

# HICENTRAL MLS, LTD.

## PROPERTY TYPE—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.

### 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: \_\_\_\_\_ \*G.E. Tax Paid  
 Foreclosure: \_\_\_\_\_ Advertise Date: \_\_\_\_\_ Auction Date: \_\_\_\_\_ Foreclosure No: \_\_\_\_\_ by Seller: \_\_\_\_\_  
 \*Show Internet: \_\_\_\_\_ Show Addr Internet: \_\_\_\_\_ \*IDX OptIn: \_\_\_\_\_ \*Lockbox: \_\_\_\_\_  
 \*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: \_\_\_\_\_ \*Floor #: \_\_\_\_\_  
 Furnished: \_\_\_\_\_ \*New Dev./Constr: \_\_\_\_\_ \*Year Built: \_\_\_\_\_ \*Parking Total \_\_\_\_\_  
 \*Fractional (Y/N): \_\_\_\_\_ Remodeled: \_\_\_\_\_ Remodeled Year: \_\_\_\_\_ \*Parking Stalls #(s) \_\_\_\_\_  
 \*SQFT Roofed Living: \_\_\_\_\_ SQFT Open Lanai Area: \_\_\_\_\_ Lot Size Area: \_\_\_\_\_  
 # of Elevators: \_\_\_\_\_ \*Flood Zone Code: \_\_\_\_\_ Developer/Architect: \_\_\_\_\_  
 Model Name: \_\_\_\_\_ Models Open Days/  
 Hours: \_\_\_\_\_ Model Site Contact: \_\_\_\_\_ \*Parking Additional: \_\_\_\_\_  
 Site Contact Phone #: \_\_\_\_\_ \*Building Name: \_\_\_\_\_ \*Zoning: \_\_\_\_\_  
 \*Management Company: \_\_\_\_\_ \*Management Co. Ph #: \_\_\_\_\_ Community Association: \_\_\_\_\_  
 Community Assn. Ph. #: \_\_\_\_\_ Public Report #: \_\_\_\_\_ \*Owner Occupancy %: \_\_\_\_\_

### FINANCIAL INFORMATION

\*Maintenance Fees: \_\_\_\_\_ Association Fee: \_\_\_\_\_ \*Home Exemption: \_\_\_\_\_  
 Other Monthly Fees: \_\_\_\_\_ Total Actual Rent: \_\_\_\_\_  
 \*Assessed Value Land: \_\_\_\_\_ \*Assessed Value Improvements: \_\_\_\_\_ \*Tax Assessed Value: \_\_\_\_\_  
 \*Tax Amount: \_\_\_\_\_ \*Assessment Year (YYYY): \_\_\_\_\_

### LEASEHOLD INFORMATION

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

### REMARKS

Public Remarks (maximum 400 alpha/numeric characters)

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

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# CONDO/TOWNHOUSE FEATURES

(\*) = REQUIRED

## 1. \*SPECIAL SALE CONDITIONS

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

## 2. \*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. VA

## 3. \*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. \*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. Mixed Use OK
- 11. Non Res Owner
- 12. Pending Litigation
- 13. Pet on Property
- 14. Pets Allwd (Verify)
- 15. Property Disc Stmt
- 16. Relative of Licensee
- 17. See Remarks

## 5. \*STYLE

- 1. Cluster Development
- 2. Condotel
- 3. Co-op
- 4. Detach Single Family
- 5. High-Rise 7+ Stories
- 6. Low-Rise 6 or Less
- 7. No Unit Above or Below
- 8. PUD
- 9. Townhouse
- 10. Walk-Up

## 6. \*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

## 7. \*PROPERTY CONDITION

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

## 8. \*FLOOR COVERING

- 1. Ceramic Tile
- 2. Hardwood
- 3. Laminate
- 4. Marble/Granite
- 5. Other
- 6. Vinyl
- 7. W/W Carpet

## 9. \*AMENITIES

- 1. None
- 2. BBQ
- 3. Boat Dock
- 4. Club House
- 5. Community Laundry
- 6. Concierge
- 7. Doorman
- 8. Exercise Room
- 9. Heated Pool
- 10. Limo Service
- 11. Meeting Room
- 12. Other
- 13. Patio/Deck
- 14. Pool
- 15. Private Yard
- 16. Putting Green
- 17. Recreation Area
- 18. Recreation Room
- 19. Resident Manager
- 20. Restaurant
- 21. Sauna
- 22. Security Guard
- 23. Storage
- 24. Tennis Court
- 25. Trash Chute
- 26. Valet
- 27. Walking/Jogging Path
- 28. Wall/Fence
- 29. Whirlpool

## 10. \*UNIT FEATURES

- 1. ADA Accessible
- 2. ADA Compliant
- 3. Bedroom on 1st Level
- 4. Central AC
- 5. Corner/End
- 6. Even # Unit
- 7. Full Bath on 1st Floor
- 8. Ground Floor Unit
- 9. Multi Level
- 10. Odd # Unit
- 11. Penthouse
- 12. Single Level
- 13. Split Level
- 14. Storage
- 15. Yard

## 11. OCCUPANCY

- 1. Hotel Rental Pool
- 2. Owner
- 3. Tenant
- 4. Vacant

## 12. \*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. Sunrise
- 12. Sunset

## 13. \*PARKING

- 1. None
- 2. Assigned
- 3. Carport
- 4. Compact
- 5. Covered 1
- 6. Covered 2
- 7. Covered 3+
- 8. Garage
- 9. Guest
- 10. Open
- 11. Open - 1
- 12. Open - 2
- 13. Open - 3+
- 14. Other
- 15. Secured Entry
- 16. Street
- 17. Tandem
- 18. Unassigned

## 14. 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

## 15. OTHER FEE INCLUDES

- 1. None
- 2. Association
- 3. Lease Rent
- 4. Maintenance
- 5. Marina
- 6. Other
- 7. Sewer
- 8. Special Assessment

## 16. MAINTENANCE FEE INCLUDES

- 1. AC Central
- 2. Cable TV
- 3. Coop Lease Rent
- 4. Coop Taxes
- 5. Electricity
- 6. Gas
- 7. Hot Water
- 8. Internet Service
- 9. Marina
- 10. Other Common Expenses
- 11. Sewer
- 12. Water

## 17. \*INCLUSIONS

- 1. None
- 2. AC Central
- 3. AC Split
- 4. AC Window Unit
- 5. Auto Garge Dr Oprnr
- 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
- 18. Heat Pump
- 19. Home Warranty
- 20. Intercom
- 21. Kitchenware
- 22. Lawn Sprinkler
- 23. Linens
- 24. Microwave
- 25. Microwave Hood
- 26. Other
- 27. Range Hood
- 28. Range/Oven
- 29. Refrigerator
- 30. Security System
- 31. Smoke Detector
- 32. Solar Heater
- 33. Washer

## 18. EXCLUSIONS

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

## 19. 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

## 20. STORIES

- 1. Basement
- 2. One
- 3. Two
- 4. Three
- 5. Three+
- 6. Split Level
- 7. 4-7
- 8. 8-14
- 9. 15-20
- 10. 21+

## 21. SECURITY

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

**CONDO/TOWNHOUSE FEATURES**

**(\*) = REQUIRED**

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

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

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ROOM DESCRIPTION

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

Broker's Initials: \_\_\_\_\_

\_\_\_\_\_  
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