

State-Wide Multiple Listing Service, Inc. Category 6



Business Only - BUS

KEYWORDS: Fill in the Blanks for each keyword, enter information as prompted by the computer. (R)'s denote required entries for adding a listing. Shaded Keywords are explained on Back of Form

(R)Listing Member ID: _____ (R)Company Code: _____ Showing Associate ID: _____ Showing Associate Phone: _____

Showing Assoc. Email: _____ (R)List Date: ___/___/___ (R)Exp Date: ___/___/___ (R)List Price: \$ _____

(R)Compensation to Coop. Broker: _____ (R)Lockbox: _____ (R)Photo Instructions: _____ Enhanced Photo Service: _____

44 CHARACTERS MAX

Choose Your Internet Display Options:

If the fields below are N, then all other Internet display options will not apply and Seller Opt out form must be completed.

Display Property on Agent/Broker Sites Y/N
(R)IDX: _____

Display Property on Consumer Sites (i.e. RILiving.com) Y/N
(R)Consumer Sites: _____

Allow Property Value Estimates on VOWs Y/N
Allow AVM: _____

(R)Internet Display: _____
(R)Internet Address Display: _____

Display Property Address on Agent/Broker Sites Y/N
(R)IDX Address Display: _____

Display Property Address on Consumer Sites (i.e. RILiving.com) Y/N
(R)Consumer Sites Address Display: _____

Allow Property Comments/Reviews on VOWs Y/N
Allow Comments: _____

(R)State: _____ (R)County: _____ (R)Municipality: _____ (R)Street Number: _____ - _____ (R)Street Name: _____
ADDL ST. # 50 CHARACTERS MAX

(R)Street Suffix: _____ (R)Zip: _____ - _____ (R)Neighborhood: _____ (R)Year Established: _____ Owner Training: _____
ZIP + 4 22 CHARACTERS MAX Y/N

No. of Employees: _____ (R)Annual Gross Sales: \$ _____ Net Profit: \$ _____ Inventory Value: \$ _____

(R)Fixtures/Equipment Value: \$ _____ (R)Condo: _____ Personal Property Taxes: \$ _____ Annual Rent: \$ _____ Zoning: _____
Y/N Not intended for Legal Use

(R)Sign on Property: _____ (R)Real Estate Included: _____ RE Listing#: _____ (R)Approx. Lot Square Ft: _____ (R)Office Sq. Ft.: _____
Y/N Y/N If Applicable

(R)Retail Sq. Ft.: _____ (R)Manufacturing Sq. Ft.: _____ (R)Warehouse Sq. Ft.: _____ (R)Other Sq. Ft.: _____ (R)Parking Spaces: _____

Clear Span: _____ (R)Present Use: _____ Owner Name: _____
FEET

Owner Phone: _____ (R)Entry Only Listing: _____ Short Sale: _____ (R)REO/Lender Owned: _____
Y/N Y/N Y/N

Showing Instructions: _____
(200 CHAR. MAX)

Compensation Comments: _____
(62 CHARACTERS MAX)

FEATURES: For "Equipment Feature" choose only those included in list price

<p>(R)TYPE</p> <p>___ A. Office ___ B. Retail ___ C. Wholesale ___ D. Warehouse ___ E. Industrial ___ F. Hotel/Motel ___ G. Recreation ___ H. Food/Beverage ___ I. Auto Related ___ J. Beauty Service ___ K. Health Care ___ L. Distributor ___ M. Liquor Store ___ N. Services ___ Z. Other</p> <p>(R)LOCATION</p> <p>___ A. Downtown ___ B. Urban ___ C. Suburban ___ D. Rural ___ E. Park ___ F. Shopping Mall ___ G. Strip Store ___ H. Historic ___ I. Free Trade Zone</p>	<p>NEAR</p> <p>___ A. Shopping ___ B. Bus ___ C. Commuter Bus ___ D. Interstate ___ E. Highway Access ___ F. Hospital ___ G. Rec. Facility</p> <p>EQUIPMENT</p> <p>___ A. Furniture ___ B. Carpeting ___ C. Elevator ___ D. Freight Elevator ___ E. Compressor ___ F. Fuel Pump ___ G. Grease Pit ___ H. Overhead Crane ___ I. Hydraulic Lift</p> <p>SITE</p> <p>___ A. Fenced ___ B. Paved ___ C. Corner</p> <p>(R)ROAD</p> <p>___ A. Municipal ___ B. State</p>	<p>___ C. Sidewalks ___ D. Street Lights ___ E. High Traffic</p> <p>(R)UTILITIES</p> <p>___ A. Gas Connected ___ B. Gas Available ___ C. Fiber Optic ___ D. Telephone ___ E. Cable TV ___ F. Rail Spur ___ G. Underground ___ Z. Other</p> <p>(R)ELECTRICAL</p> <p>___ A. 100 Amps ___ B. 110 Volts ___ C. 220 Volts ___ D. 440 Volts ___ E. +440 Volts ___ F. 3 Phase ___ Z. None</p> <p>(R)SEWER</p> <p>___ A. Municipal ___ B. Private ___ C. Connected ___ D. Available</p>	<p>___ E. Pre-Treatment ___ F. Storm ___ Z. None</p> <p>(R)WATER SUPPLY</p> <p>___ A. Municipal ___ B. Private ___ C. Connected ___ D. Available ___ E. Well ___ Z. None</p> <p>HAVE</p> <p>___ A. Site Plan ___ B. Air Photo ___ C. Soil Survey ___ D. Environmental Site Assessment ___ E. Septic Design ___ F. Investment Analysis ___ G. Feasibility Study ___ H. Arch Drawings ___ I. Load Stress Analysis ___ J. Liquor License</p> <p>(R)BUILDING</p> <p>___ A. Brick ___ B. Frame</p>	<p>___ C. Masonry ___ D. Steel ___ E. Pre-Cast ___ F. Historic ___ G. Subdivided ___ Z. Other</p> <p>(R)TRUCK DOOR</p> <p>___ A. None ___ B. Less than 6' ___ C. 6'-9' ___ D. 9'-11' ___ E. 11'-14' ___ F. 14'+ ___ G. Truck Level ___ H. Ground Level ___ I. Potential</p> <p>(R)BASEMENT</p> <p>___ A. Slab ___ B. Crawl Space ___ C. Partial ___ D. Full ___ E. Concrete ___ F. Storage Area ___ G. Common ___ Z. None</p>
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FEATURES (continued)

CEILING HEIGHT

- A. Less than 7'
- B. 7'-9'
- C. 9'-12'
- D. 12'-15'
- E. 15'-17'
- F. 17'-20'
- G. 20'+

REASON FOR SELLING

- A. Retirement
- B. Personal
- C. Relocation
- D. Consolidating
- E. Health

TERMS

- A. Assumable
- B. Seller 1st
- C. Seller 2nd
- D. Option Avail.
- E. Rent W/ Option

- F. Joint Venture
- G. Special
- H. Lease

OCCUPANCY

- A. Immediate
- B. 1-45 Days
- C. 45-90 Days
- D. Negotiable

ACCURACY

- A. Tax Return
- B. Acct. Provided
- C. Owner Provided
- D. May Show Books
- E. Pro. Forma
- F. Limited Info.
- G. No Documents

TENANTS EXPENSES

- A. Taxes

- B. Tax Over Base
- C. Heat
- D. Air Condition
- E. Electric
- F. Sewer
- G. Water
- H. Insurance
- I. Janitorial
- J. Trash Service
- K. Snow Removal
- L. Parking
- M. Expenses Over Base
- N. Escalator

BUSINESS

- A. License
- B. Inventory
- C. Franchise

FORM

- A. Corporation
- B. Sub S Corp.

- C. Partnership
- D. Sole Owner
- Z. Other

HEAT

- A. Gas
- B. Oil
- C. Electric
- D. Solar
- E. Bottle Gas
- F. Wood
- G. Coal
- H. Cent. Steam
- I. Central
- J. Heat pump
- K. Partial
- L. Zoned
- M. Other
- Z. None

COOLING

- A. Central
- B. Window Units
- C. Office Only
- D. Partial
- Z. None

SYSTEM

- A. Telephone
- B. Security
- C. Security Lights
- D. Wet Sprinkler
- E. Dry Sprinkler
- F. Conveyor
- Z. None

Remarks: (250 CHAR. MAX)

Photo Instructions: (56 CHAR. MAX)

SELLER(S) AGREE(S) ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE OR AGREE(S) TO CHANGES IN ORIGINAL AGREEMENT. The listing broker has gathered the above information to the best of his/her ability based on information provided from other sources, including but not limited to the seller. This should in no way be a substitution for independent inquiries by the buyer.

Seller(s) _____ Date: _____

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Seller(s) _____ Date: _____

Category 6 - Business Listing

The Seller must initial any and all crossovers. All owners must sign where indicated.

<p>VOW KEYWORDS</p> <p>Internet Display = Y/N Does the seller want their listing to appear on the web? <i>If answer is No, the Seller Opt Out form is required</i></p> <p>Internet Address Display = Y/N Does the seller want their address to appear on the web? <i>If answer is No, the Seller Opt Out form is required</i></p> <p>Allow AVM = Y/N Does the seller want automated price estimates to appear on the web?</p> <p>Allow Comments = Y/N Does the seller want comments about their property to appear on the web?</p> <p>IDX Address Display = Y/N Allow the display of a listing's address to appear on IDX sites?</p> <p>Consumer Sites = Y/N Allow the display of a listing to appear on public sites like RILiving?</p> <p>Consumer Sites Address Display = Y/N Allow the display of a listing's address to appear on public sites like RILiving?</p>	<p>PHOTO INSTRUCTIONS</p> <p>In the first field, enter the letter value that corresponds with the meaning. In the second field, enter the number of photos sent in or to be taken by the MLS photographer.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Value</th> <th style="text-align: left; border-bottom: 1px solid black;">Meaning</th> </tr> </thead> <tbody> <tr> <td>M</td> <td>MLS Exterior Standard (one exterior shot only-no appointment needed).</td> </tr> <tr> <td>O</td> <td>Exterior Rush (1 day turnaround)</td> </tr> <tr> <td>F</td> <td>REALTOR photo to follow</td> </tr> <tr> <td>R</td> <td>REALTOR Photo (s) submitted</td> </tr> <tr> <td>N</td> <td>No photo is to be printed (owners' authorization on contract)</td> </tr> <tr> <td>C</td> <td>Under Construction</td> </tr> </tbody> </table>	Value	Meaning	M	MLS Exterior Standard (one exterior shot only-no appointment needed).	O	Exterior Rush (1 day turnaround)	F	REALTOR photo to follow	R	REALTOR Photo (s) submitted	N	No photo is to be printed (owners' authorization on contract)	C	Under Construction
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<p>COMPENSATION TO COOPERATING BROKER</p> <p>MLS cannot accept the listing unless the CB keyword is completed. Specifying the compensation of each listing is necessary because the cooperating Broker has a right to know what the compensation shall be prior to his/her endeavor to sell.</p> <p>The compensation shall be shown in one of the following forms:</p> <ol style="list-style-type: none"> 1. By showing a percentage of the gross selling price 2. By showing a definite dollar amount <p>If you offer a DUAL OR VARIABLE RATE COMMISSION (i.e. one in which the seller agrees to pay a specified commission if the property is sold by the listing broker without assistance, and a different commission if the sale results through the efforts of a cooperating broker) the listing broker must disclose by either one of the below formats followed by "V".</p> <p>EXAMPLE: CB: -%V</p> <p>If you take an EXCLUSIVE-RIGHT-TO-SELL contract with Named Prospects Exempted (Reservations) you will denote the compensation in either one of the below formats followed by "R".</p> <p>EXAMPLE: CB: %R</p> <p>If you take an EXCLUSIVE AGENCY CONTRACT the standard Exclusive-Right -to-Sell contract cannot be used. Fill in the keywords and features page (reverse side of page) in the usual manner and denote the compensation in either one of the below formats followed by the code "XA".</p> <p>EXAMPLE: CB: -%XA</p> <p><i>* All compensation offered through MLS to the cooperating company is paid based exclusively on its becoming procuring cause of the purchaser.</i></p> <p>Add to Compensation to Cooperating Broker -</p> <p>If you list a SHORT SALE property, denote the compensation in one of two forms: Example: X% SS OR X% of total commission received -SS</p> <p>This will alert a cooperating broker that the listing is a short sale</p> <p>When disclosed, participants may, at their discretion, advise other participants whether and how any reduction in the gross commission established in the listing contract, required by the lender as a condition of approving the sale, will be apportioned between listing and cooperating participants.</p> <p>Deductions from Compensation on non-service related fees or expenses are not allowed. Only fees which are payable to a third party such as MLS Photographer, Home Warranty plan, sharing of a referral fee, etc., are allowed.</p> <p>The amount or percentage that is to be deducted, must specify and describe the deduction.</p>	<p>ENHANCED PHOTO SERVICES</p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>A</td> <td>Appt. needed – Interior/Exterior Enhanced Photos</td> </tr> <tr> <td>E</td> <td>Supplement Photos</td> </tr> <tr> <td>S</td> <td>"Rush" Supplement Photos</td> </tr> <tr> <td>V</td> <td>Visual Tour</td> </tr> </tbody> </table>	A	Appt. needed – Interior/Exterior Enhanced Photos	E	Supplement Photos	S	"Rush" Supplement Photos	V	Visual Tour						
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<p>STREET NUMBER</p> <p>Street number is limited to two sets of six characters. Therefore, in some instances it is necessary to abbreviate information about the type of number that you are using to identify the property. The street number must comply with the 911 system whenever possible. The first six-digit field is required and can be filled with numbers only. The second six character field is not required and should be used for all additional information (i.e. Box #, Pole #, opposite pole, lot, ½ ending house #) as shown below:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">EXAMPLE</th> <th style="text-align: left; border-bottom: 1px solid black;">Street Address</th> <th style="text-align: left; border-bottom: 1px solid black;">With Additions</th> </tr> </thead> <tbody> <tr> <td>123- PL 1957</td> <td>123 Main Street</td> <td>Pole 1957</td> </tr> <tr> <td>123-A</td> <td>123 A Main Street</td> <td></td> </tr> </tbody> </table>	EXAMPLE	Street Address	With Additions	123- PL 1957	123 Main Street	Pole 1957	123-A	123 A Main Street		<p>YEAR BUILT</p> <p>Year Built is a numeric field (i.e. no alphabetic characters will be accepted). Year Built is the year that the property was built. When the property listed is in new construction, enter as the current year. When the age of the building is unknown, show its age as 9999.</p>					
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<p>MLS Entry-Only Listing shall mean a form of listing submitted to the Service under which the listing broker will provide none of the following services: (a) present offers to purchase directly to the seller; (b) advise the seller as to the merits of the offer; (c) assist the seller in developing, communicating or presenting counteroffers; and (d) participate on the seller's behalf in negotiations leading to the sale of the listing property. Indicate by Y (yes) or N (no) in this field.</p>	<p>R/E - REAL ESTATE INCLUDED Y/N?</p> <p>This field should be filled with a "Y" only if the real estate is being sold with or as part of the business and is included in the list price. If this is the case, please include a description of the property in the contract portion of the agreement as an asset of the company. Any further questions should be directed to State-Wide MLS.</p>														
<p>COMPENSATION COMMENTS</p> <p>This field is to be used to explain any deductions or terms from the compensation fields – CB (Compensation to Cooperating Broker) If there are any deductions to be made from compensation, the deduction MUST be stated in the CB field. This is just an additional field to accommodate the explanation.</p>	<p>REAL ESTATE LISTING #</p> <p>If there is a related real estate listing number (whether it is listed separately, or included in the list price), please enter it here so that both listings can be cross referenced in the system.</p>														
<p>LOCK BOX ABBREVIATIONS</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Value</th> <th style="text-align: left; border-bottom: 1px solid black;">Meaning</th> </tr> </thead> <tbody> <tr> <td>N</td> <td>None</td> </tr> <tr> <td>C</td> <td>Company</td> </tr> <tr> <td>O</td> <td>Office</td> </tr> </tbody> </table>	Value	Meaning	N	None	C	Company	O	Office							
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