

(*) Indicates Required Field

* Property Type: (Choose One) <input type="checkbox"/> Manufactured Without Land		MLS #:	
* Listing Type: (Choose One) <input type="checkbox"/> Exclusive Right to Sell <input type="checkbox"/> Exclusive Agency		* Status: <input type="checkbox"/> ACT(Public) <input type="checkbox"/> PRE (Members Only)	
House Number Pre-Direction Street Name		Post Direction Space #	
* Address:		Expected public date:(Req. for PRE)	
* City:		* Zip Code:	* Price: \$
* Area: (Refer to Boundary Map if Unsure)		* County:	Cross Street:
Schools - Elementary:		Middle:	High:
Approx Lot Dimensions (if any):		Approx Lot Sq Ft (if any):	IDX Include: <input type="checkbox"/> Yes <input type="checkbox"/> No
* MH Type <input type="checkbox"/> Single Wide <input type="checkbox"/> Double Wide <input type="checkbox"/> Triple Wide <input type="checkbox"/> Two Story		Serial Number:	
Size:		Make:	Model:
Park Name:		Park Rent: \$	Adult Park: <input type="checkbox"/> Yes <input type="checkbox"/> No
* Tax Account #:		Escrow At:	Possession:
Tax Amount \$		Tax Years:	Assessments or Special Liens: <input type="checkbox"/> Yes <input type="checkbox"/> No
* # of Bedrooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 (Check one) <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6+		* TOTAL SQ FT (Approximate)	* Garage Type: <input type="checkbox"/> Attached <input type="checkbox"/> Carport (Check one) <input type="checkbox"/> Detached <input type="checkbox"/> None
* # of Baths: <input type="checkbox"/> 1 <input type="checkbox"/> 1.5 <input type="checkbox"/> 2 (Check one) <input type="checkbox"/> 2.5 <input type="checkbox"/> 3 <input type="checkbox"/> 3.5 <input type="checkbox"/> 4 <input type="checkbox"/> 4.5 <input type="checkbox"/> 5+			* Garage Capacity: <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 (# of Vehicles) <input type="checkbox"/> 3 <input type="checkbox"/> 4+
# of Baths on Level 1/Main		* Source of Sq Ft Data: <input type="checkbox"/> County <input type="checkbox"/> Fee <input type="checkbox"/> List Broker <input type="checkbox"/> Owner	* Year Built:
# of Baths on Level 2/Upper		Exterior Color:	
Room	Approx Room Dimensions (feet.inches X feet.inches)	Floor (Check one level per room)	
		1/Main	2/Upper
Living Room	X	<input type="checkbox"/>	<input type="checkbox"/>
Dining Room	X	<input type="checkbox"/>	<input type="checkbox"/>
Family Room	X	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	X	<input type="checkbox"/>	<input type="checkbox"/>
Utility Room	X	<input type="checkbox"/>	<input type="checkbox"/>
Master Bedroom	X	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 2	X	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 3	X	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 4	X	<input type="checkbox"/>	<input type="checkbox"/>
Additional Room	X	<input type="checkbox"/>	<input type="checkbox"/>
Garage	X	<input type="checkbox"/>	<input type="checkbox"/>
* Listing Broker Name		* List Date	* Expiration Date
* Listing Office Name/Code		* Owner Name	
Listing Broker Phone/Fax		Owner Phone	
Co-List Broker Name		Occupant Name	
Co-List Broker Office Code		Occupant Phone	
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 %	
* WVMLS Lockbox <input type="checkbox"/> Yes <input type="checkbox"/> No		* Buyer's Agent Co-op <input type="checkbox"/> Yes <input type="checkbox"/> No	
* Location		* Dual/Variable Rate Commission <input type="checkbox"/> Yes <input type="checkbox"/> No	
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) (*) Indicates Required Field

- | | | | |
|---|---|--|--|
| <p>A) BONUS ROOMS</p> <p>1 <input type="checkbox"/> Breakfast Room/Nook</p> <p>2 <input type="checkbox"/> Den</p> <p>3 <input type="checkbox"/> Loft</p> <p>4 <input type="checkbox"/> Mudroom</p> <p>5 <input type="checkbox"/> Office</p> <p>6 <input type="checkbox"/> Rec Room</p> <p>7 <input type="checkbox"/> Walk-in Pantry</p> <p>8 <input type="checkbox"/> Workshop</p> <p>9 <input type="checkbox"/> Other (Refer to Remarks)</p> <p>B) DINING</p> <p>1 <input type="checkbox"/> Area (Combination)</p> <p>2 <input type="checkbox"/> Formal</p> <p>C) DISHWASHER</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p>D) DISPOSAL</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p>E) DUAL LIVING</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Possible</p> <p>3 <input type="checkbox"/> Yes</p> <p>F) FENCED YARD</p> <p>1 <input type="checkbox"/> Partial</p> <p>2 <input type="checkbox"/> Yes</p> <p>G) FIREPLACE</p> <p>1 <input type="checkbox"/> Family Room</p> <p>2 <input type="checkbox"/> Living Room</p> <p>3 <input type="checkbox"/> Other Room</p> <p>4 <input type="checkbox"/> Electric</p> <p>5 <input type="checkbox"/> Gas</p> <p>6 <input type="checkbox"/> Pellet</p> <p>7 <input type="checkbox"/> Propane</p> <p>8 <input type="checkbox"/> Stove</p> <p>9 <input type="checkbox"/> Wood</p> <p>H) 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>I) FLOORING</p> <p>1 <input type="checkbox"/> Carpet</p> <p>2 <input type="checkbox"/> Laminate</p> <p>3 <input type="checkbox"/> Marble</p> <p>4 <input type="checkbox"/> Stone</p> <p>5 <input type="checkbox"/> Tile</p> <p>6 <input type="checkbox"/> Vinyl</p> <p>7 <input type="checkbox"/> Wood</p> <p>8 <input type="checkbox"/> Other (Refer to Remarks)</p> | <p>J) FOUNDATION</p> <p>1 <input type="checkbox"/> Continuous</p> <p>2 <input type="checkbox"/> Pier</p> <p>3 <input type="checkbox"/> Slab</p> <p>K) GREEN HOME</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes (Refer to Remarks)</p> <p>L) HANDICAP AMENITIES</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes (Refer to Remarks)</p> <p>M) HEATING-COOLING</p> <p>1 <input type="checkbox"/> Baseboard</p> <p>2 <input type="checkbox"/> Central Air Conditioning</p> <p>3 <input type="checkbox"/> Electric</p> <p>4 <input type="checkbox"/> Floor Furnace</p> <p>5 <input type="checkbox"/> Forced Air</p> <p>6 <input type="checkbox"/> Gas</p> <p>7 <input type="checkbox"/> Heat Pump</p> <p>8 <input type="checkbox"/> Hot Water</p> <p>9 <input type="checkbox"/> None</p> <p>10 <input type="checkbox"/> Oil</p> <p>11 <input type="checkbox"/> Propane</p> <p>12 <input type="checkbox"/> Radiant Ceiling</p> <p>13 <input type="checkbox"/> Radiant Floor</p> <p>14 <input type="checkbox"/> Solar</p> <p>15 <input type="checkbox"/> Stove</p> <p>16 <input type="checkbox"/> Wall Furnace</p> <p>17 <input type="checkbox"/> Window Unit (AC)</p> <p>18 <input type="checkbox"/> Wood</p> <p>19 <input type="checkbox"/> Zonal</p> <p>20 <input type="checkbox"/> Other (Refer to Remarks)</p> <p>N) 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>O) HOME WARRANTY</p> <p>1 <input type="checkbox"/> Negotiable</p> <p>2 <input type="checkbox"/> No</p> <p>3 <input type="checkbox"/> Yes</p> <p>P) INSPECTION REPORT AVAILABLE</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p>Q) LANDSCAPE</p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> | <p>R) 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>5 <input type="checkbox"/> Zero Lot Line</p> <p>S) OTHER STATUS</p> <p>1 <input type="checkbox"/> 3rd Party Approval Rqd.</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>T) 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>U) PARK RENT INCLUDES</p> <p>1 <input type="checkbox"/> Cable</p> <p>2 <input type="checkbox"/> Garbage</p> <p>3 <input type="checkbox"/> RV Storage Area</p> <p>4 <input type="checkbox"/> Sewer</p> <p>5 <input type="checkbox"/> Swimming Pool</p> <p>6 <input type="checkbox"/> Water</p> <p>7 <input type="checkbox"/> Other (Refer to Remarks)</p> <p>V) PATIO</p> <p>1 <input type="checkbox"/> Covered Deck</p> <p>2 <input type="checkbox"/> Covered Patio</p> <p>3 <input type="checkbox"/> Deck</p> <p>4 <input type="checkbox"/> Patio</p> <p>W) RANGE FACILITY</p> <p>1 <input type="checkbox"/> Built-in</p> <p>2 <input type="checkbox"/> Convection</p> <p>3 <input type="checkbox"/> Downdraft</p> <p>4 <input type="checkbox"/> Electric</p> <p>5 <input type="checkbox"/> Gas</p> <p>6 <input type="checkbox"/> Microwave Included</p> <p>7 <input type="checkbox"/> None</p> <p>8 <input type="checkbox"/> Propane</p> <p>9 <input type="checkbox"/> Range Included</p> <p>X) ROOF</p> <p>1 <input type="checkbox"/> Asbestos</p> <p>2 <input type="checkbox"/> Built-up</p> <p>3 <input type="checkbox"/> Composition</p> <p>4 <input type="checkbox"/> Metal or Aluminum</p> <p>5 <input type="checkbox"/> Shake</p> <p>6 <input type="checkbox"/> Shingle</p> <p>7 <input type="checkbox"/> Tar</p> <p>8 <input type="checkbox"/> Tile</p> <p>9 <input type="checkbox"/> Other (Refer to Remarks)</p> | <p>Y) RV/CAMPER PAD</p> <p>1 <input type="checkbox"/> Area/Room for</p> <p>2 <input type="checkbox"/> Pad</p> <p>3 <input type="checkbox"/> RV Disposal</p> <p>Z) SEWER</p> <p>1 <input type="checkbox"/> City</p> <p>2 <input type="checkbox"/> Septic</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>**ZA) 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"/> Key Box</p> <p>9 <input type="checkbox"/> Refer to Private Remarks</p> <p>10 <input type="checkbox"/> Vacant</p> </div> <p>ZE) 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>ZF) 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> <p>ZG) WATER HEATER</p> <p>1 <input type="checkbox"/> Electric</p> <p>2 <input type="checkbox"/> Gas</p> <p>3 <input type="checkbox"/> Propane</p> <p>4 <input type="checkbox"/> Solar</p> |
|---|---|--|--|

Listing Broker Signature	Date	Owner/Authorized Signer	Date
Principal Broker Initials:	Date:	Owner/Authorized Signer	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 business two 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 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
Broker Acknowledgement & Acceptance - The undersigned Listing Broker receives and accepts this Listing Agreement bearing signatures of all Authorized Signers. It becomes effective on the date below. (*If more than 2 days after Seller's signature, attach reason and proof.)			
Listing Broker	Date (*Must match listing date on Page 1)	Listing Broker Firm Name & Address	
Principal Broker Initials/Date _____ / _____			



Current Location	Owner Name	MLS #
City State OR Zip		Price \$

1 For value received, Seller consigns to Listing Broker, and grants Listing Broker the Exclusive Right to sell or exchange, the property described on
 2 the attached listing profile (the "Subject Property") at the price and terms noted therein. Listing Broker agrees to put forth its best efforts to secure a
 3 Buyer and effect a sale for Seller. If Seller has so indicated on the form entitled Disclosure Regarding Agency Relationships, of which Seller hereby
 4 acknowledges receiving a copy, Listing Broker may also act in a disclosed limited agency capacity in accordance with that Disclosure. Seller
 5 understands that this contract is an Exclusive Right to Sell Listing Agreement and that if anyone finds a Buyer for the Subject Property, INCLUDING
 6 SELLER, Seller must pay a 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 Seller
 11 sells or conveys the property within 90 days after the termination of this agreement without representation of another real estate broker. In case of
 12 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 termination
 15 of this agreement, Seller lists the Subject Property for sale with another real estate broker, to the extent the commission stated in this agreement
 16 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. **(Select one of the following three options by checking it & striking out the other two)**
 19 1. The title is free and clear and in Seller's possession. 2. A copy of the title is included with this agreement.
 20 3. The title is held as security by _____.

21 **SALE OF THIS PROPERTY IS EXEMPT FROM OREGON PROPERTY DISCLAIMER LAW.** Seller agrees to accept payment of sale proceeds
 22 within 30 days of closing. Seller represents that there are no agreements with Listing Broker or anyone else that pertain to a sale of the Subject
 23 Property that are not disclosed in this contract.
 24 Seller authorizes Listing Broker to submit this listing to the Willamette Valley Multiple Listing Service ("WVMLS") unless a signed certification
 25 form is attached requesting this listing not be submitted to WVMLS. In Seller's opinion, none of this listing data, including post-closing sales data and
 26 concessions information if any, is confidential and Seller approves its dissemination. Members of WVMLS may act as Buyer's agents in procuring or
 27 attempting to procure a Buyer for the Subject Property. Seller authorizes Listing Broker and its customers, WVMLS members and their customers,
 28 and inspectors hired by a prospective Buyer to enter any part of the Subject Property to inspect it at any reasonable time in accordance with the
 29 showing instructions on page 2 of the listing profile. Seller agrees to defend Listing Broker and its salespeople, agents, representatives, and
 30 employees, to pay all costs of defense, to pay any judgment entered against any of them, and to hold all of them completely harmless if any
 31 information in this contract, the listing profile, or any Sellers Property Disclosure Statement issued by Seller is inaccurate or incomplete or if Seller
 32 has not completely and accurately disclosed all defects in the 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 arbitration
 34 in accordance with the then effective arbitration rules of Arbitration Service of Portland, Inc. Any claim hereunder shall be filed with the Arbitration
 35 Service of Portland and held in the county where the property is located. Judgment upon the award rendered pursuant to such arbitration may be
 36 entered in any court having jurisdiction, and Seller agrees to pay such reasonable attorney fees and costs as the arbitrator may award in the
 37 arbitration and as a court (including any appellate court) may award in any hearing on any petition relating to a request to stay the arbitration, to
 38 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____.

45
 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:		