

**MLS #:**

<b>*Property Type:</b> (Choose One) <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> 4-Plex <input type="checkbox"/> Multi (5+)			<b>*Status:</b> <input type="checkbox"/> ACT (Public) <input type="checkbox"/> PRE (Members Only)		
<b>*Listing Type:</b> (Choose One) <input type="checkbox"/> Exclusive Right to Sell <input type="checkbox"/> Exclusive Agency			Auction: <input type="checkbox"/> Yes <input type="checkbox"/> No		
House Number    Pre-Direction    Street Name			Post Direction		
<b>*Address:</b>			<b>*Price: \$</b>		
<b>*City:</b>			<b>*Zip Code:</b>		
<b>*Area:</b> ( <a href="#">Refer to Boundary Map if Unsure</a> )			<b>*County:</b>		
Schools - Elementary: <b>*Lot:</b> Block: Approx Lot Dimensions: <b>*Year Built:</b> Check if New Construction: <input type="checkbox"/> Total Beds: # Units: Property Name:			Middle: Subdivision: Approx Lot Sq Ft: Energy Score: Total Baths: <b>*Approx Total Sq Ft:</b>		
			High: <b>*Acres:</b> Zoning: Exterior Color: Frontage (# Feet): <b>*Source of Sq Ft Data</b> <input type="checkbox"/> County <input type="checkbox"/> Fee <input type="checkbox"/> ListBroker <input type="checkbox"/> Owner		

  

Unit Address	Beds	Baths	Square Ft (Approximate)	Parking Type and Capacity (Carport, Garage, Gravel, Lot, / # of spaces)	Rent

  

<b>*Tax Account #:</b>		Possession:	Escrow At:
Tax Amount:         \$		Tax Years:	Assessments or Special Liens: <input type="checkbox"/> Yes <input type="checkbox"/> No
Expenses: <input type="checkbox"/> Actual <input type="checkbox"/> Projected	Gross Sched. Income (Annual)	\$	
Water/Sewer    \$	Vacancy & Credit Loss	\$	
Electric        \$	Adj. Gross Inc.	\$	
Gas             \$	Total Expenses	\$	
Garbage        \$	Annual Debt Service	\$	<b>Loan Assumptions</b>
Maintenance   \$	Cash Flow Before Taxes	\$	Amort:                  /yrs.
Janitor/Lawn    \$	Net Income	\$	Int. Rate:              %
Mgmt./Acct.    \$	Cap Rate	%	LTV:                    %
Miscellaneous   \$	Cash on Cash	%	
Insurance        \$			
Property Taxes \$			

  

<b>*Listing Broker Name</b>		<b>*List Date</b>	<b>*Expiration Date</b>
<b>*Listing Office Name/Code</b>		<b>*Listing Broker License #</b>	
Listing Broker Phone		<b>*Owner Name</b>	
Team Name		Owner US Citizen? (FIRPTA) <input type="checkbox"/> Yes <input type="checkbox"/> No	
Co-List Broker Name		Contact Name	
Co-List Broker Office Name/Code		Contact Phone	
For Sale Sign <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>*WVMLS Lockbox</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>*Location</b>	

**\*☐ 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:



Multiple Listing Service

Address: \_\_\_\_\_

MLS # \_\_\_\_\_

## Public Remarks

## Private Remarks

### FEATURES (Check all that Apply) (\*) Indicates Required Field

#### A) BASEMENT

- 1 ☐ Daylight  
2 ☐ Finished  
3 ☐ Full  
4 ☐ Partial  
5 ☐ Unfinished

#### B) BONUS ROOMS

- 1 ☐ Breakfast Room/Nook  
2 ☐ Den  
3 ☐ Loft  
4 ☐ Mudroom  
5 ☐ Office  
6 ☐ Rec Room  
7 ☐ Walk-in Pantry  
8 ☐ Workshop  
9 ☐ Other (Refer to Remarks)

#### C) DINING

- 1 ☐ Area (Combination)  
2 ☐ Formal

#### D) DISHWASHER

- 1 ☐ No  
2 ☐ Yes

#### E) DISPOSAL

- 1 ☐ No  
2 ☐ Yes

#### F) DUAL LIVING

- 1 ☐ ADU-Detached  
2 ☐ ADU-Integrated  
3 ☐ Hardship  
4 ☐ No  
5 ☐ Possible  
6 ☐ Other (Refer to Remarks)

#### G) FENCED YARD

- 1 ☐ Partial  
2 ☐ Yes

#### H) FIRE SYSTEM

- 1 ☐ Central  
2 ☐ Hardwired  
3 ☐ Pull Station  
4 ☐ Sprinkled

#### I) FIREPLACE

- 1 ☐ Family Room  
2 ☐ Living Room  
3 ☐ Other Room  
4 ☐ Electric  
5 ☐ Gas  
6 ☐ Pellet  
7 ☐ Propane  
8 ☐ Stove  
9 ☐ Wood

#### J) FLOOD PLAIN

- 1 ☐ No  
2 ☐ Unknown  
3 ☐ Yes

#### K) FLOORING

- 1 ☐ Carpet  
2 ☐ Laminate  
3 ☐ Marble  
4 ☐ Stone  
5 ☐ Tile  
6 ☐ Vinyl  
7 ☐ Wood  
8 ☐ Other (Refer to Remarks)

#### L) FOUNDATION

- 1 ☐ Continuous  
2 ☐ Pier  
3 ☐ Slab

#### M) HANDICAP AMENITIES

- 1 ☐ No  
2 ☐ Yes (Refer to Remarks)

#### N) 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)

#### O) HIGH SPEED COMMUNICATIONS ACCESS

- 1 ☐ Available  
2 ☐ Present  
3 ☐ Unknown

#### P) HOME WARRANTY

- 1 ☐ Negotiable  
2 ☐ No  
3 ☐ Yes

#### Q) HOMEOWNERS ASSN

- 1 ☐ Association with Fee  
2 ☐ Association with No Fee  
3 ☐ No Association

#### R) INSPECTION REPORT AVAILABLE

- 1 ☐ No  
2 ☐ Yes  
3 ☐ Yes

#### S) LANDSCAPE

- 1 ☐ Irrigation System  
2 ☐ No  
3 ☐ Yes

#### T) LAUNDRY

- 1 ☐ Laundry Center  
2 ☐ None  
3 ☐ W/D Hookup  
4 ☐ W/D Included

#### U) LOT TYPE

- 1 ☐ Common Area  
2 ☐ Cul-de-sac  
3 ☐ Dimension Above  
4 ☐ Irregular

#### V) OTHER STATUS

- 1 ☐ 3rd Party Approval Rqd.  
2 ☐ Foreclosure  
3 ☐ Relocation  
4 ☐ REO/Bank Owned  
5 ☐ Short Sale  
6 ☐ Other (Refer to Private Remarks)

#### W) OUTBUILDINGS

- 1 ☐ Barn  
2 ☐ Separate Shop  
3 ☐ Shed  
4 ☐ Other (Refer to Remarks)

#### X) PATIO

- 1 ☐ Covered Deck  
2 ☐ Covered Patio  
3 ☐ Deck  
4 ☐ Patio

#### Y) PROPERTY AMENITIES

- 1 ☐ Business Center  
2 ☐ Equestrian  
3 ☐ Exercise Equipment  
4 ☐ Golf  
5 ☐ Rec Center  
6 ☐ Swimming Pool  
7 ☐ Tennis Court  
8 ☐ Other (Refer to Remarks)

#### Z) PROPERTY USE TYPE

- 1 ☐ Any Use--All of the Following  
2 ☐ Business  
3 ☐ Investment  
4 ☐ Vacant/Owner-User

#### ZA) RANGE FACILITY

- 1 ☐ Built-in  
2 ☐ Convection  
3 ☐ Downdraft  
4 ☐ Electric  
5 ☐ Gas  
6 ☐ Microwave Included  
7 ☐ None  
8 ☐ Propane  
9 ☐ Range Included

#### ZB) REFRIGERATOR

- 1 ☐ Refrigerator Included

#### ZC) 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)

#### ZD) RV/CAMPER PAD

- 1 ☐ Area/Room for  
2 ☐ Pad  
3 ☐ RV Disposal

#### ZE) SELLER TO DO 1031

- 1 ☐ No  
2 ☐ Yes

#### ZF) SEWER

- 1 ☐ City  
2 ☐ Septic

#### \*ZG) 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 ☐ Key at Listing Office  
8 ☐ Key Box  
9 ☐ Refer to Private Remarks  
10 ☐ Upon Accepted Offer  
11 ☐ To Be Built  
12 ☐ Vacant  
13 ☐ Do Not Show  
14 ☐ Text Listing Broker

#### ZH) 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)

#### ZI) SIDING STYLE

- 1 ☐ Board & Batt  
2 ☐ Lap  
3 ☐ T111

#### ZJ) SIGNAGE

- 1 ☐ No  
2 ☐ Yes

#### ZK) SUITABLE FOR

- 1 ☐ Garden/Low-Rise  
2 ☐ Government Subsidized  
3 ☐ Mid/High Rise  
4 ☐ Mobile/Man. Home Park

#### ZL) SWIMMING POOL

- 1 ☐ Above-ground Pool  
2 ☐ In-ground Pool  
3 ☐ Hot Tub  
4 ☐ Spa

#### ZM) 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

#### ZN) UNIT TYPES

- 1 ☐ Flat  
2 ☐ Loft  
3 ☐ Townhome  
4 ☐ Quad/Shared

#### ZO) VIEW

- 1 ☐ Golf Course  
2 ☐ Mountain  
3 ☐ Territorial  
4 ☐ Water Frontage

#### ZP) WATER

- 1 ☐ City  
2 ☐ Connected  
3 ☐ Not Available  
4 ☐ Possible  
5 ☐ Private/Community/ Distr  
6 ☐ Shared Well  
7 ☐ Spring  
8 ☐ Well

#### ZQ) WATER HEATER

- 1 ☐ Electric  
2 ☐ Gas  
3 ☐ Propane  
4 ☐ Solar  
5 ☐ Other (Refer to Remarks)

Listing Broker Signature

Date

Owner/Authorized Signer

Date

Principal Initials:

Date:

Owner/Authorized Signer

Date



**Address**

**MLS #**

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.

<b>Owner/Authorized Signer</b>	<b>Date</b>	<b>Owner/Authorized Signer</b>	<b>Date</b>
<b>Listing Broker</b>	<b>Date</b>	<b>Listing Broker Firm Name &amp; Address</b>	
<b>Principal Broker Initials/Date</b> _____ / _____		<b>Principal Broker Phone #</b> _____	

