



LISTING PROFILE BARE LAND

(*) Indicates Required Field

* Property Type: (Choose One) <input type="checkbox"/> Lot (Under 1 Acre) <input type="checkbox"/> Land (1+ Acre) <input type="checkbox"/> Commercial Land			
* Listing Type: (Choose One) <input type="checkbox"/> Exclusive Right to Sell <input type="checkbox"/> Exclusive Agency			MLS #:
* Address: Number Pre-Direction Street Name Post Direction			* Price: \$
Map/Parcel #:			
* City:		* Zip Code:	Cross Street:
* Area: (Refer to Boundary Map if Unsure)		* County:	Property Address Internet Display: <input type="checkbox"/> Yes <input type="checkbox"/> No
Schools - Elementary:		Middle:	High:
* Lot:	Block:	Subdivision:	* Acres:
Approx Lot Dimensions:		Approx Lot Sq Ft:	* Zoning:
Frontage (# Feet):		Easement:	
* Approved for Manufactured Home? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown			
* Tax Account #:		Possession:	Escrow At:
Tax Amount: \$		Tax Years:	Assessments or Special Liens: <input type="checkbox"/> Yes <input type="checkbox"/> No
Water Rights: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Source:		Soil Type:	Deferral: <input type="checkbox"/> Farm <input type="checkbox"/> Forest <input type="checkbox"/> Senior

SUITABLE FOR: (Check All that Apply)	
<input type="checkbox"/> Agricultural/Farm	<input type="checkbox"/> Office
<input type="checkbox"/> Commercial	<input type="checkbox"/> Pasture/Ranch
<input type="checkbox"/> Industrial	<input type="checkbox"/> Recreational
<input type="checkbox"/> Manufactured	<input type="checkbox"/> Retail
<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Single-Family Residence
	<input type="checkbox"/> Timberland

* Listing Broker Name		* List Date	* Expiration Date
* Listing Office Name/Code		* Owner Name	
Listing Broker Phone/Fax		Owner Phone	
Co-List Broker Name		Owner's Address	
Co-List Broker Office Code		(If other than above)	
For Sale Sign <input type="checkbox"/> Yes <input type="checkbox"/> No	* <input type="checkbox"/> I AM <input type="checkbox"/> I AM NOT offering different cooperating compensation to different potential cooperating brokers.	* Selling Office Commission _____ %	
Lockbox <input type="checkbox"/> Yes <input type="checkbox"/> No		* Buyer's Agent Co-op <input type="checkbox"/> Yes <input type="checkbox"/> No	
* Dual/Variable Rate Commission <input type="checkbox"/> Yes <input type="checkbox"/> No			
Inclusions			
Directions to Property			
Exclusions			

Owner/Authorized Signer(s) Initials: /	Date:
Listing Broker Initials:	Date:
Principal Broker Initials:	Date:

Address: _____ MLS #: _____

Public Remarks
Private Remarks

FEATURES (Check all that Apply)

- | | | |
|--|--|---|
| <p>A) ACCESS</p> <p>1 <input type="checkbox"/> 4-Wheel Drive Recommended</p> <p>2 <input type="checkbox"/> County Road</p> <p>3 <input type="checkbox"/> Easement</p> <p>4 <input type="checkbox"/> Paved</p> <p>5 <input type="checkbox"/> Private</p> <p>6 <input type="checkbox"/> State Highway</p> <p>7 <input type="checkbox"/> Unimproved</p> <p>8 <input type="checkbox"/> Unpaved</p> <p>9 <input type="checkbox"/> Other (Refer to Remarks)</p> <p>B) CABLE TV</p> <p>1 <input type="checkbox"/> Available</p> <p>2 <input type="checkbox"/> No</p> <p>3 <input type="checkbox"/> Yes</p> <p>C) CORNERS</p> <p>1 <input type="checkbox"/> Flagged</p> <p>2 <input type="checkbox"/> Not Flagged</p> <p>3 <input type="checkbox"/> Partially Flagged</p> <p>4 <input type="checkbox"/> Platted Subdivision</p> <p>5 <input type="checkbox"/> To Be Flagged</p> <p>D) ELECTRIC</p> <p>1 <input type="checkbox"/> Available</p> <p>2 <input type="checkbox"/> No</p> <p>3 <input type="checkbox"/> Yes</p> <p>E) FENCED</p> <p>1 <input type="checkbox"/> Partial</p> <p>2 <input type="checkbox"/> Yes</p> <p>F) FLOOD PLAIN</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Unknown</p> <p>3 <input type="checkbox"/> Yes</p> <p>G) HIGH SPEED COMMUNICATIONS ACCESS</p> <p>1 <input type="checkbox"/> Available</p> <p>2 <input type="checkbox"/> Present</p> <p>3 <input type="checkbox"/> Unknown</p> <p>H) LOT TYPE</p> <p>1 <input type="checkbox"/> Common Area</p> <p>2 <input type="checkbox"/> Cul-de-sac</p> <p>3 <input type="checkbox"/> Dimension Above</p> <p>4 <input type="checkbox"/> Irregular</p> | <p>I) NATURAL GAS</p> <p>1 <input type="checkbox"/> Available</p> <p>2 <input type="checkbox"/> No</p> <p>3 <input type="checkbox"/> Yes</p> <p>J) OTHER STATUS</p> <p>1 <input type="checkbox"/> 3rd Party Approval Required</p> <p>2 <input type="checkbox"/> Foreclosure</p> <p>3 <input type="checkbox"/> Relocation</p> <p>4 <input type="checkbox"/> REO/Bank Owned</p> <p>5 <input type="checkbox"/> Short Sale</p> <p>6 <input type="checkbox"/> Other (Refer to Private Remarks)</p> <p>K) OUTBUILDINGS</p> <p>1 <input type="checkbox"/> Barn</p> <p>2 <input type="checkbox"/> Separate Shop</p> <p>3 <input type="checkbox"/> Shed</p> <p>4 <input type="checkbox"/> Other (Refer to Remarks)</p> <p>L) REPORTS AVAILABLE</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p>M) SELLER TO DO 1031</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p>N) SEPTIC APPROVAL</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p>O) SEPTIC INSTALLED</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p>P) SEPTIC TYPE</p> <p>1 <input type="checkbox"/> Standard</p> <p>2 <input type="checkbox"/> Other (Refer to Remarks)</p> <p>Q) SEWER AVAILABLE</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p>R) SHOWING INSTRUCTIONS</p> <p>1 <input type="checkbox"/> 24-hour Notice</p> <p>2 <input type="checkbox"/> Appointment Necessary</p> <p>3 <input type="checkbox"/> Beware of Pets</p> <p>4 <input type="checkbox"/> Call Listing Broker</p> <p>5 <input type="checkbox"/> Call Listing Office</p> <p>6 <input type="checkbox"/> Courtesy Call/Show</p> <p>7 <input type="checkbox"/> Key at Listing Office</p> <p>8 <input type="checkbox"/> Keybox</p> <p>9 <input type="checkbox"/> Refer to Private Remarks</p> <p>10 <input type="checkbox"/> Vacant</p> | <p>S) SURVEYED</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Unknown</p> <p>3 <input type="checkbox"/> Yes</p> <p>T) TELEPHONE</p> <p>1 <input type="checkbox"/> Available</p> <p>2 <input type="checkbox"/> No</p> <p>3 <input type="checkbox"/> Yes</p> <p>U) TERMS SELLER WILL CONSIDER</p> <p>1 <input type="checkbox"/> Assume Present Financing</p> <p>2 <input type="checkbox"/> Cash</p> <p>3 <input type="checkbox"/> Conventional</p> <p>4 <input type="checkbox"/> Federal Land Bank</p> <p>5 <input type="checkbox"/> Federal VA</p> <p>6 <input type="checkbox"/> FHA</p> <p>7 <input type="checkbox"/> First Trust Deed</p> <p>8 <input type="checkbox"/> Land Sales Contract</p> <p>9 <input type="checkbox"/> Lease Option</p> <p>10 <input type="checkbox"/> ODVA</p> <p>11 <input type="checkbox"/> Second Trust Deed</p> <p>12 <input type="checkbox"/> Trade</p> <p>V) TIMBER</p> <p>1 <input type="checkbox"/> Cruise Report Available</p> <p>2 <input type="checkbox"/> No</p> <p>3 <input type="checkbox"/> Yes (Refer to Remarks)</p> <p>W) VIEW</p> <p>1 <input type="checkbox"/> Golf Course</p> <p>2 <input type="checkbox"/> Mountain</p> <p>3 <input type="checkbox"/> Territorial</p> <p>4 <input type="checkbox"/> Water Frontage</p> <p>X) WATER</p> <p>1 <input type="checkbox"/> City</p> <p>2 <input type="checkbox"/> Connected</p> <p>3 <input type="checkbox"/> Not Available</p> <p>4 <input type="checkbox"/> Possible</p> <p>5 <input type="checkbox"/> Private/Community/ District</p> <p>6 <input type="checkbox"/> Shared Well</p> <p>7 <input type="checkbox"/> Spring</p> <p>8 <input type="checkbox"/> Well</p> |
|--|--|---|

Listing Broker Signature	Date	Owner/Authorized Signer	Date
Principal Broker Initials:	Date:	Owner/Authorized Signer	Date



Address			Owner Name	MLS #
City	State OR	Zip	Price \$	

Seller has granted Listing Broker the Exclusive Right to Sell or exchange the property described on the attached listing profile (the "Subject Property"). Listing Broker is a member of the Willamette Valley Multiple Listing Service ("WVMLS") and must submit this listing to WVMLS unless a signed certification form is attached requesting this listing not be submitted to WVMLS. As a condition of WVMLS permitting entry of this listing into the WVMLS system, Seller acknowledges and assents to all the following:

- Members of WVMLS may act as Buyer's agents in procuring or attempting to procure a Buyer for the Subject Property.
- Seller warrants that the listing data provided by Seller is accurate. Seller agrees to defend Listing Broker and its salespeople, agents, representatives, and employees, and all members of WVMLS and WVMLS itself and to pay all costs of defense and to pay any judgment entered against any of them and to hold all of them completely harmless if any information in the listing contract, profile sheets or any Sellers Property Disclosure Statement issued by Seller is inaccurate or incomplete or if Seller has not completely and accurately disclosed all defects in the property.
- Seller understands that Listing Broker and all members of WVMLS will rely on the accuracy of the listing data in this document in providing their service to Seller.
- Seller acknowledges that WVMLS will release data about the Subject Property to other members of WVMLS and to the public. In Seller's opinion, none of this information, including any post-closing sales data and concession information if any, is confidential, and Seller approves its dissemination. WVMLS shall retain and make available all such data and photographs to all its participants (real estate brokers, appraisers, and affiliated professionals) for an indefinite period. WVMLS will electronically transmit information about the Subject Property to Internet web sites to aid in marketing the property for sale. At the request of Listing Broker, WVMLS will include the address of the Seller's property in transmissions of data to web sites.
- Under no circumstances will WVMLS permit data about the Subject Property to be deleted from WVMLS's systems in order to conceal any information, including information that the property was listed for a period of time by another broker or brokers.
- All information, including any photos, submitted to WVMLS ("listing data") becomes the property of WVMLS.
- Seller understands that WVMLS assumes no responsibility or liability to Seller for errors or omissions in the WVMLS systems.
- Listing Broker's use of WVMLS's systems is subject to the duties imposed on Listing Broker by the rules and regulations of WVMLS; Seller consents to Listing Broker carrying out all tasks necessary to comply with these rules and regulations. Listing Broker is required to promptly provide information to WVMLS about any change in status or price of the Seller's listing. If the Seller's property is sold, the Broker must report to WVMLS the price and terms of the sale. Neither the Seller nor any prospective Buyer of the property can alter the Broker's responsibility to report all such data to WVMLS by agreement.
- Although WVMLS provides a lockbox service, Seller acknowledges that electronic lockboxes are not security devices but instead are aids to access properties for marketing purposes. Seller acknowledges that Listing Broker has informed Seller of the risks associated with having a lockbox on the Subject Property.
- Listing Broker and WVMLS comply at all times with Federal, State, and local fair housing laws, and Seller hereby consents to the revision of information about the Subject Property in the WVMLS system to the extent necessary in WVMLS's judgment to comply with these and all other laws.

Seller and Listing Broker acknowledge that only pp. 1 - 3 of WVMLS's standard listing form is required for submission to WVMLS. Seller and Listing Broker are free to use Exclusive Right to Sell contract provided by WVMLS (p. 4 of the listing agreement) or to enter in any agreement negotiated between them, provided an executed copy of any contract between them is retained by the Listing Broker for the period set out in the WVMLS rules and applicable law.

Signature of Listing Broker	Date	Owner/Authorized Signer	Date
Listing Broker Firm Name		Owner/Authorized Signer	Date
Listing Broker Address	City	Owner/Authorized Signer Address	City
Principal Broker Initials: _____	Date: _____		

Address	Owner Name	MLS #
City	State OR Zip	Price \$

1 For value received, Seller Grants Listing Broker the Exclusive Right to sell or exchange the property described on the attached listing profile
 2 (the "Subject Property") at the price and terms noted therein. Listing Broker agrees to put forth its best efforts to secure a Buyer and effect a sale for
 3 Seller. If Seller has so indicated on the form entitled Disclosure Regarding Agency Relationships, of which Seller hereby acknowledges receiving a
 4 copy, Listing Broker may also act in a disclosed limited agency capacity in accordance with that Disclosure. Seller understands that this contract is
 5 an Exclusive Right to Sell Listing Agreement and that if anyone finds a Buyer for the Subject Property, INCLUDING SELLER, Seller must pay a
 6 commission to Listing Broker. Seller's Initials: _____

7 Seller agrees to pay Listing Broker, in cash at closing, a commission equal in amount to \$_____ or _____% of the selling price of
 8 the Subject Property in the event of one of the following: a closing occurs on an offer Seller accepts from a Buyer for any price and terms Seller
 9 accepts, OR Seller accepts a Buyer's offer but the transaction does not close because of Seller's failure or refusal to close, OR any sale, exchange
 10 or conveyance of the Subject Property occurs during the term of this contract, OR Listing Broker places Seller in contact with a Buyer to whom
 11 Seller sells or conveys the property within 90 days after the termination of this agreement without representation of another real estate broker. In
 12 case of exchange, Seller has no objection to Listing Broker representing and accepting compensation from Seller in addition to other parties to the
 13 exchange. Seller authorizes Listing Broker to accept a deposit on the purchase price. Seller further allows Listing Broker a reasonable time after
 14 termination or expiration of this contract to close any transaction on which earnest money is then deposited. If following the expiration or
 15 termination of this agreement, Seller lists the Subject Property for sale with another real estate broker, to the extent the commission stated in this
 16 agreement would result in Seller's liability for more than one brokerage fee, the Seller is excused from paying Listing Broker's commission.

17 Seller warrants that Seller has the legal right and capacity to sell and convey the Subject Property, that the listing data provided by Seller is
 18 accurate and that the Subject Property is free of encumbrances except as set out in documents of record (except for real property taxes for the
 19 current fiscal year, which are to be prorated.) Seller agrees to furnish the Buyer a good and sufficient conveyance and to furnish a standard owner's
 20 title insurance policy at closing in the amount of the purchase price. The policy will show good and marketable title to the property and Seller's right
 21 to convey the property. Seller represents that there are no agreements with Listing Broker or anyone else that pertain to a sale of the Subject
 22 Property that are not disclosed in this contract.

23 Seller authorizes Listing Broker to submit this listing to the Willamette Valley Multiple Listing Service ("WVMLS") unless a signed
 24 certification form is attached requesting this listing not be submitted to WVMLS. In Seller's opinion, none of this listing data, including post-closing
 25 sales data and concessions information if any, is confidential and Seller approves its dissemination. Members of WVMLS may act as Buyer's
 26 agents in procuring or attempting to procure a Buyer under the terms of this contract. Seller authorizes Listing Broker and its customers, WVMLS
 27 members and their customers, and inspectors hired by a prospective Buyer to enter any part of the Subject Property to inspect it at any reasonable
 28 time in accordance with the showing instructions on page 2 of the listing profile.

29 Seller agrees to defend Listing Broker and its salespeople, agents, representatives, and employees and to pay all costs of defense and to
 30 pay any judgment entered against any of them and to hold all of them completely harmless if any information in this contract or any Sellers Property
 31 Disclosure Statement issued by Seller is inaccurate or incomplete or if Seller has not completely and accurately disclosed all defects in the
 32 property.

33 Any dispute or claim that arises out of or that relates to this agreement or the services to be rendered under it shall be resolved by
 34 arbitration in accordance with the then effective arbitration rules of Arbitration Service of Portland, Inc. Any claim hereunder shall be filed with the
 35 Arbitration Service of Portland and held in the county where the property is located. Judgment upon the award rendered pursuant to such
 36 arbitration may be entered in any court having jurisdiction, and Seller agrees to pay such reasonable attorney fees and costs as the arbitrator may
 37 award in the arbitration and as a court (including any appellate court) may award in any hearing on any petition relating to a request to stay the
 38 arbitration, to enjoin litigation, or to confirm, modify, or vacate the arbitration award.

39 In the event earnest money or additional earnest money is received and thereafter forfeited, after deducting all costs incurred by the Broker
 40 on behalf of the Seller, the forfeited earnest money and additional earnest money shall be dispersed _____% to Seller and _____% to
 41 Listing Broker to the extent of the Broker's commission with residue to Seller. Sellers Initials: _____

42 If this contract is withdrawn from WVMLS, or Seller withdraws the authority given to Broker herein, Seller agrees to pay Broker the full
 43 commission set forth in line 7 above.

44 This agreement accepted on _____, 20____. Agreement expires on _____, 20____.

46 **THIS IS A LEGALLY BINDING CONTRACT WHEN EXECUTED BY ALL PARTIES. IF YOU DO NOT UNDERSTAND IT, YOU SHOULD**
 47 **CONSULT A LAWYER BEFORE SIGNING IT.**

Signature of Listing Broker Date

Owner/Authorized Signer Date

Listing Broker Firm Name

Owner/Authorized Signer Date

Listing Broker Address City

Owner/Authorized Signer Address City

Principal Broker Initials: _____ Date: _____

