

# HICENTRAL MLS, LTD. EXHIBIT A PROFILE SHEET —CONDO/TOWNHOUSE

**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.

## LISTING INFORMATION

### AGENT INFORMATION

\*Listing Agent MLSID: \_\_\_\_\_ Co-Listing Agent MLSID: \_\_\_\_\_

### GENERAL

\*TMK #: \_\_\_\_\_ Div / Zone / Sec / Plat / Parcel / CPR \_\_\_\_\_ MLS #: \_\_\_\_\_  
 \*List Price: \_\_\_\_\_

\*Land Recorded: \_\_\_\_\_ \*Listing Type (ER/EA): \_\_\_\_\_ \*Listing Date: \_\_\_\_\_ \*Listing Exp Date: \_\_\_\_\_  
 Foreclosure (Y/N): \_\_\_\_\_ (RC)Advertise Date: \_\_\_\_\_ (RC)Auction Date: \_\_\_\_\_ (RC)Foreclosure Number: \_\_\_\_\_  
 \*Listing Service: \_\_\_\_\_ External URL: \_\_\_\_\_ Enhanced Photo (Y/N): \_\_\_\_\_

### Virtual Tour

Unbranded Virtual Tour URL: \_\_\_\_\_

### Address

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

### Schools

Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

## LISTING VISIBILITY

### Syndication

\*Show Internet (Y/N): \_\_\_\_\_ \*Show Addr Internet (Y/N): \_\_\_\_\_ Allow Comment (Y/N): \_\_\_\_\_ Automated Value Display (AVM) Y/N: \_\_\_\_\_

### Exempted Listings

Exempted Listing (Y/N): \_\_\_\_\_ Exempt Listing Type (No Visibility/Brokerage Only): \_\_\_\_\_ Seller Consent (Y/N): \_\_\_\_\_

## ADDITIONAL INFORMATION

*# of Bedrooms: _____	*Full Baths: _____	*Half Baths: _____	*Floor #: _____
Furnished: _____	*New Development/Constr: _____	*Year Built: _____	*Parking Total: _____
*Fractional (Y/N): _____	Remodeled (F/P/N): _____	Remodeled Year: _____	*Parking Stalls #(s): _____
*SQFT Living Area: _____	SQFT Open Lanai Area: _____	SQFT Garage: _____	Land SQFT: _____
# of Elevators: _____	*Flood Zone Code: _____	Developer/Architect: _____	
Model Name: _____	Models Open Days/Hours: _____	Model Site Contact: _____	*Parking Additional: _____
Site Contact Ph #: _____	*Building Name: _____	Community Association: _____	*Zoning: _____
*Management Co: _____	*Management Co. Ph #: _____	*Owner Occupancy %: _____	
Community Assn. Ph. #: _____	Public Report #: _____	*Home Exemption: _____	
*Maintenance Fees: _____	Association Fee Monthly: _____	*Tax Assessed Total: _____	
Other Fees Monthly: _____	Rental Income Monthly: _____		
*Tax Assessed Land: _____	*Tax Assessed Improvements: _____		
*Tax Amount Monthly: _____	*Assessment Year (YYYY): _____		
*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 Rent: _____	2nd Step-Up Mon Rent: _____	Next Until Year: _____	2nd Until Year: _____

# CONDO/TOWNHOUSE FEATURES

(R) = REQUIRED (gray box)

1. (R) SPECIAL SALE CONDITIONS
<input type="checkbox"/> None
<input type="checkbox"/> Bankruptcy
<input type="checkbox"/> Foreclosure
<input type="checkbox"/> Lender Sale
<input type="checkbox"/> Lien Release
<input type="checkbox"/> Probate
<input type="checkbox"/> Short Sale
<input type="checkbox"/> Subject to Repl. Property

2. (R) FINANCING TERMS ACCEPTABLE
<input type="checkbox"/> 1031 Exchange
<input type="checkbox"/> Agreement of Sale
<input type="checkbox"/> Assumable Loan
<input type="checkbox"/> Cash
<input type="checkbox"/> Conventional
<input type="checkbox"/> Due on Sale
<input type="checkbox"/> 1031 Exchange
<input type="checkbox"/> FHA
<input type="checkbox"/> Interest Exchange
<input type="checkbox"/> Lease Option
<input type="checkbox"/> Open
<input type="checkbox"/> Other
<input type="checkbox"/> Purchase Money Mortgage
<input type="checkbox"/> USDA Financing
<input type="checkbox"/> VA

3. (R) POSSESSION
<input type="checkbox"/> 45 Days or Less
<input type="checkbox"/> 45 Days or More
<input type="checkbox"/> At Closing
<input type="checkbox"/> Early Occupancy
<input type="checkbox"/> Negotiable
<input type="checkbox"/> Other
<input type="checkbox"/> Seller Lease Back
<input type="checkbox"/> Subject to Rental Lease

4. (R) DISCLOSURES
<input type="checkbox"/> None
<input type="checkbox"/> 1031 Exchange
<input type="checkbox"/> Buyer Restrictions
<input type="checkbox"/> Call Listor
<input type="checkbox"/> Court Approval Required
<input type="checkbox"/> Inactive Licensed Owner
<input type="checkbox"/> Lender Approval Required
<input type="checkbox"/> Licensed Owner
<input type="checkbox"/> Listor Owner
<input type="checkbox"/> Mixed Use OK
<input type="checkbox"/> Non Resident Owner
<input type="checkbox"/> Pending Litigation
<input type="checkbox"/> Pet on Property
<input type="checkbox"/> Pets Allowed (Verify)
<input type="checkbox"/> Photovoltaic
<input type="checkbox"/> Property Disc Stmt
<input type="checkbox"/> Relative of Licensee
<input type="checkbox"/> See Remarks

5. (R) STYLE
<input type="checkbox"/> Cluster Development
<input type="checkbox"/> Condomotel
<input type="checkbox"/> Co-op
<input type="checkbox"/> Detach Single Family
<input type="checkbox"/> High-Rise 7+ Stories
<input type="checkbox"/> Low-Rise 6 or Less
<input type="checkbox"/> No Unit Above or Below
<input type="checkbox"/> PUD
<input type="checkbox"/> Townhouse
<input type="checkbox"/> Walk-Up

6. (R) CONSTRUCTION/ EXTERIOR FINISH
<input type="checkbox"/> Above Ground
<input type="checkbox"/> Brick
<input type="checkbox"/> Concrete
<input type="checkbox"/> Double Wall
<input type="checkbox"/> Hollow Tile
<input type="checkbox"/> Masonry/Stucco
<input type="checkbox"/> Other
<input type="checkbox"/> Single Wall
<input type="checkbox"/> Slab
<input type="checkbox"/> Steel Frame
<input type="checkbox"/> Stone
<input type="checkbox"/> Vinyl
<input type="checkbox"/> Wood Frame

7. (R) PROPERTY CONDITION
<input type="checkbox"/> Excellent
<input type="checkbox"/> Above Average
<input type="checkbox"/> Average
<input type="checkbox"/> Fair
<input type="checkbox"/> Needs Major Repair
<input type="checkbox"/> Tear Down

8. (R) FLOOR COVERING
<input type="checkbox"/> Ceramic Tile
<input type="checkbox"/> Hardwood
<input type="checkbox"/> Laminate
<input type="checkbox"/> Marble/Granite
<input type="checkbox"/> Other
<input type="checkbox"/> Vinyl
<input type="checkbox"/> W/W Carpet

9. (R) AMENITIES
<input type="checkbox"/> None
<input type="checkbox"/> BBQ
<input type="checkbox"/> Boat Dock
<input type="checkbox"/> Car Wash
<input type="checkbox"/> Club House
<input type="checkbox"/> Community Assn. Pool
<input type="checkbox"/> Community Laundry
<input type="checkbox"/> Concierge
<input type="checkbox"/> Condo Association Pool
<input type="checkbox"/> Dog Park
<input type="checkbox"/> Doorman
<input type="checkbox"/> Exercise Room
<input type="checkbox"/> Fire Sprinkler
<input type="checkbox"/> Heated Pool
<input type="checkbox"/> Limo Service
<input type="checkbox"/> Meeting Room
<input type="checkbox"/> Other
<input type="checkbox"/> Patio/Deck

<input type="checkbox"/> Playground
<input type="checkbox"/> Pool on Property
<input type="checkbox"/> Private Yard
<input type="checkbox"/> Putting Green
<input type="checkbox"/> Recreation Area
<input type="checkbox"/> Recreation Room
<input type="checkbox"/> Resident Manager
<input type="checkbox"/> Restaurant
<input type="checkbox"/> Sauna
<input type="checkbox"/> Security Guard
<input type="checkbox"/> Storage
<input type="checkbox"/> Tennis Court
<input type="checkbox"/> Trash Chute
<input type="checkbox"/> Valet
<input type="checkbox"/> Walking/Jogging Path
<input type="checkbox"/> Wall/Fence
<input type="checkbox"/> Whirlpool

10. (R) UNIT FEATURES
<input type="checkbox"/> ADA Accessible
<input type="checkbox"/> ADA Compliant
<input type="checkbox"/> Bedroom on 1st Level
<input type="checkbox"/> Central AC
<input type="checkbox"/> Corner/End
<input type="checkbox"/> Even # Unit
<input type="checkbox"/> Full Bath on 1st Floor
<input type="checkbox"/> Ground Floor Unit
<input type="checkbox"/> Multi Level
<input type="checkbox"/> Odd # Unit
<input type="checkbox"/> Penthouse
<input type="checkbox"/> Single Level
<input type="checkbox"/> Split Level
<input type="checkbox"/> Storage
<input type="checkbox"/> Yard

11. OCCUPANCY
<input type="checkbox"/> Hotel Rental Pool
<input type="checkbox"/> Owner
<input type="checkbox"/> Tenant
<input type="checkbox"/> Vacant

12. (R) VIEW
<input type="checkbox"/> None
<input type="checkbox"/> Cemetery
<input type="checkbox"/> City
<input type="checkbox"/> Coastline
<input type="checkbox"/> Diamond Head
<input type="checkbox"/> Garden
<input type="checkbox"/> Golf Course
<input type="checkbox"/> Marina/Canal
<input type="checkbox"/> Mountain
<input type="checkbox"/> Ocean
<input type="checkbox"/> Sunrise
<input type="checkbox"/> Sunset

13. (R) PARKING
<input type="checkbox"/> None
<input type="checkbox"/> Assigned
<input type="checkbox"/> Carport
<input type="checkbox"/> Covered 1
<input type="checkbox"/> Covered 2
<input type="checkbox"/> Covered 3+
<input type="checkbox"/> Compact
<input type="checkbox"/> Garage
<input type="checkbox"/> Guest
<input type="checkbox"/> Open - 1
<input type="checkbox"/> Open - 2
<input type="checkbox"/> Open - 3+
<input type="checkbox"/> Open
<input type="checkbox"/> Other
<input type="checkbox"/> Secured Entry
<input type="checkbox"/> Street
<input type="checkbox"/> Tandem
<input type="checkbox"/> Unassigned

14. PROPERTY FRONTAGE
<input type="checkbox"/> Conservation
<input type="checkbox"/> Golf Course
<input type="checkbox"/> Lake/Pond
<input type="checkbox"/> Marina
<input type="checkbox"/> Ocean
<input type="checkbox"/> Other
<input type="checkbox"/> Preservation
<input type="checkbox"/> Sandy Beach
<input type="checkbox"/> Stream/Canal
<input type="checkbox"/> Waterfront

15. OTHER MONTHLY FEE INCLUDES
<input type="checkbox"/> None
<input type="checkbox"/> Association
<input type="checkbox"/> Lease Rent
<input type="checkbox"/> Maintenance
<input type="checkbox"/> Marina
<input type="checkbox"/> Other
<input type="checkbox"/> Sewer
<input type="checkbox"/> Special Assessment

16. MAINTENANCE FEE INCLUDES
<input type="checkbox"/> AC Central
<input type="checkbox"/> Cable TV
<input type="checkbox"/> Coop Lease Rent
<input type="checkbox"/> Coop Taxes
<input type="checkbox"/> Electricity
<input type="checkbox"/> Gas
<input type="checkbox"/> Hot Water
<input type="checkbox"/> Internet Service
<input type="checkbox"/> Marina
<input type="checkbox"/> Other Common Expenses
<input type="checkbox"/> Sewer
<input type="checkbox"/> Water

17. (R) INCLUSIONS
<input type="checkbox"/> None
<input type="checkbox"/> AC Central
<input type="checkbox"/> AC Split
<input type="checkbox"/> AC Window Unit
<input type="checkbox"/> Attic Fan
<input type="checkbox"/> Auto Garge Dr Opnr
<input type="checkbox"/> Blinds
<input type="checkbox"/> Book Shelves
<input type="checkbox"/> Cable TV
<input type="checkbox"/> Ceiling Fan
<input type="checkbox"/> Chandelier
<input type="checkbox"/> Compactor
<input type="checkbox"/> Convection Oven
<input type="checkbox"/> Dishwasher
<input type="checkbox"/> Disposal
<input type="checkbox"/> Drapes
<input type="checkbox"/> Dryer
<input type="checkbox"/> Fireplace
<input type="checkbox"/> Heat Pump
<input type="checkbox"/> Home Warranty

<input type="checkbox"/> Intercom
<input type="checkbox"/> Kitchenware
<input type="checkbox"/> Lawn Sprinkler
<input type="checkbox"/> Linens
<input type="checkbox"/> Microwave Hood
<input type="checkbox"/> Microwave
<input type="checkbox"/> Other
<input type="checkbox"/> Photovoltaic - Leased
<input type="checkbox"/> Photovoltaic - Owned
<input type="checkbox"/> Photovoltaic - Power Purchase Agreement
<input type="checkbox"/> Range Hood
<input type="checkbox"/> Range/Oven
<input type="checkbox"/> Refrigerator
<input type="checkbox"/> Security System
<input type="checkbox"/> Smoke Detector
<input type="checkbox"/> Solar Heater
<input type="checkbox"/> Washer
<input type="checkbox"/> Water Heater
<input type="checkbox"/> Wine Refrigerator

18. EXCLUSIONS
<input type="checkbox"/> Ceiling Fan
<input type="checkbox"/> Chandelier
<input type="checkbox"/> Drapes
<input type="checkbox"/> Dryer
<input type="checkbox"/> Microwave
<input type="checkbox"/> Other
<input type="checkbox"/> Refrigerator
<input type="checkbox"/> Shelves
<input type="checkbox"/> Track Lighting
<input type="checkbox"/> Washer
<input type="checkbox"/> Window Coverings

19. SHOWING
<input type="checkbox"/> <8 Hrs Notice Required
<input type="checkbox"/> 1 Day Notice Required
<input type="checkbox"/> 2 Day Notice Required
<input type="checkbox"/> Appointment Only
<input type="checkbox"/> Call Assistant
<input type="checkbox"/> Call Listor
<input type="checkbox"/> Call Office & Go
<input type="checkbox"/> Key in Office
<input type="checkbox"/> Listor Must Be Present
<input type="checkbox"/> SentiKey - Go/Show
<input type="checkbox"/> Use ShowingTime
<input type="checkbox"/> Virtual Showing

20. STORIES
<input type="checkbox"/> Basement
<input type="checkbox"/> One
<input type="checkbox"/> Two
<input type="checkbox"/> Three
<input type="checkbox"/> Three+
<input type="checkbox"/> Split Level
<input type="checkbox"/> 4-7
<input type="checkbox"/> 8-14
<input type="checkbox"/> 15-20
<input type="checkbox"/> 21+

21. SECURITY
<input type="checkbox"/> Card
<input type="checkbox"/> Gated Community
<input type="checkbox"/> Key
<input type="checkbox"/> Keyed Elevator
<input type="checkbox"/> Security Patrol
<input type="checkbox"/> Video

**REMARKS**

Public Remarks (maximum 1200 alpha/numeric characters) **Note: Offering of compensation is not allowed in the MLS**

Agent/Showing Remarks (maximum 600 alpha/numeric characters) **Note: Offering of compensation is not allowed in the MLS**

**\*LOCKBOX**

- I am not using a lockbox
- I will use my own SENTRILOCK lockbox
- I will use my own NON-SENTRILOCK lockbox
- I request a lockbox from HiCentral MLS

Serial Number: \_\_\_\_\_

**ROOMS**

**ROOMS & DESCRIPTIONS (SELECT ONE)**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Atrium              | <input type="checkbox"/> Foyer           | <input type="checkbox"/> Living Room     |
| <input type="checkbox"/> Bedroom             | <input type="checkbox"/> Full Bathroom   | <input type="checkbox"/> Loft            |
| <input type="checkbox"/> Breakfast Room      | <input type="checkbox"/> Great Room      | <input type="checkbox"/> Media Room      |
| <input type="checkbox"/> Den/Study           | <input type="checkbox"/> Half Bathroom   | <input type="checkbox"/> Other           |
| <input type="checkbox"/> Dining Area         | <input type="checkbox"/> Kitchen Nook    | <input type="checkbox"/> Recreation Room |
| <input type="checkbox"/> Dining Room         | <input type="checkbox"/> Lanai, Enclosed | <input type="checkbox"/> Storage         |
| <input type="checkbox"/> Eat in Kitchen/Nook | <input type="checkbox"/> Lanai, Open     | <input type="checkbox"/> Utility         |
| <input type="checkbox"/> Exercise Room       | <input type="checkbox"/> Laundry Room    | <input type="checkbox"/> Wine Cellar     |
| <input type="checkbox"/> Family Room         | <input type="checkbox"/> Library         | <input type="checkbox"/> Workshop        |

**ROOM LEVEL (SELECT ONE)**

- Basement
- Lower
- Main
- Upper

**ROOM DESCRIPTION**

(max 30 alpha/numeric characters)

**ROOMS & DESCRIPTIONS (SELECT ONE)**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Atrium              | <input type="checkbox"/> Foyer           | <input type="checkbox"/> Living Room     |
| <input type="checkbox"/> Bedroom             | <input type="checkbox"/> Full Bathroom   | <input type="checkbox"/> Loft            |
| <input type="checkbox"/> Breakfast Room      | <input type="checkbox"/> Great Room      | <input type="checkbox"/> Media Room      |
| <input type="checkbox"/> Den/Study           | <input type="checkbox"/> Half Bathroom   | <input type="checkbox"/> Other           |
| <input type="checkbox"/> Dining Area         | <input type="checkbox"/> Kitchen Nook    | <input type="checkbox"/> Recreation Room |
| <input type="checkbox"/> Dining Room         | <input type="checkbox"/> Lanai, Enclosed | <input type="checkbox"/> Storage         |
| <input type="checkbox"/> Eat in Kitchen/Nook | <input type="checkbox"/> Lanai, Open     | <input type="checkbox"/> Utility         |
| <input type="checkbox"/> Exercise Room       | <input type="checkbox"/> Laundry Room    | <input type="checkbox"/> Wine Cellar     |
| <input type="checkbox"/> Family Room         | <input type="checkbox"/> Library         | <input type="checkbox"/> Workshop        |

**ROOM LEVEL (SELECT ONE)**

- Basement
- Lower
- Main
- Upper

**ROOM DESCRIPTION**

(max 30 alpha/numeric characters)

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

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
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

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone