

# HICENTRAL MLS, LTD. EXHIBIT A PROFILE SHEET — 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.

## 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

\*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

\*Monthly Rental Income: \_\_\_\_\_ \*Monthly Other Income: \_\_\_\_\_  
 \*Total Annual Income: \_\_\_\_\_ \*Annual Operating Expenses: \_\_\_\_\_ \*Net Annual 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: \_\_\_\_\_

### Secondary Dwelling

Secondary Dwelling (None/ADU/Ohana Dwelling): \_\_\_\_\_ (RC)ADU/Ohana Permit No.: \_\_\_\_\_ (RC)ADU/Ohana Permit Completion Date: \_\_\_\_\_

# MULTI-FAMILY FEATURES

(R) = REQUIRED (gray box)

<b>1. (R) SPECIAL SALE CONDITIONS</b> <input type="checkbox"/> None <input type="checkbox"/> Bankruptcy <input type="checkbox"/> Foreclosure <input type="checkbox"/> Lender Sale <input type="checkbox"/> Probate <input type="checkbox"/> Short Sale <input type="checkbox"/> Subj to Repl Property	<b>2. (R) FINANCING TERMS ACCEPTABLE</b> <input type="checkbox"/> 1031 Exchange <input type="checkbox"/> Agreement of Sale <input type="checkbox"/> Assumable Loan <input type="checkbox"/> Can Subordinate <input type="checkbox"/> Cash <input type="checkbox"/> Conventional <input type="checkbox"/> Govt Guaranteed Loan <input type="checkbox"/> Joint Venture <input type="checkbox"/> Open <input type="checkbox"/> Other <input type="checkbox"/> Purchase Money Mortgage <input type="checkbox"/> Sale/Lease Back <input type="checkbox"/> USDA Financing	<b>3. (R) POSSESSION</b> <input type="checkbox"/> At Closing <input type="checkbox"/> Immediate <input type="checkbox"/> Negotiable <input type="checkbox"/> Subject To Tenancy	<b>4. (R) DISCLOSURES</b> <input type="checkbox"/> None <input type="checkbox"/> 1031 Exchange <input type="checkbox"/> Buyer Restrictions <input type="checkbox"/> Call Listor <input type="checkbox"/> Court Apprvl Req <input type="checkbox"/> Inactive Lic. Owner <input type="checkbox"/> Leased Equipment <input type="checkbox"/> Lender Apprvl Req <input type="checkbox"/> Licensed Owner <input type="checkbox"/> Listor Owner <input type="checkbox"/> Non Res Owner <input type="checkbox"/> Pending Litigation <input type="checkbox"/> Pet on Property <input type="checkbox"/> Photovoltaic <input type="checkbox"/> Property Disc Stmt <input type="checkbox"/> Relative of Licensee <input type="checkbox"/> See Remarks <input type="checkbox"/> Special Assessment	<b>5. (R) SET-BACKS</b> <input type="checkbox"/> None <input type="checkbox"/> C&C <input type="checkbox"/> Of Record <input type="checkbox"/> Special
<b>6. (R) STORIES</b> <input type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> 4-7 <input type="checkbox"/> 8-14 <input type="checkbox"/> 15-20 <input type="checkbox"/> 21+	<b>7. (R) PROPERTY CONDITION</b> <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	<b>8. (R) LOT DESCRIPTION</b> <input type="checkbox"/> Clear <input type="checkbox"/> Flag Lot <input type="checkbox"/> Irregular <input type="checkbox"/> Other <input type="checkbox"/> Rim Lot <input type="checkbox"/> Wooded	<b>9. (R) AMENITIES</b> <input type="checkbox"/> None <input type="checkbox"/> A/C <input type="checkbox"/> AC Central <input type="checkbox"/> ADA Accessible <input type="checkbox"/> ADA Compliant <input type="checkbox"/> Enter Phone <input type="checkbox"/> Fire Sprinkler <input type="checkbox"/> Other <input type="checkbox"/> Resident Manager <input type="checkbox"/> Secured Lobby <input type="checkbox"/> Storage <input type="checkbox"/> Trash Chute	<b>10. (R) CONSTRUCTION/ EXTERIOR FINISH</b> <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
<b>11. (R) ROOFING</b> <input type="checkbox"/> Aluminum/Steel <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Composition <input type="checkbox"/> Custom/Specialty <input type="checkbox"/> Other <input type="checkbox"/> Pitch & Gravel <input type="checkbox"/> Tile <input type="checkbox"/> Wood Shake	<b>12. (R) BUILDING TYPE</b> <input type="checkbox"/> Apartments <input type="checkbox"/> Duplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Multi Dwellings <input type="checkbox"/> Other <input type="checkbox"/> Triplex	<b>13. (R) VIEW</b> <input type="checkbox"/> None <input type="checkbox"/> Cemetary <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"/> Other <input type="checkbox"/> Sunrise <input type="checkbox"/> Sunset	<b>14. (R) TOPOGRAPHY</b> <input type="checkbox"/> Down Slope <input type="checkbox"/> Gentle Slope <input type="checkbox"/> Hilly <input type="checkbox"/> Level <input type="checkbox"/> Other <input type="checkbox"/> Steep Slope <input type="checkbox"/> Terraced <input type="checkbox"/> Up Slope	<b>15. LOCATION</b> <input type="checkbox"/> Corner <input type="checkbox"/> Cul-De-Sac <input type="checkbox"/> Dead End <input type="checkbox"/> Inside <input type="checkbox"/> Other
<b>16. RECREATION FACILITIES</b> <input type="checkbox"/> None <input type="checkbox"/> Exercise Room <input type="checkbox"/> Other <input type="checkbox"/> Play Area <input type="checkbox"/> Pool <input type="checkbox"/> Recreation Room <input type="checkbox"/> Sauna/Spa <input type="checkbox"/> Tennis Court	<b>17. (R) PARKING</b> <input type="checkbox"/> None <input type="checkbox"/> Assigned <input type="checkbox"/> Covered <input type="checkbox"/> Open <input type="checkbox"/> Tandem <input type="checkbox"/> Unassigned	<b>18. (R) GUEST PARKING</b> <input type="checkbox"/> None <input type="checkbox"/> 10+ Spaces <input type="checkbox"/> Check-in Required <input type="checkbox"/> <10 Spaces	<b>19. (R) EASEMENTS</b> <input type="checkbox"/> None <input type="checkbox"/> Beach Access <input type="checkbox"/> Cable <input type="checkbox"/> Drainage <input type="checkbox"/> Driveway <input type="checkbox"/> Egress <input type="checkbox"/> Electric <input type="checkbox"/> Ingress <input type="checkbox"/> Other <input type="checkbox"/> Sewer <input type="checkbox"/> Street Widening <input type="checkbox"/> Telephone <input type="checkbox"/> View <input type="checkbox"/> Water	<b>20. PROPERTY FRONTAGE</b> <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
<b>21. (R) UTILITIES AVAILABLE</b> <input type="checkbox"/> Cable <input type="checkbox"/> Cesspool <input type="checkbox"/> Gas <input type="checkbox"/> Internet <input type="checkbox"/> Other <input type="checkbox"/> Overhead Electricity <input type="checkbox"/> Private Water <input type="checkbox"/> Public Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer Connection Req'd <input type="checkbox"/> Sewer Fee <input type="checkbox"/> Telephone <input type="checkbox"/> Underground Electricity <input type="checkbox"/> Water <input type="checkbox"/> Water Catchment <input type="checkbox"/> Wells	<b>22. (R) EXPENSES INCLUDE</b> <input type="checkbox"/> Excise Tax <input type="checkbox"/> Insurance <input type="checkbox"/> Lease Rent <input type="checkbox"/> Mgmt Fee <input type="checkbox"/> Other <input type="checkbox"/> Property Tax <input type="checkbox"/> Repair Maintenance <input type="checkbox"/> Sewer Fee	<b>23. TENANT PAYS</b> <input type="checkbox"/> None <input type="checkbox"/> AC <input type="checkbox"/> Cable TV <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Other <input type="checkbox"/> Parking <input type="checkbox"/> Water	<b>24. DOCUMENTS</b> <input type="checkbox"/> Appraisal <input type="checkbox"/> Building Plans <input type="checkbox"/> Environmental/Asse. <input type="checkbox"/> Inventory <input type="checkbox"/> Lease Documents <input type="checkbox"/> Licenses <input type="checkbox"/> Other <input type="checkbox"/> P&L <input type="checkbox"/> Survey <input type="checkbox"/> Tax Return <input type="checkbox"/> Title Search	<b>25. LAUNDRY</b> <input type="checkbox"/> None <input type="checkbox"/> Coin <input type="checkbox"/> Dryer <input type="checkbox"/> Individual <input type="checkbox"/> Leased Equipment <input type="checkbox"/> Other <input type="checkbox"/> Space <input type="checkbox"/> Washer
<b>27. (R) METERS</b> <input type="checkbox"/> None <input type="checkbox"/> AC <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Individual <input type="checkbox"/> Other <input type="checkbox"/> Water	<b>27. (R) SEWER</b> <input type="checkbox"/> Cesspool <input type="checkbox"/> Connected <input type="checkbox"/> Grease Trap <input type="checkbox"/> Holding Tank <input type="checkbox"/> Not Connected <input type="checkbox"/> Other <input type="checkbox"/> Septic	<b>28. SHOWING</b> <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		

**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            |
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| <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