

# HICENTRAL MLS, LTD.

## PROPERTY TYPE—MULTI-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 #: \_\_\_\_\_ \*Listing Agent MLSID: \_\_\_\_\_ \*MLS #: \_\_\_\_\_  
 Div/Zone/Sec/Plat/Parcel/CPR Co-Listing Agent MLSID: \_\_\_\_\_ \*List Price: \_\_\_\_\_

### GENERAL LISTING INFORMATION

\*Land Recorded: \_\_\_\_\_ \*Listing Type (ER/EA): \_\_\_\_\_ \*Listing Date: \_\_\_\_\_ \*Listing Exp Date: \_\_\_\_\_  
 \*Compensation: \_\_\_\_\_ Comp. Subject To: \_\_\_\_\_ \*Dual Variable Comp: \_\_\_\_\_ 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

\*Zoning: \_\_\_\_\_ \*Flood Zone Code: \_\_\_\_\_  
 \*Year Built: \_\_\_\_\_ Remodeled Year: \_\_\_\_\_  
 SQFT Building: \_\_\_\_\_ \*Land SQFT: \_\_\_\_\_  
 \*# of 1 Bedroom: \_\_\_\_\_ \*# of 2 Bedrooms: \_\_\_\_\_ \*# of 3+ Bedrooms: \_\_\_\_\_  
 \*# of Studios: \_\_\_\_\_ Commercial Spaces: \_\_\_\_\_ \*Total # of Units: \_\_\_\_\_  
 Furnished: \_\_\_\_\_ \*Parking Total: \_\_\_\_\_ # of Elevators: \_\_\_\_\_  
 Management Company: \_\_\_\_\_ Management Co. Ph. #: \_\_\_\_\_

### FINANCIAL INFORMATION

\*Rental Income Monthly: \_\_\_\_\_ \*Other Income: \_\_\_\_\_ \*Total Income: \_\_\_\_\_  
 \*Total Annual Opr. Exp: \_\_\_\_\_ \*Net Operating Income: \_\_\_\_\_  
 \*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: \_\_\_\_\_ Lease Renegotiate Date: \_\_\_\_\_ (RC)Lease Expires: \_\_\_\_\_ (RC)Lease Until Year: \_\_\_\_\_  
 (RC)Cur Mon Lease/Rnt: \_\_\_\_\_ Next Until Year: \_\_\_\_\_ 2nd Until Year: \_\_\_\_\_

### REMARKS

Public Remarks (maximum 800 alpha/numeric characters)

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

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# MULTI-FAMILY FEATURES

(R) = REQUIRED

**1. (R)SPECIAL SALE(R) CONDITIONS**

1. None  
 2. Bankruptcy  
 3. Foreclosure  
 4. Lender Sale  
 5. Probate  
 6. Short Sale  
 7. Subj to Repl Property

**6. (R)STORIES**

1. One  
 2. Two  
 3. Three  
 4. 4-7  
 5. 8-14  
 6. 15-20  
 7. 21+

**12. (R)BUILDING TYPE**

1. Apartments  
 2. Duplex  
 3. Fourplex  
 4. Multi Dwellings  
 5. Other  
 6. Triplex

**18. (R)GUEST PARKING**

1. None  
 2. 10+ Spaces  
 3. Check-in Required  
 4. <10 Spaces

**23. TENANT PAYS**

1. None  
 2. AC  
 3. Cable TV  
 4. Electricity  
 5. Gas  
 6. Other  
 7. Parking  
 8. Water

**2. (R)TERMS ACCEPTABLE**

1. A/S  
 2. Assumption  
 3. Can Subordinate  
 4. Cash  
 5. Conventional  
 6. Exchange  
 7. Govt Granteed Loan  
 8. Joint Venture  
 9. Open  
 10. Other  
 11. PMM  
 12. Sale/Lease Back  
 13. Seller Financing  
 14. USDA Financing

**7. (R)PROPERTY CONDITION**

1. Above Average  
 2. Average  
 3. Excellent  
 4. Fair  
 5. Needs Major Repair  
 6. Tear Down

**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

**19. (R)EASEMENTS**

1. None  
 2. Beach Access  
 3. Cable  
 4. Drainage  
 5. Driveway  
 6. Egress  
 7. Electric  
 8. Ingress  
 9. Other  
 10. Sewer  
 11. Street Widening  
 12. Telephone  
 13. View  
 14. Water

**24. DOCUMENTS**

1. Appraisal  
 2. Building Plans  
 3. Environmental Asse.  
 4. Inventory  
 5. Lease Documents  
 6. Licenses  
 7. Other  
 8. P&L  
 9. Survey  
 10. Tax Return  
 11. Title Search

**3. (R)POSSESSION**

1. At Closing  
 2. Immediate  
 3. Negotiable  
 4. Subject To Tenancy

**8. (R)LOT DESCRIPTION**

1. Clear  
 2. Flag Lot  
 3. Irregular  
 4. Other  
 5. Rim Lot  
 6. Wooded

**14. (R)TOPOGRAPHY**

1. Down Slope  
 2. Gentle Slope  
 3. Hilly  
 4. Level  
 5. Other  
 6. Steep Slope  
 7. Terraced  
 8. Up Slope

**20. 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

**25. LAUNDRY**

1. None  
 2. Coin  
 3. Dryer  
 4. Individual  
 5. Leased Equipment  
 6. Other  
 7. Space  
 8. Washer

**4. (R)DISCLOSURES**

1. None  
 2. 1031 Exchange  
 3. Buyer Restrictions  
 4. Call Listor  
 5. Court Apprvl Req  
 6. Inactive Lic. Owner  
 7. Leased Equipment  
 8. Lender Apprvl Req  
 9. Licensed Owner  
 10. Listor Owner  
 11. Non Res Owner  
 12. Pending Litigation  
 13. Pet on Property  
 14. Photovoltaic  
 15. Property Disc Stmt  
 16. Relative of Licensee  
 17. See Remarks  
 18. Special Assessment

**9. (R)AMENITIES**

1. None  
 2. A/C  
 3. AC Central  
 4. ADA Accessible  
 5. ADA Compliant  
 6. Enter Phone  
 7. Fire Sprinkler  
 8. Other  
 9. Resident Manager  
 10. Secured Lobby  
 11. Storage  
 12. Trash Chute

**15. LOCATION**

1. Corner  
 2. Cul-De-Sac  
 3. Dead End  
 4. Inside  
 5. Other

**21. (R)UTILITIES AVAILABLE**

1. Cable  
 2. Cesspool  
 3. Gas  
 4. Internet  
 5. Other  
 6. Overhead Electricity  
 7. Private Water  
 8. Public Water  
 9. Septic  
 10. Sewer Connection Reqrd  
 11. Sewer Fee  
 12. Telephone  
 13. Underground Electricity  
 14. Water  
 15. Water Catchment  
 16. Wells

**26. (R)METERS**

1. None  
 2. AC  
 3. Electric  
 4. Gas  
 5. Individual  
 6. Other  
 7. Water

**5. (R)SET-BACKS**

1. None  
 2. C&C  
 3. Of Record  
 4. Special

**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

**16. RECREATION FACILITIES**

1. None  
 2. Exercise Room  
 3. Other  
 4. Play Area  
 5. Pool  
 6. Recreation Room  
 7. Sauna/Spa  
 8. Tennis Court

**22. (R)EXPENSES INCLUDE**

1. Excise Tax  
 2. Insurance  
 3. Lease Rent  
 4. Mgmt Fee  
 5. Other  
 6. Property Tax  
 7. Repair Maintenance  
 8. Sewer Fee

**27. (R)SEWER**

1. Cesspool  
 2. Connected  
 3. Grease Trap  
 4. Holding Tank  
 5. Not Connected  
 6. Other  
 7. Septic

**11. (R)ROOFING**

1. Aluminum/Steel  
 2. Asphalt Shingle  
 3. Composition  
 4. Custom/Specialty  
 5. Other  
 6. Pitch & Gravel  
 7. Tile  
 8. Wood Shake

**17. (R)PARKING**

1. None  
 2. Assigned  
 3. Covered  
 4. Open  
 5. Tandem  
 6. Unassigned

**28. 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

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 \_\_\_\_\_