

MLS #:

*Property Type: (Choose One) <input type="checkbox"/> Business Opportunity <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Special Purpose					*Status: <input type="checkbox"/> ACT (Public) <input type="checkbox"/> PRE (Members Only)										
*Listing Type: (Choose One) <input type="checkbox"/> Exclusive Right to Sell <input type="checkbox"/> Exclusive Agency					*Expected Active Date: (Req. if PRE)										
House # Pre-Direction Street Name Post Direction Suite #			*Address:			*Price: \$									
*City:			*Zip Code:			Cross Street:									
*Area: (Refer to Boundary Map if Unsure)			*County:			IDX Include: <input type="checkbox"/> Yes <input type="checkbox"/> No									
*Acres			Approx Lot Dimensions:			Approx Lot Sq Ft:									
Zoning:			Year Built:			Energy Score:									
Frontage (# Feet)			New Construction: <input type="checkbox"/> Yes <input type="checkbox"/> No			Property Name:									
Parking Ratio: /1000 Sq Ft			# Parking Spaces:												
*Approx Total Bldg. Square Feet:			*Source of Sq Ft Data: <input type="checkbox"/> County <input type="checkbox"/> Fee <input type="checkbox"/> List Broker <input type="checkbox"/> Owner												
Building 1 Info			Building 2 Info			Building 3 Info			Building 4 Info						
*Tax Account #:			Possession:			Escrow At:			Tax Amount:						
Expenses: <input type="checkbox"/> Actual <input type="checkbox"/> Projected			Tax Years:			Assessments or Special Liens: <input type="checkbox"/> Yes <input type="checkbox"/> No									
Water/Sewer \$			Gross Sched. Income (Annual) \$												
Electric \$			Vacancy & Credit Loss \$												
Gas \$			Adj. Gross Income \$												
Garbage \$			Total Expenses \$												
Maintenance \$			Annual Debt Service \$			Loan Assumptions									
Janitor/Lawn \$			Cash Flow Before Taxes \$			Amort:			/yrs.						
Mgmt. Acct. \$			Net Income \$			Int. Rate:			%						
Miscellaneous \$			Cap Rate %			LTV:			%						
Insurance \$			Cash on Cash %												
Property Taxes \$															
*Listing Broker Name					*List Date					*Expiration Date					
*Listing Office Name/Code					*Listing Broker License #										
Listing Broker Phone					*Owner Name										
Team Name					Owner US Citizen? (FIRPTA) <input type="checkbox"/> Yes <input type="checkbox"/> No										
Co-List Broker Name					Occupant Name										
Co-List Broker Office Name/Code					Occupant Phone					Tenant Occupied? <input type="checkbox"/> Y <input type="checkbox"/> N					
For Sale Sign <input type="checkbox"/> Yes <input type="checkbox"/> No			Auction <input type="checkbox"/> Yes <input type="checkbox"/> No			*WVMLS Lockbox <input type="checkbox"/> Yes <input type="checkbox"/> No					*Location				
*<input type="checkbox"/> Seller affirms that (i) no offer of Buyer Brokerage Fee to a buyer broker is required, (ii) Seller is not required to accede to a request from a buyer broker to pay Buyer Brokerage Fee, and (iii) the amount of Buyer Brokerage Fee (if any) is negotiable between Seller & Buyer as part of a Real Estate Sale Agreement.															
Negotiable 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)

- A) ACCESS**
- 1 4-Wheel Drive Recommended
 - 2 County Road
 - 3 Easement
 - 4 Paved
 - 5 Private
 - 6 State Highway
 - 7 Unimproved
 - 8 Unpaved
 - 9 Other (Refer to Remarks)
- B) BASEMENT**
- 1 Daylight
 - 2 Finished
 - 3 Full
 - 4 Partial
 - 5 Unfinished
- C) CONFIDENTIALITY AGREEMENT REQ.**
- 1 No
 - 2 Yes
- D) FENCED**
- 1 Partial
 - 2 Yes
- E) FIRE SYSTEM**
- 1 Central
 - 2 Hardwired
 - 3 Other Room
 - 4 Pull Station
 - 5 Sprinkled
- F) FLOOD PLAIN**
- 1 No
 - 2 Unknown
 - 3 Yes
- G) FOUNDATION**
- 1 Continuous
 - 2 Pier
 - 3 Slab
- H) HEATING-COOLING**
- 1 Baseboard
 - 2 Central Air Conditioning
 - 3 Ductless/Mini-Split
 - 4 Electric
 - 5 Floor Furnace
 - 6 Forced Air
 - 7 Gas
 - 8 Heat Pump
 - 9 Hot Water
 - 10 None
 - 11 Oil
 - 12 Propane
 - 13 Radiant Ceiling
 - 14 Radiant Floor
 - 15 Solar
 - 16 Stove
 - 17 Wall Furnace
 - 18 Window Unit (AC)
 - 19 Wood
 - 20 Zonal
 - 21 Other (Refer to Remarks)

(*) Indicates Required Field

- I) HIGH SPEED COMMUNICATION ACCESS**
- 1 Available
 - 2 Present
 - 3 Unknown
- J) OUTBUILDINGS**
- 1 Barn
 - 2 Separate Shop
 - 3 Shed
 - 4 Other (Refer to Remarks)
- K) OWNER MANAGED**
- 1 No
 - 2 Yes
- L) OWNER OCCUPIED**
- 1 No
 - 2 Yes
- M) PROPERTY USE TYPE**
- 1 Any Use – All of the Following
 - 2 Business
 - 3 Investment
 - 4 Owner-User
 - 5 Vacant
- N) RAILROAD**
- 1 No
 - 2 Yes
- O) ROOF**
- 1 Asbestos
 - 2 Built-up
 - 3 Composition
 - 4 Metal or Aluminum
 - 5 Shake
 - 6 Shingle
 - 7 Tar
 - 8 Tile
 - 9 Other (Refer to Remarks)
- P) SELLER TO DO 1031**
- 1 No
 - 2 Yes
- Q) SEWER**
- 1 City
 - 2 Septic

***R) SHOWING INSTRUCTIONS**

- 1 24-hour Notice
- 2 Appointment Necessary
- 3 Beware of Pets
- 4 Call Listing Broker
- 5 Call Listing Office
- 6 Courtesy Call/Show
- 7 DO NOT SHOW
- 8 Key at Listing Office
- 9 Keybox
- 10 Refer to Private Remarks
- 11 Text Listing Broker
- 12 Upon Accepted Offer
- 13 Vacant

- S) SIDING**
- 1 Aluminum
 - 2 Asbestos
 - 3 Block
 - 4 Brick
 - 5 Cedar
 - 6 Composite
 - 7 Fiber Cement
 - 8 Redwood
 - 9 Rock
 - 10 Shake
 - 11 Shingle
 - 12 Stucco
 - 13 Vinyl
 - 14 Wood
 - 15 Other (Refer to Remarks)
- T) SIDING STYLE**
- 1 Board & Batt
 - 2 Lap
 - 3 T111
- U) SIGNAGE**
- 1 No
 - 2 Yes
- V) SUITABLE FOR: INDUSTRIAL**
- 1 Distribution Warehouse
 - 2 Flex Space
 - 3 Industrial-Business Park
 - 4 Manufacturing
 - 5 Office Showroom
 - 6 Refrigerated/Cold Storage
 - 7 Research & Development
 - 8 Self Storage/Mini-Storage
 - 9 Truck Terminal/ Hub/ Transit
 - 10 Warehouse

(Suitable For continued in next column)

- W) SUITABLE FOR: OFFICE**
- 1 Institutional/Governmental
 - 2 Medical Office
 - 3 Office Building
 - 4 Office-Business Park
 - 5 Office-R&D
 - 6 Office-Warehouse
- X) SUITABLE FOR: SENIOR HOUSING**
- 1 Assisted Living Residences
 - 2 Congregate Seniors Housing
- Y) SUITABLE FOR: SHOPPING CENTER**
- 1 Community Center
 - 2 Convenience/Strip Center
 - 3 Fashion/Specialty Center
 - 4 Outlet Center
 - 5 Power Center
 - 6 Regional Center/Mall
 - 7 Super Regional Center
 - 8 Theme/Festival Center
- Z) SUITABLE FOR: OTHER**
- 1 Other Refer to Remarks
- ZA) TENANCY**
- 1 Multiple
 - 2 Single
- ZB) TERMS SELLER WILL CONSIDER**
- 1 Assume Present Financing
 - 2 Cash
 - 3 Conventional
 - 4 FHA
 - 5 Federal Land Bank
 - 6 Federal VA
 - 7 First Trust Deed
 - 8 Land Sales Contract
 - 9 Lease Option
 - 10 ODVA
 - 11 Second Trust Deed
 - 12 Trade
- ZC) TRAILER PARKING**
- 1 No
 - 2 Yes
- ZD) VIEW**
- 1 Golf Course
 - 2 Mountain
 - 3 Territorial
 - 4 Water Frontage
- ZE) WATER**
- 1 City
 - 2 Connected
 - 3 Not Available
 - 4 Possible
 - 5 Private/Community/District
 - 6 Shared Well
 - 7 Spring
 - 8 Well

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

Address	MLS #
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Owner/Authorized Signer ("Seller") has granted Listing Broker/Firm the Exclusive Right to Sell or exchange the Subject Property described on pages 1 and 2 of this listing agreement. Listing Firm is a member of the Willamette Valley Multiple Listing Service ("WVMLS") and must submit this listing to WVMLS within two business days. 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 understands that Listing Firm and all members of WVMLS will rely on the accuracy of the listing data in this document. Seller warrants that the listing data provided by Seller is accurate. Seller agrees to defend Listing Firm and its 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 agreement provided by Seller is inaccurate or incomplete or if Seller has not completely and accurately disclosed all known defects in the property.
- All listing data, including any images, submitted to WVMLS becomes the property of WVMLS and shall be retained and made available to all its participants (real estate brokers, appraisers, and affiliated professionals). WVMLS will electronically transmit information about the Subject Property to Internet web sites to aid in marketing the property for sale. WVMLS will include the address of the Seller's property in transmissions of data to web sites unless otherwise instructed by Listing Firm.
- Seller acknowledges that there are no standard compensation rates and the compensation in this Agreement is fully negotiable and not set by law. Seller understands that WVMLS does not require Seller to offer compensation to a firm representing the buyer ("Buyer Brokerage") ("Buyer Brokerage Fee). Seller further acknowledges there is no fixed or recommended rate, fee, or commission paid to cooperating brokers.
- Seller acknowledges that WVMLS will release data about the Subject Property to other members of WVMLS and to the public, unless the listing status is marked PRE, in which case it will be seen by WVMLS members only. Seller understands that PRE status may negatively affect the outcome of the listing based on limiting its exposure to the public.
- Under no circumstances will WVMLS permit listing 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.
- Seller understands that WVMLS assumes no responsibility or liability to Seller for errors or omissions in the WVMLS systems or Internet websites.
- Listing Firm's use of WVMLS's systems is subject to the duties imposed on Listing Firm by the rules and regulations of WVMLS. Listing Firm is required to promptly provide information to WVMLS about any change in listing data and/or status of the Seller's listing. If the Seller's property is sold, the Listing Firm must report to WVMLS the price and terms of the sale. None of this information, including any post-closing sales data and concession information, if any, is confidential, and Seller approves its dissemination. Neither the Seller nor any prospective Buyer of the property can alter the Listing Firm's responsibility to report all such data to WVMLS.
- Listing Firm 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.
- 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 Firm has informed Seller of the risks associated with having a lockbox on the Subject Property.

Seller and Listing Firm acknowledge that only pages 1 - 3 of WVMLS's standard listing agreement is required for submission to WVMLS. Seller and Listing Firm are free to use Exclusive Right to Sell contract provided by WVMLS (page 4 of this 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 Firm for the period set out in the WVMLS rules and applicable law and is made available to WVMLS upon request.

Seller's Agreement to List - The undersigned Seller hereby agrees to all terms and conditions as set forth in this Listing Agreement.

Owner/Authorized Signer _____	Date _____	Owner/Authorized Signer _____	Date _____
Listing Broker _____	Date _____	Listing Broker Firm Name & Address _____	
Principal Broker Initials/Date _____ / _____		Principal Broker Phone # _____	

