOUS SQFT _____ 7 _____

SQFT TYPE (1) USF RSF APPROX OFFICE SQFT _____ 7 _____ APPROX WHSE SQFT _____ 7 _____ APPROX MFG SQFT _____ 7 _____ APPROX RETAIL SQFT _____ 7 _____

NOTE: TOTAL SQUARE FOOTAGE IS AS REPORTED BY THE LISTING BROKER. FOR SOURCE OF INFORMATION AND DESCRIPTION OF SQUARE FOOTAGE, CONTACT THE LISTING BROKER.

BUILDING INFORMATION

YEAR BUILT _____ 4 _____ YEAR BUILT DESC (1) APPROX NEW TO-SUIT CONVRTD PROPOSD UNDRCON EXISTNG REMOD UNKNOWN PARKING _____ 4 _____ # OF SPACES PARKING RATIO _____ 2 _____ PER 1,000 SQFT PARKING DESC (1) ASSIGN ON-SITE NONE COVERED SECURED LEASED STREET

STORIES _____ 3 _____ # BUILDINGS _____ 3 _____ CEILING HT IN FEET _____ 2 _____ TELECOMMUNICATIONS ACCESS _____ 20 _____

TRUCK DOOR _____ 2 _____ TRUCK DOOR DESC (1) DOCK NONE GRADE OTHER DOCK HEIGHT _____ 2 _____ DOOR HEIGHT _____ 2 _____

PRESENT USE (2) ATHLTIC LT-MANU OTHER AUTO-SV MANUFAC BEAUTY MEDICAL CLOTHNG MINI-ST DENTAL MTGHALL DISTRIB MULTI-P DRY-CLN OFFICE FOOD-SV PROF-SV FRANCHS RETAIL GROCERY TAVERN HOTEL/M VIDEO INDUSTR WAREHSE LOUNGE WHOESL

LOADING (2) CONVEYR CRANE FRT-ELE LOADING NO-LOAD RR-MAIN RR-SIDG RR-SPUR TRUK-DK WHARF

FEATURES (6) 1LEVEL PAS-ELE DIS-WIN RAMP FENCED REC-FAC GRNDLVL SIGN I-STORG SPRNKLR LANDING TNTSIGN MEZZNIN WD-DOOR MINSTEP WD-HALL MONSIGN NATLITE O-STORG OFFICE OS-LITE

NOTE: INFORMATION ON EXPENSES DEEMED RELIABLE AT TIME OF LISTING BUT NOT GUARANTEED.

LEASE INFORMATION

PREFERRED LENGTH OF LEASE (1) 1-3YRS 3-5YRS 5-10YRS >10YRS MO-TO-MO BASE LEASE RATE _____ 8 _____ . 2 _____ COOPERATING AGENT COMM. _____ 10 _____ TYPE (1) % \$ COMMISSION DIFFERS IF LEASED IN-HOUSE YES/NO _____

ELECTRIC INCLUDED YES / NO _____ 20 _____ GAS INCLUDED YES / NO _____ 20 _____

WATER/SEWER INCLUDED YES / NO _____ 20 _____ JANITORIAL INCLUDED YES / NO _____ 20 _____

INSURANCE INCLUDED YES / NO _____ 20 _____ RE TAX INCLUDED YES / NO _____ 20 _____

CAMS INCLUDED YES / NO _____ 20 _____ TI ALLOWANCE _____ 10 _____ COMMON AREA MAINTENANCE TENANT IMPROVEMENT

OTHER UTILITIES INCLUDED YES / NO _____ 20 _____ LESSEE OPERATING EXPENSES \$ _____ 5 _____ . 2 _____ / MO

PRICING COMMENTS _____ 72 _____

FOR SALE? CALL-LA YES NO DESCRIBE _____ 20 _____ FOR SALE UNDER ML# _____ 8 _____

DOCUMENTS (2) AVAILABLE AIRPHOT RNT-REC BROCHURE ROAD-MA ENVIRON SUB-LSE FEASIBL SURVEY FLR-PLN TAX-INF LEASES TOP/MAP OPR-EXP TRAFFIC P&L OTHER PLT-MAP

LEASE TYPE (2) %LEASE LSE-ESC 3NETLSE LSE-OPT ABS-NET MOD-GRS FULLSVC NET-LSE GND-LSE SUB-LSE GROSS LOAD

ML# _____ ADDRESS _____
SYSTEM ASSIGNED

REMARKS

XSTR/DIR 100

PRIVATE (MAX 280 CHARS)

PUBLIC (MAX 380 CHARS)

PUBLIC REMARKS INTENDED FOR PUBLIC VIEWING. CONFIDENTIAL INFORMATION SHOULD BE EXCLUDED.

NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THIS SECTION.

AUTHORIZATION TO POST ON PUBLIC INTERNET SITES: LISTING YES / NO PROPERTY ADDRESS (WHERE PERMITTED) YES / NO

DISABLE SPECIFIC VOW AND IDX FUNCTIONALITY: DISABLE 3RD PARTY COMMENTS YES / NO DISABLE AVM YES / NO

VIRTUAL TOUR 100

VIDEO TOUR 500

NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THE VIRTUAL OR VIDEO TOUR(S).

LAND

ROAD SURFACE (1) CONCRET DIRTRD LOT SIZE (1) 0-2,999SF 3K-4,999SF 5K-6,999SF 7K-9,999SF ROAD FRONTAGE 5
GRAVLRD PAVED REQUIRED IF LND/YRD 10K-14,999SF 15K-19,999SF 20K-.99AC 1-2.99AC (FEET)
OTHER 3-4.99AC 5-6.99AC 7-9.99AC 10-19.99AC
20-49.99AC 50-99.99AC 100-199.99AC 200AC+

LOT DIMENSIONS 20 APPROX LOT SQFT 10 # ACRES 5 . 2
REQUIRED IF LOT SIZE = 1 ACRE +

TOPOGRAPHY (6) FLOODPL GRADED LEVEL ROLLING SLOPED STEEP

SOIL (2) CONDITION COMPACT FILLED LNDFILL NATIVE REQFILL TEST-AV TEST-RQ UNKNOWN OTHER

UTILITIES

HEAT (1) ACT-SOL BASEBRD CEILING COOL (1) CENTAIR ESAC HT-PUMP VOLTS 4 AMPS 4
FLOOR FOR-AIR GRAVITY HTEXNGR HTEXNGR WALL WINDOW
HOT-WAT HT-PUMP HTEXNGR XASTFAN NONE OTHER
MINISPT PAS-SOL RADIANT
WALL WOODSTV ZONAL
NONE OTHER

UTILITIES (6) CABLETV CISTERN COMMUNY GA+500' GAS GAS-AVL IRR-WAT IRRWELL NO-SEWR PDS PHONE POW-AVL
POW-HVY POWER PW+500' SANDFLT SEPTIC SEWER SH-SEP SH-WELL SPRING SPT-APP STD-SEP SW+500'
SWR-AVL UG-UTIL WA+500' WAT-AVL WATER WELL NONE OTHER

NOTE: AVL = AT PROPERTY LINE

BROKER/AGENT DATA

BKR CODE 6 LISTING OFFICE 36 PHONE 3 - 3 - 4 FAX 3 - 3 - 4

LPID 8 LISTING AGENT 36 PHONE 3 - 3 - 4 AGENT CELL/PGR 3 - 3 - 4

AGENT E-MAIL 50 AGENT EXTENSION 5

CO-LIST LPID 8 CO-LIST BKR CODE 6 CO-LIST AGENT 36 CO-LIST AG PHONE 3 - 3 - 4

LIST DATE 2 / 2 / 4 EXP DATE 2 / 2 / 4
MM DD YYYY MM DD YYYY

OWNER 30 PHONE 3 - 3 - 4

SHOW (3) (1 REQD +2) 24HR-NC AG-ACCM APTONLY CALL-LA CALL-LO CALL 1ST CALLOWN CALLTEN COMBOBX DND-TEN DNS-APT KEY-LO MGR-SHO
(1 REQD +2) OTHLBX OWN-OCC PROPOS RES-HRS RMLSLBX SEC-SYS SEERMKS SUB-INS UNDRCON VACANT

PROPERTY ADDRESS: _____ CITY, STATE _____

1. Exclusive Right to Sell. In consideration for the services to be rendered by the undersigned PRINCIPAL BROKER, the undersigned SELLER hereby grants to PRINCIPAL BROKER the exclusive right to sell the property located at the address set forth above and more particularly described on the RMLS™ Listing Data Input Form hereto attached (the "Property").

2. Term. This Agreement is effective when signed, and shall terminate at 11:59 p.m. on _____, _____. Date marketing to begin, including input into RMLS™, is _____, _____. SELLER further allows PRINCIPAL BROKER a reasonable time after termination of this Agreement to close any transaction on which earnest money is then deposited. No extension or renewal of this Agreement shall be effective unless it is in writing signed by SELLER and PRINCIPAL BROKER.

3. Right to Compensation. In consideration for the services herein described, SELLER shall pay PRINCIPAL BROKER the brokerage fee set forth in Section 15 below if SELLER sells or agrees to sell the Property during the term of this Agreement or any extension or renewal hereof, or if PRINCIPAL BROKER or any cooperating broker, including, but not limited to, a buyer's broker: (a) finds a buyer ready and willing to purchase the Property, or to lease the Property with an option to purchase the Property, for the price and terms set forth in the attached RMLS™ Listing Data Input Form or such other price and terms as SELLER may accept; (b) places SELLER in contact with a person to whom SELLER sells the Property or leases the Property with an option to purchase during the term of this Agreement or within _____ (____) days after termination of this Agreement; or (c) is the procuring cause of an agreement to sell the Property or lease the Property with an option to purchase. Section 3 (b) and (c) above shall not apply if, following the termination of this Agreement, SELLER lists the Property for sale with another duly licensed real estate broker and if the application of such section(s) would result in SELLER'S liability for more than one brokerage fee. The term "sale" shall include any exchange, trade, or lease option to which SELLER consents. In the event of an exchange, trade, or lease option, PRINCIPAL BROKER is permitted to represent and receive compensation from both parties. SELLER hereby agrees to pay PRINCIPAL BROKER the compensation set forth in the following sentence in consideration of PRINCIPAL BROKER'S agreement to permit SELLER to terminate this Agreement before its expiration. If SELLER terminates this Agreement before its expiration or any extension hereof, and if no additional compensation is owed as provided in Section 3 (a) (b) or (c) above, SELLER shall pay the following percentage of the commission that would be due from a sale of the Property at the listing price: (i) if terminated within _____ (____) days after the date of this Agreement (forty-five [45] if left blank), ____ percent (25% if left blank); or (ii) if terminated more than _____ (____) days after the date of this Agreement (forty-five [45] if left blank), ____ percent (50% if left blank). SELLER shall pay the compensation set forth in the preceding sentence to PRINCIPAL BROKER contemporaneously with SELLER'S termination of this Agreement, but such payment shall not relieve SELLER from the obligation to pay the balance of the compensation provided for in Section 3 (a), (b) or (c) above should any event described in such subsections occur.

4. Services; Authority. PRINCIPAL BROKER will market the Property, and in connection therewith, SELLER hereby authorizes PRINCIPAL BROKER to do the following: (a) place a "for sale" sign on the Property and to remove all other similar signs; (b) turn on, or leave on, all utilities serving the Property and authorize utility providers to do so in order to show the Property, all at SELLER'S expense; (c) obtain and disclose any information pertaining to any present encumbrance on the Property; (d) if authorized pursuant to Section 12 below, obtain a key to the Property and place such key in a lock box on the exterior of the Property, with recognition that SELLER bears any risk of loss or damage associated with the use of such lock box (SELLER should consult SELLER'S homeowner's insurance policy to determine coverage); (e) have access to Property for purposes of showing it to prospective buyers at any reasonable hour; (f) place information regarding this listing and the Property in the RMLS™ Multiple Listing Service; (g) accept deposits on SELLER'S behalf. PRINCIPAL BROKER is authorized to cooperate with other brokers and to divide with such other brokers any commissions or compensation payable under the Agreement; and (h) communicate with SELLER by telephone, facsimile and/or e-mail even after the term of this Listing. Seller hereby authorizes RMLS™ to use, relicense, repurpose, display and otherwise deal with photos and data regarding the Property, without compensation to the SELLER. Such authority shall survive expiration or termination of this Agreement.

5. Agency. Seller has received and read a copy of the Initial Agency Disclosure Pamphlet.

6. SELLER'S Representation and Warranties. SELLER hereby represents and warrants to PRINCIPAL BROKER: (a) that the undersigned SELLER has full authority to enter into this Agreement and to convey the Property to a buyer; (b) that SELLER has completed the Disclosure Statement referred to in Section 11, if any, accurately based upon SELLER'S personal knowledge and information, and PRINCIPAL BROKER has not made any statement, representation, warranty, investigation, test or other inquiry into the accuracy or adequacy of SELLER'S disclosures; (c) the information on the attached Listing Data Input Form is correct and complete; (d) as of the date(s) of the sale of the Property and transfer of possession, all aspects of the Property will be in substantially their present condition and free of material defects, except as disclosed in writing to PRINCIPAL BROKER; and (e) before closing of any transaction, SELLER will install an approved smoke detector and approved carbon monoxide detector(s) in the building(s) located on the Property, as required by law.

7. Indemnity. SELLER shall defend, indemnify and hold harmless PRINCIPAL BROKER, its licensees and any cooperating broker and its licensees from any liability, claims, damages, causes of action or suits arising out of, or relating to any breach of the representations and warranties set forth herein or in any agreement for the sale of the Property, and from the failure to disclose any material information to PRINCIPAL BROKER relating to the Property.

8. Attorney's Fees. If PRINCIPAL BROKER or any cooperating broker refers this Agreement to an attorney for collection of the compensation due hereunder, SELLER shall pay the costs and reasonable attorney's fees of PRINCIPAL BROKER or any

	Sellers' Initials
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PROPERTY ADDRESS: _____ **CITY, STATE** _____

cooperating broker regardless of whether mediation is conducted or arbitration or litigation is filed. If mediation is conducted or if arbitration or litigation is filed in connection with any dispute relating to this Agreement, the prevailing party shall be entitled to its attorney's fees and costs in connection with such mediation, arbitration or litigation and in any appeal therefrom and enforcement thereof.

9. Compliance with Law. SELLER shall comply with all laws relating to the Property and the sale thereof, including without limitation, the obligation to offer the Property for sale to any person without regard to age, race, color, religion, sex, handicap, marital status, familial status, or national origin.

10. Dispute Resolution. SELLER and PRINCIPAL BROKER, including the licensees of each, if any, agree that all claims, controversies or disputes, including those for rescission (hereinafter collectively referred to as "Claims"), relating directly or indirectly to this Agreement, shall be resolved in accordance with the procedures set forth herein which shall expressly survive closing. Provided, however, the following matters shall not constitute Claims: (a) any proceeding to collect, interpret or enforce any mortgage, trust deed, land sale contract, or recorded construction lien; (b) a forcible entry and detainer action; (c) any dispute between REALTORS® which is subject to the Professional Standards Arbitration provisions of the National Association of REALTORS®. The filing of a notice of pending action ("lis pendens") or the application to any court for the issuance of any provisional process or similar remedy described in the Oregon or Federal Rules of Civil Procedure shall not constitute a waiver of the right or duty to use the procedures specified below.

Notwithstanding the following provisions, SELLER, PRINCIPAL BROKER and the licensees, if any, mutually agree that all Claims within the jurisdiction of the Small Claims Court shall be brought and decided there, in lieu of mediation, arbitration or litigation in any other court of law.

If SELLER was represented in this transaction by a licensee who was then a member of the National Association of REALTORS®, all claims shall be submitted to mediation in accordance with the procedures of the Home Seller/Home Buyer Dispute Resolution System of the National Association of REALTORS® or other organization-adopted mediation program (collectively the "System"). Provided, however, if the System is not then available through the licensees' Association of REALTORS®, then the SELLER, PRINCIPAL BROKER and/or licensees shall not be required to engage in mediation.

All claims that have not been resolved by mediation, or otherwise, shall be submitted to final and binding private arbitration in accordance with Oregon Laws. Filing for arbitration shall be treated the same as filing in court for purposes of meeting any applicable statutes of limitation or for purposes of filing a lis pendens. SELLER, PRINCIPAL BROKER and/or their licensees may use any professional arbitration company which provides such service to the county where the Property is located, as selected by the party first filing for arbitration. Provided, however, if no arbitration company has available services when the Claim arose, neither SELLER, PRINCIPAL BROKER, nor their respective licensees, if any, shall be required to participate in arbitration.

BY CONSENTING TO THIS PROVISION YOU ARE AGREEING THAT DISPUTES ARISING UNDER THIS AGREEMENT SHALL BE HEARD AND DECIDED BY ONE OR MORE NEUTRAL ARBITRATORS AND YOU ARE GIVING UP THE RIGHT TO HAVE THE MATTER TRIED BY A JUDGE OR JURY. THE RIGHT TO APPEAL AN ARBITRATION DECISION IS LIMITED UNDER OREGON LAW.

11. Disclosure Statement. Unless exempt, SELLER has completed a Seller's Property Disclosure Statement regarding the Property as provided by Oregon law, and SELLER hereby authorizes BROKER to: (a) deliver a copy of such Disclosure Statement to any prospective Buyer; and (b) rely solely upon SELLER'S representations set forth in this Agreement and in the Disclosure Statement without further inquiry or diligence on BROKER'S part.

12. Lock Box. SELLER does does not (check one) authorize PRINCIPAL BROKER to place a lock box on the Property.

13. Internet. SELLER does does not (check one) authorize PRINCIPAL BROKER to advertise the property on the Internet.

14. Modification. No provision of this Agreement, including, without limitation, the amount of the brokerage fee set forth in section 15, may be modified except in writing signed by SELLER and by PRINCIPAL BROKER.

15. Brokerage Fee. SELLER shall pay a brokerage fee as set forth in Section 3 above in an amount equal to _____% of the selling price or option exercise price of the Property or \$ _____. SELLER hereby irrevocably assigns to PRINCIPAL BROKER the proceeds of such transaction to the extent of PRINCIPAL BROKER'S fee and irrevocably instructs the escrow agent, if any, to pay PRINCIPAL BROKER'S fee at closing out of such proceeds. List Price \$ _____. In the event of forfeiture of earnest money for any transaction relating to this listing service agreement, the earnest money shall be disbursed as follows: SELLER _____% PRINCIPAL BROKER _____% OR (check if applicable) to PRINCIPAL BROKER to the extent of the brokerage fee, with balance to SELLER.

Date of BROKER'S signature _____

BROKER Signature _____

FIRM NAME _____

Date of PRINCIPAL BROKER'S signature _____

PRINCIPAL BROKER Signature _____

Phone _____

Date of SELLER'S signature _____

SELLER _____

SELLER _____
(If legal representative or attorney-in-fact state capacity and name of real party in interest)

ADDRESS _____

ADDRESS _____

Phone (w) _____ (h) _____

PROPERTY ADDRESS: _____ **CITY, STATE** _____

1. Exclusive Right to Sell. In consideration for the services to be rendered by the BROKER designated below, the undersigned SELLER hereby grants to BROKER's FIRM designated below the exclusive right to sell the property located at the address set forth above and more particularly described on the RMLS™ Listing Data Input Form hereto attached (the "Property").

2. Term. This Agreement is effective when signed, and shall terminate at 11:59 p.m. on _____, _____. Date marketing to begin, including input into RMLS™, is _____, _____. SELLER further allows BROKER's FIRM a reasonable time after termination of this Agreement to close any transaction on which earnest money is then deposited. No extension or renewal of this Agreement shall be effective unless it is in writing signed by SELLER and authorized signatory of BROKER's FIRM.

3. Right to Compensation. In consideration for the services herein described, SELLER shall pay BROKER's FIRM the brokerage fee set forth in Section 16 below if BROKER's FIRM or any cooperating broker, including, but not limited to, a buyer's broker: (a) finds a buyer ready and willing to purchase the Property for the price and terms set forth in the attached RMLS™ Listing Data Input Form or such other price and terms as SELLER may accept; (b) places SELLER in contact with a person to whom SELLER sells the Property during the term of this Agreement or within _____ (_____) days after termination of this Agreement; or (c) is the procuring cause of an agreement to sell the Property. In any event, SELLER shall pay the compensation set forth in Section 16 below to BROKER's FIRM if SELLER cancels the authority hereby given or if SELLER sells or agrees to sell the Property during the term of this Agreement or any extension or renewal hereof. Section 3(b) and (c) above shall not apply if, following the termination of this Agreement, SELLER lists the Property for sale with another duly licensed real estate broker and if the application of such section(s) would result in SELLER's liability for more than one brokerage fee. The term "sale" shall include any exchange or trade to which SELLER consents. In the event of an exchange, trade or lease option, BROKER's FIRM is permitted to represent and receive compensation from both parties.

4. Services; Authority. BROKER will market the Property, and in connection therewith, SELLER hereby authorizes BROKER and BROKER's FIRM to do the following: (a) place a "for sale" sign on the Property and to remove all other similar signs; (b) turn on, or leave on, all utilities serving the Property and authorize utility providers to do so in order to show the Property, all at SELLER's expense; (c) obtain and disclose any information pertaining to any present encumbrance on the Property; (d) if authorized pursuant to Section 12 below, obtain a key to the Property and place such key in a lock box on the exterior of the Property, with recognition that SELLER bears any risk of loss or damage associated with the use of such lock box (SELLER should consult SELLER's homeowner's insurance policy to determine coverage); (e) have access to Property for purposes of showing it to prospective buyers at any reasonable hour; (f) place information regarding this listing and the Property in the RMLS™ multiple listing service; (g) accept deposits on SELLER's behalf. BROKER's FIRM is authorized to cooperate with other brokers and to divide with such other brokers any commissions or compensation payable under the Agreement; and (h) communicate with SELLER by telephone, facsimile and/or e-mail even after the term of this Listing. Seller hereby authorizes RMLS™ to use, relicense, repurpose, display and otherwise deal with photos and data regarding the Property, without compensation to the SELLER. Such authority shall survive expiration or termination of this Agreement.

5. Agency/Dual Agency. SELLER authorizes BROKER's FIRM to appoint BROKER to act as SELLER's listing BROKER. It is understood and agreed that this Agreement creates an agency relationship with BROKER and BROKER's FIRM only, not with any other brokers of BROKER's FIRM, except that SELLER authorizes other brokers affiliated with BROKER's FIRM to act as subagents on SELLER's behalf as and when needed. Any broker other than BROKER who procures a prospective buyer for the Property will not be representing SELLER and may represent a buyer.

SELLER agrees that if the Property is sold to a buyer represented by one of BROKER's FIRM's brokers other than BROKER, then SELLER consents to BROKER's FIRM acting as a dual agent. SELLER further agrees that if the Property is sold to a buyer also represented by BROKER, then SELLER consents to BROKER and BROKER's FIRM acting as dual agents. SELLER acknowledges that a dual agent represents both parties to a transaction; that the parties' interest in the transaction may differ, and that a dual agent is not permitted to give advice to either party, or disclose to either party to the detriment of the other party, promote or advocate the interest of either party over the other party, or disclose to either party confidential information from or concerning the other party. SELLER agrees that different brokers affiliated with BROKER's FIRM may represent different sellers in competing transactions involving the same buyer, and that this shall not be considered action by BROKER's FIRM that is adverse or detrimental to the interests of either seller, nor shall it be considered a conflict of interest on the part of BROKER's FIRM. SELLER acknowledges receipt of the pamphlet entitled "The Law of Real Estate Agency." If BROKER's FIRM acts a dual agent, BROKER's FIRM shall be entitled to the entire commission payable under this Agreement plus any additional compensation BROKER's FIRM may have negotiated with the buyer.

6. SELLER'S Representations and Warranties. SELLER hereby agrees and warrants to BROKER and BROKER's FIRM: (a) that the undersigned SELLER has full authority to enter into this Agreement and to convey the Property to a buyer; (b) that SELLER has completed the Disclosure Statement referred to in Section 11, if any, accurately based upon SELLER's personal knowledge and information; and neither BROKER nor anyone in BROKER's FIRM has made any statement, representation, warranty, investigation, test or other inquiry into the accuracy or adequacy of SELLER's disclosures; (c) the information on the attached Listing Date Input Form is correct and complete; (d) as of the date(s) of the sale of the Property and transfer of possession, all aspects of the Property will be in substantially their present condition and free of material defects, **except as disclosed in writing to BROKER's FIRM**; and (e) before closing of any transaction, SELLER will install an approved smoke detector and approved carbon monoxide detector(s) in the building(s) located on the Property, as required by law.

Sellers'
Initials

PROPERTY ADDRESS: _____ CITY, STATE _____

7. Indemnity. SELLER shall defend, indemnify, and hold harmless BROKER, BROKER's FIRM, and any cooperating broker(s) from any liability, claims, damages, causes of action or suits arising out of, or relating to, any breach of the representations and warranties set forth herein or in any agreement for the sale of the Property, and from the failure to disclose any material information to BROKER or BROKER's FIRM relating to the Property.

8. Attorneys' Fees. If BROKER's FIRM or any cooperating broker refers this Agreement to an attorney for collection of the compensation due hereunder, SELLER shall pay the costs and reasonable attorneys' fees of BROKER's FIRM or any cooperating broker regardless of whether mediation is conducted or arbitration or litigation is filed. If mediation is conducted or if arbitration or litigation is filed in connection with any dispute relating to this Agreement, the prevailing party shall be entitled to its attorneys' fees and costs in connection with such mediation, arbitration or litigation, and in any appeal therefrom and enforcement thereof.

9. Compliance with Law. SELLER shall comply with all laws relating to the Property and the sale thereof, including, without limitation, the obligation to offer the Property for sale to any person without regard to age, race, color, religion, sex, handicap, marital status, familial status or national origin.

10. Dispute Resolution. SELLER and BROKER, and BROKER's FIRM, if any, agree that all claims, controversies or disputes, including those for rescission (collectively, "Claims"), relating directly or indirectly to this Agreement, shall be resolved in accordance with the procedures set forth herein which shall expressly survive closing. Provided, however, the following matters shall not constitute Claims: (a) any proceeding to collect, interpret or enforce any mortgage, trust deed, land sale contract or recorded construction lien; (b) a forcible entry and detainer action; (c) any dispute between REALTORS® which is subject to the Professional Standards Arbitration provisions of the National Association of REALTORS®. The filing of a notice of pending action ("*lis pendens*") or the application to any court for the issuance of any provisional process or similar remedy described in the Washington or Federal Rules of Civil Procedure shall not constitute a waiver of the right or duty to use the procedures specified below.

If SELLER was represented in this transaction by a licensee who was then a member of the National Association of REALTORS®, all claims shall be submitted to mediation in accordance with the procedures of the Home Seller/Home Buyer Dispute Resolution System of the National Association of REALTORS® or other organized-adopted mediation program (collective, the "System"). Provided, however, if the System is not then available through the licensee's Association of REALTORS®, then SELLER, BROKER, and BROKER's FIRM shall not be required to engage in mediation.

All claims that have not been resolved by mediation or otherwise shall be submitted to final and binding private arbitration in accordance with Washington laws. Filing for arbitration shall be treated the same as filing in court for purposes of meeting any applicable statutes of limitation or for purposes of filing a *lis pendens*. SELLER, BROKER, and BROKER's FIRM may use any professional arbitration company which provides such service to the county where the Property is located, as selected by the party first filing for arbitration. Provided, however, if no arbitration company has available services when the claim arose, then SELLER, BROKER, and BROKER's FIRM shall not be required to participate in arbitration.

11. Disclosure Statement. Unless SELLER is exempt under RCW 64.06, SELLER shall provide to BROKER as soon as reasonably practicable a completed and signed Real Property Transfer Disclosure Statement. SELLER shall defend, indemnify, and hold harmless BROKER and BROKER's FIRM from any and all claims arising out of such Real Property Transfer Disclosure Statement, including any claims that the information provided by SELLER may be false or misleading.

12. Lock Box. SELLER does does not (check one) authorize BROKER's FIRM to place a lock box on the Property.

13. Internet. SELLER does does not (check one) authorize BROKER's FIRM to advertise the Property on the Internet.

14. Modification. No provision of this Agreement, including, without limitation, the amount of the brokerage fee set forth in Section 5, may be modified except in writing signed by SELLER and by authorized signatory of BROKER's FIRM.

15. No Distressed Home Conveyance. BROKER, BROKER's FIRM and SELLER will not enter into a "distressed home conveyance" within the meaning of RCW 61.34.020, *et seq.*, without executing a separate written agreement and otherwise complying with Washington law with respect to such conveyance.

16. Brokerage Fee. SELLER shall pay a brokerage fee as set forth in Section 3 above in an amount equal to _____% of the selling price or option exercise price of the Property or \$ _____. SELLER hereby irrevocably instructs the escrow agent, if any, to pay BROKER's FIRM's fee at closing out of such proceeds. List Price \$ _____. In the event of forfeiture of earnest money for any transaction relating to this listing service agreement, the earnest money shall be disbursed as follows: SELLER _____% BROKER's FIRM _____% OR _____ (check if applicable) to BROKER's FIRM to the extent of the brokerage fee, with balance to SELLER.

BROKER _____

Date of SELLER'S signature _____

By _____ Date _____

SELLER _____

BROKER'S FIRM _____

SELLER _____

BROKER'S FIRM'S Assumed Name _____

(If legal representative or attorney-in-fact state capacity and name of real party in interest)

(If applicable)
ADDRESS _____

ADDRESS _____

Phone _____

Phone (w) _____ (h) _____

Email _____

Email _____

PROPERTY ADDRESS: _____ CITY, STATE _____

Description of Premises: _____

1. Exclusive Right to Lease. In consideration for the services to be rendered by the undersigned PRINCIPAL BROKER, the undersigned Lessor hereby grants to PRINCIPAL BROKER the exclusive right to lease the property located at the address set forth above and more particularly described on the RMLS™ Listing Data Input Form hereto attached (the "Property").

2. Term. This Agreement is effective when signed, and shall terminate at 11:59 p.m. on _____, _____, _____. Date marketing to begin, including input into RMLS™, is _____, _____. LESSOR further allows PRINCIPAL BROKER a reasonable time after termination of this Agreement to execute any lease then being negotiated. No extension or renewal of this Agreement shall be effective unless it is in writing signed by LESSOR and PRINCIPAL BROKER.

3. Right to Compensation. In consideration for the services herein described, LESSOR shall pay PRINCIPAL BROKER the leasing commission fee set forth in Section 14 below if LESSOR leases or agrees to lease the Property during the term of this Agreement or any extension or renewal hereof, or if PRINCIPAL BROKER or any cooperating broker, including, but not limited to, a buyer's broker: (a) finds a reasonably satisfactory lessee ready and willing to lease the Property for the rent and on the terms set forth in the attached RMLS™ Listing Data Input Form or such other rent and terms as LESSOR may accept; (b) places LESSOR in contact with a person to whom LESSOR leases the Property during the term of this Agreement or within _____ (____) days after termination of this Agreement; or (c) is the procuring cause of an agreement to lease the Property. Section 3 (b) and (c) above shall not apply if, following the termination of this Agreement, LESSOR lists the Property for lease with another duly licensed real estate broker and if the application of such section(s) would result in LESSOR'S liability for more than one leasing commission. The term "lease" shall include any exchange, trade, or lease option to which LESSOR consents. In the event of an exchange, trade, or lease option, PRINCIPAL BROKER is permitted to represent and receive compensation from both parties. LESSOR hereby agrees to pay PRINCIPAL BROKER the compensation set forth in the following sentence in consideration of PRINCIPAL BROKER'S agreement to permit LESSOR to terminate this Agreement before its expiration. If LESSOR terminates this Agreement before its expiration or any extension hereof, and if no additional compensation is owed as provided in Section 3 (a) (b) or (c) above, LESSOR shall pay the following percentage of the commission that would be due from a lease of the Property for the first ____ years of a tenancy at the asking base rental rate: (i) if terminated within _____ (____) days after the date of this Agreement (forty-five [45] if left blank), ____ percent (25% if left blank); or (ii) if terminated more than _____ (____) days after the date of this Agreement (forty-five [45] if left blank), ____ percent (50% if left blank). LESSOR shall pay the compensation set forth in the preceding sentence to PRINCIPAL BROKER contemporaneously with LESSOR'S termination of this Agreement, but such payment shall not relieve LESSOR from the obligation to pay the balance of the compensation provided for in Section 3 (a), (b) or (c) above should any event described in such subsections occur.

4. Services; Authority. PRINCIPAL BROKER will market the Property, and in connection therewith, LESSOR hereby authorizes PRINCIPAL BROKER to do the following: (a) if authorized in Section 12, place a "for lease" or "available" sign on the Property and to remove all other similar signs; (b) turn on, or leave on, all utilities serving the Property and authorize utility providers to do so in order to show the Property, all at LESSOR'S expense; (c) obtain and disclose any information pertaining to any present encumbrance on the Property; (d) if authorized pursuant to Section 10 below, obtain a key to the Property and place such key in a lock box on the exterior of the Property, with recognition that LESSOR bears any risk of loss or damage associated with the use of such lock box (LESSOR should consult LESSOR'S insurance policy to determine coverage); (e) have access to Property for purposes of showing it to prospective lessees at any reasonable hour; (f) place information regarding this listing and the Property in the RMLS™ Multiple Listing Service; (g) accept deposits on LESSOR'S behalf. PRINCIPAL BROKER is authorized to cooperate with other brokers and to divide with such other brokers any commissions or compensation payable under the Agreement; and (h) communicate with LESSOR by telephone, facsimile and/or e-mail even after the term of this Listing. LESSOR hereby authorizes RMLS™ to use, relicense, repurpose, display and otherwise deal with photos and data regarding the Property, without compensation to the LESSOR. Such authority shall survive expiration or termination of this Agreement, and includes the authorization to publish information about the lease after listing is leased.

5. LESSOR'S Representation and Warranties. LESSOR hereby represents and warrants to PRINCIPAL BROKER: (a) that the undersigned LESSOR has full authority to enter into this Agreement; (b) that LESSOR will disclose to PRINCIPAL BROKER and to prospective LESSEES any and all known information regarding zoning, environmental matters and condition of the listed property, and PRINCIPAL BROKER has not made any statement, representation, warranty, investigation, test or other inquiry into the accuracy or adequacy of LESSOR'S disclosures; (c) the information on the attached Listing Data Input Form is correct and complete; and (d) as of the date(s) of the lease of the Property, all aspects of the Property will be in substantially their present condition and free of material defects.

6. Indemnity. LESSOR shall defend, indemnify and hold harmless PRINCIPAL BROKER, its licensees and any cooperating broker and its licensees from any liability, claims, damages, causes of action or suits arising out of, or relating to any breach of the representations and warranties set forth herein or in any agreement for the sale of the Property, and from the failure to disclose any material information to PRINCIPAL BROKER relating to the Property.

7. Attorney's Fees. If PRINCIPAL BROKER or any cooperating broker refers this Agreement to an attorney for collection of the compensation due hereunder, LESSOR shall pay the costs and reasonable attorney's fees of PRINCIPAL BROKER or any cooperating broker regardless of whether mediation is conducted or arbitration or litigation is filed. If mediation is conducted or if

PROPERTY ADDRESS: _____ CITY, STATE _____

arbitration or litigation is filed in connection with any dispute relating to this Agreement, the prevailing party shall be entitled to its attorney's fees and costs in connection with such mediation, arbitration or litigation and in any appeal there from and enforcement thereof.

8. Compliance with Law. LESSOR shall comply with all laws relating to the Property and the lease thereof, including without limitation, the obligation to offer the Property for lease to any person without regard to age, race, color, religion, sex, handicap, marital status, familial status, or national origin.

9. Dispute Resolution. LESSOR and PRINCIPAL BROKER, including the licensees of each, if any, agree that all claims, controversies or disputes, including those for rescission (hereinafter collectively referred to as "Claims"), relating directly or indirectly to this Agreement, shall be resolved in accordance with the procedures set forth herein which shall expressly survive lease execution. Provided, however, the following matters shall not constitute Claims: (a) any proceeding to collect, interpret or enforce any mortgage, trust deed, land sale contract, or recorded construction lien; (b) a forcible entry and detainer action; (c) any dispute between REALTORS® which is subject to the Professional Standards Arbitration provisions of the National Association of REALTORS®. The filing of a notice of pending action ("lis pendens") or the application to any court for the issuance of any provisional process or similar remedy described in the Federal Rules of Civil Procedure, or the rules of the state in which the property is located, shall not constitute a waiver of the right or duty to use the procedures specified below.

Notwithstanding the following provisions, LESSOR, PRINCIPAL BROKER and the licensees, if any, mutually agree that all Claims within the jurisdiction of the Small Claims Court shall be brought and decided there, in lieu of mediation, arbitration or litigation in any other court of law.

If LESSOR was represented in this transaction by a licensee who was then a member of the National Association of REALTORS®, all claims shall be submitted to mediation in accordance with the procedures of the Home Seller/Home Buyer Dispute Resolution System of the National Association of REALTORS® or other organization-adopted mediation program (collectively the "System"). Provided, however, if the System is not then available through the licensees' Association of REALTORS®, then the LESSOR, PRINCIPAL BROKER and/or licensees shall not be required to engage in mediation.

All claims that have not been resolved by mediation, or otherwise, shall be submitted to final and binding private arbitration in accordance with laws of the state in which the property is located. Filing for arbitration shall be treated the same as filing in court for purposes of meeting any applicable statutes of limitation or for purposes of filing a lis pendens. LESSOR, PRINCIPAL BROKER and/or their licensees may use any professional arbitration company which provides such service to the county where the Property is located, as selected by the party first filing for arbitration. Provided, however, if no arbitration company has available services when the Claim arose, neither LESSOR, PRINCIPAL BROKER, nor their respective licensees, if any, shall be required to participate in arbitration.

BY CONSENTING TO THIS PROVISION YOU ARE AGREEING THAT DISPUTES ARISING UNDER THIS AGREEMENT SHALL BE HEARD AND DECIDED BY ONE OR MORE NEUTRAL ARBITRATORS AND YOU ARE GIVING UP THE RIGHT TO HAVE THE MATTER TRIED BY A JUDGE OR JURY. THE RIGHT TO APPEAL AN ARBITRATION DECISION MAY BE LIMITED BY THE LAW OF THE STATE IN WHICH THE PROPERTY IS LOCATED.

10. Lock Box. LESSOR ___ does ___ does not (check one) authorize PRINCIPAL BROKER to place a lock box on the Property.

11. Internet. LESSOR ___ does ___ does not (check one) authorize PRINCIPAL BROKER to advertise the property on the Internet.

12. "For Lease" or "Available" Sign. LESSOR ___ does ___ does not (check one) authorize PRINCIPAL BROKER to place a sign on the property.

13. Modification. No provision of this Agreement, including, without limitation, the amount of the leasing commission set forth in section 14, may be modified except in writing signed by LESSOR and by PRINCIPAL BROKER.

14. Leasing Commission. (Check one box) LESSOR shall pay a leasing commission as set forth in Section 3 above in an amount equal to _____% of the aggregate base rental for the Property for the proposed term of the lease, excluding extensions or \$ _____. LESSOR hereby irrevocably assigns to PRINCIPAL BROKER the proceeds of such transaction to the extent of PRINCIPAL BROKER'S fee and irrevocably instructs the escrow agent, if any, to pay PRINCIPAL BROKER'S fee at lease execution out of such proceeds, or see attached schedule.

15. Sale of the Property. (Check one box) If a sale of the property takes place during the term of this Agreement, the Seller (LESSOR) agrees to pay a sales commission in an amount equal to _____% of the selling price of the Property, or see attached.

Date of BROKER'S signature _____

BROKER Signature _____

FIRM NAME _____

Date of PRINCIPAL BROKER'S signature _____

PRINCIPAL BROKER Signature _____

Phone: _____

Date of LESSOR'S signature _____

LESSOR _____

LESSOR _____

(If legal representative or attorney-in-fact state capacity and name of real party in interest)

ADDRESS _____

ADDRESS _____

Phone (w) _____ (h) _____