

HICENTRAL MLS, LTD. PROPERTY TYPE - MULTI-FAMILY

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

MLS INFORMATION

(R)TMK # _____	Div/Zone/Sec/Plat/Parcel/CPR _____		MLS # _____
(R)Street No. _____	St Dir. _____	(R)Street Name _____	(R)List Price _____
(R)City _____	(R)State <u>HI</u>	(R)Zip Code _____	
(R)Listing Agent Code _____		Co-Listing Agent Code _____	
(R)Listing Date _____		(R)Listing Expire Date _____	
(R)Listing Type (ER/EA) _____		(R)Coop Broker Commission _____	
(R)Dual/Var Rate Comm. (Y/N) _____		(RC)Method _____	
Comp. Subj. To (CRT/LNDR/OTH) _____		(R)GE Tax Paid By Seller (Y/N) _____	
		(R)Show Internet? (Y/N) _____	Seller's Initials
		(RC)Show Addr Internet (F/N/P) _____	

PROPERTY INFORMATION

(R)Zoning _____	(R)Flood Zone Code _____
(R)Year Built _____	Remodeled Year _____
(R)Total Bldg Interior Area _____	(RC)Land SqFt _____
(RC)Land Acres _____	(R)# of 1 Bedroom _____
(R)# of 2 Bedrooms _____	(R)# of 3+ Bedrooms _____
(R)# of Studios _____	Commerical Space _____
(R)Total # of Units _____	Furnished (F/N/P) _____
(R)# of Parking Spaces _____	Property Management Company _____
Property Management Ph # _____	

FINANCIAL INFORMATION

(R)Anl Rental Inc. _____	(R)Other Inc. _____
(R)Total Anl Inc. _____	(R)Anl Expense _____
(R)Net Operating Income _____	(R)Assd Val Lnd _____
(R)Assd Val Imp _____	(R)Anl Prop Tax _____
(R)Tax Year (yyyy) _____	Min. Down % _____

LEASEHOLD INFORMATION

(R)Land Tenure (FS/LH) _____	FA/FP if LH _____
Fee Purchase Amt _____	(RC)Lessor _____
Cur Mon Lse/Rent _____	(RC)Lse Until Year _____
Nxt Yr Lse/Rent _____	Next Until Year _____
Renegotiate Date (mm/dd/yyyy) _____	(RC)Lse Expires (mm/dd/yyyy) _____

REMARKS

Public Remarks (maximum 400 alpha/numeric characters)

Agent/Showing Remarks (maximum 250 alpha/numeric characters)

MULTI-FAMILY FEATURES (R) = REQUIRED

1. (R) LOCKBOX

1. Yes
 2. No

2. (R) VIEW

1. None
 2. Cemetery
 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

3. LOCATION

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

4. (R) PREDOMINANT TOPOGRAPHY

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

5. (R) LOT DESCRIPTION

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

6. (R) BUILDING TYPE

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

7. (R) NUMBER OF STORIES

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

8. (R) PROPERTY CONDITION

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

9. (R) TENANT PARKING

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

10. (R) GUEST PARKING

1. None
 2. 10+
 3. Check In Required
 4. Under 10

11. (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

12. (R) ROOFING

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

13. PROPERTY FRONTAGE

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

14. (R) METERS

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

15. (R) LAUNDRY

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

16. (R) RECREATION FACILITIES

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

17. (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

18. (R) TENANT PAYS

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

19. (R) EXPENSES INCLUDE

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

20. (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

21. (R) SEWER

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

22. (R) PASSENGER ELEVATORS

1. None
 2. 3+
 3. One
 4. Two

23. (R) SET-BACKS

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

24. (R) DISCLOSURES

1. None
 2. 1031 Exchange
 3. Buyer Restrictions
 4. Call Lister
 5. Court Approval Required
 6. Inactive Licensed Owner
 7. Leased Equipment
 8. Lender Approval Required
 9. Licensed Owner
 10. Lister Owner
 11. Non Resident Owner
 12. Pending Litigation
 13. Pet on Property
 14. Property Disclosure Stmt
 15. Relative of Licensee
 16. See Remarks
 17. Special Assessment

25. DOCUMENTS

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

26. (R) POSSESSION

1. Close of Escrow
 2. Immediate
 3. Negotiable (Enter In Remarks)
 4. Subject To Tenance

2+. (R) POSSESSION

1. Close of Escrow
 2. Immediate
 3. Negotiable (Enter In Remarks)
 4. Subject To Tenance

2. (R) TERMS ACCEPTABLE

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

2- (R) SPECIAL SALE CONDITIONS

1. None
 2. Bankruptcy
 3. Foreclosure
 4. Lender Sale
 5. Probate
 6. Short Sale
 7. Sub. to Replacement Prop.

30. (R) LAND RECORDED

1. Dual Systems
 2. Land Court
 3. Regular System

31. (R) SHOWING

1. < 8 Hrs Notice Required
 2. Appointment Only
 3. Call Assistant
 4. Call Lister
 5. Call Office & Go
 6. Key in Office
 7. Lister Must Be Present
 8. One Day Notice Required
 9. Two Day Notice Required

32. (R) UTILITIES AVAILABLE

1. Cable
 2. Cesspool
 3. Connected
 4. Gas
 5. Internet Cable
 6. Other
 7. Overheated 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

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 _____