

HICENTRAL MLS, LTD.

PROPERTY TYPE—SINGLE FAMILY

KEYWORDS: Fill in the boxes for each keyword. (*) items denote required entries for adding a listing. (RC)s denote conditionally required entries for adding a listing.

MLS INFORMATION

*TMK #: _____ Div/Zone/Sec/Plat/Parcel/CPR
 *Listing Agent MLSID: _____ *MLS #: _____
 Co-Listing Agent MLSID: _____ *List Price: _____

GENERAL LISTING INFORMATION

*Land Recorded: _____ *Listing Type (ER/EA): _____ *Listing Date: _____ *Listing Exp Date: _____
 *Compensation: _____ *Dual Variable Comp: _____ Comp. Subject To: _____ Comp. Method: _____
 Foreclosure: _____ Advertise Date: _____ Auction Date: _____ Foreclosure No: _____
 *Show Internet: _____ (RC)Show Addr Internet: _____ *Lockbox: _____ *G.E. Tax Paid by seller: _____
 *Listing Service: _____ Lockbox Serial #: _____

ADDRESS

*Street #: _____ Street Dir Prefix: _____ *Street Name: _____ *Street Suffix: _____
 *City: _____ *Zip Code: _____ *State: _____ Unit Number: _____

SCHOOLS

Elementary School: _____ Middle School: _____ High School: _____

PROPERTY INFORMATION

*# of Bedrooms: _____ *Full Baths: _____ *Half Baths: _____
 Furnished: _____ *New Development/Constr.: _____ *Year Built: _____
 *Fractional (Y/N): _____ Remodeled: _____ Remodeled Year: _____
 *SQFT Living Area: _____ SQFT Other Area: _____ SQFT Open Lanai Area: _____
 Garage/Carport Area: _____ *Parking Total: _____ *Land SQFT: _____
 *Zoning: _____ *Flood Zone Code: _____ Developer/Architect: _____
 Model Name: _____ Models Open Days/Hours: _____ Model Site Contact: _____
 Site Contact Phone #: _____ *CPR (Y/N): _____ Building Name: _____
 Management Company: _____ Management Company Phone #: _____ Community Association: _____
 Community Association Phone #: _____ Public Report #: _____

FINANCIAL INFORMATION

Maintenance Fees: _____ Association Fee Monthly: _____ *Home Exemption: _____
 Other Fees Monthly: _____ Rental Income Monthly: _____
 *Tax Assessed Land: _____ *Tax Assessed Improvements: _____ *Tax Assessed Total: _____
 *Tax Amount Monthly: _____ *Assessment Year (YYYY): _____

LEASEHOLD INFORMATION

*Land Tenure (FS/LH): _____ Fee Purchase: _____ (RC)Fee Options: _____
 (RC)Lessor: _____ Lessor 2: _____
 (RC)Cur Mon Lease/Rnt: _____ Lease Renegotiate Date: _____ (RC)Lease Expires: _____ (RC)Lease Until Year: _____
 Nxt Step-Up Mon Rnt: _____ 2nd Step-Up Mo Rnt: _____ Next Until Year: _____ 2nd Until Year: _____

REMARKS

Public Remarks (maximum 800 alpha/numeric characters)

Agent/Showing Remarks (maximum 400 alpha/numeric characters)

SINGLE FAMILY FEATURES

(R) = REQUIRED

- 1. (R)SPECIAL SALE CONDITIONS**
- 1. None
 - 2. Bankruptcy
 - 3. Foreclosure
 - 4. Lender Sale
 - 5. Probate
 - 6. Short Sale
 - 7. Subj to Repl Property

- 2. (R)TERMS ACCEPTABLE**
- 1. A/S
 - 2. Assumption
 - 3. Cash
 - 4. Conventional
 - 5. Due On Sale
 - 6. Exchange
 - 7. FHA
 - 8. Interest Escalation
 - 9. Lease Option
 - 10. Open
 - 11. Other
 - 12. PMM
 - 13. Seller Financing
 - 14. Sub A/S
 - 15. USDA Financing
 - 16. VA

- 3. (R)POSSESSION**
- 1. 45 Days or Less
 - 2. 45 Days or More
 - 3. At Closing
 - 4. Early Occupancy
 - 5. Negotiable
 - 6. Other
 - 7. Seller Lease Back
 - 8. Subj to Rental Lse

- 4. (R)DISCLOSURES**
- 1. None
 - 2. 1031 Exchange
 - 3. Buyer Restrictions
 - 4. Call Listor
 - 5. Court Apprvl Rqd
 - 6. Inactive Lic Owner
 - 7. Lender Apprvl Rqd
 - 8. Licensed Owner
 - 9. Listor Owner
 - 10. Non Res Owner
 - 11. Pending Litigation
 - 12. Pet on Property
 - 13. Photovoltaic
 - 14. Property Disc Stmt
 - 15. Relative of Licensee
 - 16. See Remarks

- 5. (R)STYLE**
- 1. 1 Bedroom Cottage
 - 2. 2 Bedroom Cottage
 - 3. Attached
 - 4. Cluster Development
 - 5. CPR
 - 6. Detach Single Family
 - 7. Duplex
 - 8. Multiple Dwellings
 - 9. Ohana Dwelling
 - 10. PUD
 - 11. Studio Cottage
 - 12. Zero Lot Line

- 6. (R)STORIES**
- 1. Basement
 - 2. One
 - 3. Two
 - 4. Three+
 - 5. Split Level

- 7. (R)PROPERTY CONDITION**
- 1. Above Average
 - 2. Average
 - 3. Excellent
 - 4. Fair
 - 5. Needs Major Repair
 - 6. Tear Down

- 8. (R)LOT DESCRIPTION**
- 1. Clear
 - 2. Flag Lot
 - 3. Irregular
 - 4. Other
 - 5. Rim Lot
 - 6. Wooded

- 9. AMENITIES**
- 1. None
 - 2. ADA Accessible
 - 3. ADA Compliant
 - 4. Bedroom on 1st Floor
 - 5. Entry
 - 6. Full Bath on 1st Floor
 - 7. Landscaped
 - 8. Maids/Guest Qtrs
 - 9. Other
 - 10. Patio/Deck
 - 11. Sauna
 - 12. Storage
 - 13. Tennis Court
 - 14. Wall/Fence
 - 15. Workshop

- 10. (R)CONSTRUCTION/ EXTERIOR FINISH**
- 1. Above Ground
 - 2. Brick
 - 3. Concrete
 - 4. Double Wall
 - 5. Hollow Tile
 - 6. Masonry/Stucco
 - 7. Other
 - 8. Single Wall
 - 9. Slab
 - 10. Steel Frame
 - 11. Stone
 - 12. Vinyl
 - 13. Wood Frame

- 11. (R)ROOFING**
- 1. Aluminum/Steel
 - 2. Asphalt Shingle
 - 3. Composition
 - 4. Custom/Specialty
 - 5. Other
 - 6. Pitch & Gravel
 - 7. Tile
 - 8. Wood Shake

- 12. (R)FLOOR COVERING**
- 1. Ceramic Tile
 - 2. Hardwood
 - 3. Laminate
 - 4. Marble/Granite
 - 5. Other
 - 6. Vinyl
 - 7. W/W Carpet

- 13. (R)VIEW**
- 1. None
 - 2. Cemetary
 - 3. City
 - 4. Coastline
 - 5. Diamond Head
 - 6. Garden
 - 7. Golf Course
 - 8. Marina/Canal
 - 9. Mountain
 - 10. Ocean
 - 11. Other
 - 12. Sunrise
 - 13. Sunset

- 14. (R)TOPOGRAPHY**
- 1. Down Slope
 - 2. Gentle Slope
 - 3. Hilly
 - 4. Level
 - 5. Other
 - 6. Steep Slope
 - 7. Terraced
 - 8. Up Slope

- 15. (R)LOCATION**
- 1. Corner
 - 2. Cul-De-Sac
 - 3. Dead End
 - 4. Inside
 - 5. Other

- 16. (R)ROADS**
- 1. None
 - 2. County Rd
 - 3. Graded
 - 4. Paved Rd
 - 5. Private Rd
 - 6. State Hwy
 - 7. Unpaved Rd

- 17. (R)PARKING**
- 1. 1 Car
 - 2. 2 Car
 - 3. 3 Car+
 - 4. Boat
 - 5. Carport
 - 6. Driveway
 - 7. Garage
 - 8. Street

- 18. PROPERTY FRONTAGE**
- 1. Conservation
 - 2. Golf Course
 - 3. Lake/Pond
 - 4. Marina
 - 5. Ocean
 - 6. Other
 - 7. Preservation
 - 8. Sandy Beach
 - 9. Stream/Canal
 - 10. Waterfront

- 19. (R)EASEMENTS**
- 1. None
 - 2. Beach Access
 - 3. Cable
 - 4. Drainage
 - 5. Driveway
 - 6. Electric
 - 7. Other
 - 8. Sewer
 - 9. Street Widening
 - 10. Telephone
 - 11. View
 - 12. Water

- 20. SECURITY**
- 1. Card
 - 2. Gated Community
 - 3. Key
 - 4. Keyed Elevator
 - 5. Security Patrol
 - 6. Video

- 21. (R)UTILITIES AVAILABLE**
- 1. Cable
 - 2. Cesspool
 - 3. Connected
 - 4. Gas
 - 5. Internet
 - 6. Other
 - 7. Overhead Electricity
 - 8. Private Water
 - 9. Public Water
 - 10. Septic
 - 11. Sewer Connection Req'd
 - 12. Sewer Fee
 - 13. Telephone
 - 14. Underground Electricity
 - 15. Water
 - 16. Water Catchment
 - 17. Wells

- 22. OTHER MONTHLY FEES INCLUDES**
- 1. None
 - 2. Assessment
 - 3. Association
 - 4. Lease Rent
 - 5. Maintenance
 - 6. Marina
 - 7. Other
 - 8. Special Assessment

- 23. (R)INCLUSIONS**
- 1. None
 - 2. AC Central
 - 3. AC Split
 - 4. AC Window Unit
 - 5. Auto Garge Door Opener
 - 6. Blinds
 - 7. Book Shelves
 - 8. Cable TV
 - 9. Ceiling Fan
 - 10. Chandelier
 - 11. Compactor
 - 12. Convection Oven
 - 13. Dishwasher
 - 14. Disposal
 - 15. Drapes
 - 16. Dryer
 - 17. Fireplace

- 23. CONT. (R)INCLUSIONS**
- 18. Gas Grill
 - 19. Heat Pump
 - 20. Home Warranty
 - 21. Intercom
 - 22. Lawn Sprinkler
 - 23. Microwave Hood
 - 24. Microwave
 - 25. Other
 - 26. Photovoltaic
 - 27. Range Hood
 - 28. Range/Oven
 - 29. Refrigerator
 - 30. Satellite Dish
 - 31. Security System
 - 32. Smoke Detector
 - 33. Solar Heater
 - 34. TV Antenna
 - 35. Washer

- 24. EXCLUSIONS**
- 1. Book Shelves
 - 2. Ceiling Fan
 - 3. Chandelier
 - 4. Dryer
 - 5. Microwave
 - 6. Other
 - 7. Refrigerator
 - 8. Track Lighting
 - 9. Washer
 - 10. Window Coverings

- 25. (R)POOL**
- 1. None
 - 2. Above Ground
 - 3. Heated
 - 4. In Ground
 - 5. Plaster
 - 6. Spa/HotTub
 - 7. Tile
 - 8. Vinyl

- 26. OCCUPANCY**
- 1. Owner
 - 2. Tenant
 - 3. Vacant

- 27. SHOWING**
- 1. <8 Hrs Notice Required
 - 2. 1 Day Notice Required
 - 3. 2 Day Notice Required
 - 4. Appointment Only
 - 5. Call Assistant
 - 6. Call Listor
 - 7. Call Office & Go
 - 8. Key in Office
 - 9. Listor Must Be Present
 - 10. SmartCard - Go/Show

- 28. (R)SET-BACKS**
- 1. C&C
 - 2. Of Record
 - 3. Special

SINGLE FAMILY ROOMS & DESCRIPTIONS

ROOMS & DESCRIPTIONS (SELECT ONE)		
<input type="checkbox"/> 1. Atrium	<input type="checkbox"/> 10. Foyer	<input type="checkbox"/> 19. Living Room
<input type="checkbox"/> 2. Bedroom	<input type="checkbox"/> 11. Full Bathroom	<input type="checkbox"/> 20. Loft
<input type="checkbox"/> 3. Breakfast Room	<input type="checkbox"/> 12. Great Room	<input type="checkbox"/> 21. Media Room
<input type="checkbox"/> 4. Den/Study	<input type="checkbox"/> 13. Half Bathroom	<input type="checkbox"/> 22. Other
<input type="checkbox"/> 5. Dining Area	<input type="checkbox"/> 14. Kitchen Nook	<input type="checkbox"/> 23. Recreation Room
<input type="checkbox"/> 6. Dining Room	<input type="checkbox"/> 15. Lanai, Enclosed	<input type="checkbox"/> 24. Storage
<input type="checkbox"/> 7. Eat in Kitchen/Nook	<input type="checkbox"/> 16. Lanai, Open	<input type="checkbox"/> 25. Utility
<input type="checkbox"/> 8. Exercise Room	<input type="checkbox"/> 17. Laundry Room	<input type="checkbox"/> 26. Wine Cellar
<input type="checkbox"/> 9. Family Room	<input type="checkbox"/> 18. Library	<input type="checkbox"/> 27. Workshop

ROOM LEVEL (SELECT ONE)
<input type="checkbox"/> 1. Basement
<input type="checkbox"/> 2. Lower
<input type="checkbox"/> 3. Main
<input type="checkbox"/> 4. Upper

ROOM DESCRIPTION
(max 30 alpha/numeric characters)

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ROOM DESCRIPTION
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I state to the best of my knowledge that the above information is correct and authorize its release.

Broker's Initials: _____

DATE

SELLER SIGNATURE

PRINT NAME

DATE

SELLER SIGNATURE

PRINT NAME

DATE

DR/BIC certifies that a valid Exclusive Listing Agreement is being held at listing office.

AUTHORIZED SIGNATURE OF DR/BIC

PRINT NAME

DATE