

*Property Type: (Choose One) <input type="checkbox"/> Residence <input type="checkbox"/> Condo <input type="checkbox"/> Manufactured			*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			Auction: <input type="checkbox"/> No <input type="checkbox"/> Yes		*Expected Active Date: (Req. if PRE)		
House # Pre-Direction Street Name Post Direction			*Price: \$				
*Address:			*City:				
*City:			*Zip Code:		Cross Street:		
*Area: (Refer to Boundary Map if Unsure)			*County:		IDX Include: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Schools - Elementary:			Middle:		High:		
*Lot:	Block:	Subdivision:	*Acres:	Acres Irrigated:			
Approx Lot Dimensions			Approx Lot Sq Ft:		Zoning:		
*Tax Account #:			Tax Amount: \$	Tax Years:			
HOA Fees: \$ (If any, please mark frequency →)			HOA Frequency: <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Annually <input type="checkbox"/> Semi Annually				
Possession:			Escrow At:	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			
*# of Bedrooms: <small>(Whole Numbers Only)</small>			*# of Full Baths <small>(Whole Numbers Only)</small>		# of Half Baths <small>(Whole Numbers Only)</small>		
# of Baths Lower Level/Basement		# of Baths on Level 1/Main		# of Baths on Level 2/Upper			
# of Baths Not in Main Structure							
*TOTAL SQ FT (Approximate)			*Source of Sq Ft Data: <input type="checkbox"/> County <input type="checkbox"/> Fee <input type="checkbox"/> List Broker <input type="checkbox"/> Owner				
*Year Built:			Check if New Construction: <input type="checkbox"/> (Never occupied)		Exterior Color:		
*Home Style: (check one) <input type="checkbox"/> Cabin <input type="checkbox"/> 1 Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> 3/tri-level <input type="checkbox"/> Split Entry <input type="checkbox"/> Other							
*Garage Type: (check one) <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Carport <input type="checkbox"/> None				*Garage Capacity (# of Vehicles) (Please note if 0)			
Manufactured Home (MH) Exempted (Detitled): <input type="checkbox"/> Yes <input type="checkbox"/> No			(Req. if type is Manufacture) *MH Moved Twice? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown				
MH Type: <input type="checkbox"/> Single Wide <input type="checkbox"/> Double Wide <input type="checkbox"/> Triple Wide			MH Size:				
MH Make/Model:			MH Serial Number:				
Room	Approx Room Dimensions (feet.inches X feet.inches)	Floor (Check one level per room)			Building Description	Used For	Size
		Lower/Basement	1/Main	2/Upper			
Living Room	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1		
Dining Room	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2		
Family Room	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Kitchen	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4		
Utility Room	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Primary Bedroom	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Bedroom 2	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Bedroom 3	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Bedroom 4	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Description	Used For	Size
Additional Room	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1		
Garage	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2		
					3		
*Listing Broker Name			*List Date		*Expiration Date		
*Listing Office Name/Code			*Owner Name				
Listing Broker Phone			Owner Phone				
Team Name			Owner US Citizen? (FRPTA) <input type="checkbox"/> Yes <input type="checkbox"/> No				
Co-List Broker Name			Occupant Name		Tenant Occupied? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Co-List Broker Office Name/Code			Occupant Phone				
For Sale Sign <input type="checkbox"/> Yes <input type="checkbox"/> No			*Selling Office Commission		<input type="checkbox"/> % <input type="checkbox"/> %* \$ *Asterisk = Staggered % - Refer to Private Remarks		
*WVMLS Lockbox <input type="checkbox"/> Yes <input type="checkbox"/> No			*Dual/Variable Rate Commission		<input type="checkbox"/> Yes <input type="checkbox"/> No		
*Location			<small>(This field discloses if the Listing Broker's Commission is changeable based on certain circumstances like who brings the buyer.)</small>				
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

- A) 55+ HOUSING**
 1 No
 2 Yes
- B) BASEMENT**
 1 Daylight
 2 Finished
 3 Full
 4 Partial
 5 Unfinished
- C) 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)
- D) DINING**
 1 Area (Combination)
 2 Formal
- E) DISHWASHER**
 1 No
 2 Yes
- F) DISPOSAL**
 1 No
 2 Yes
- G) DUAL LIVING**
 1 No
 2 Possible
 3 Yes
- H) FENCED YARD**
 1 Partial
 2 Yes
- 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) GREEN HOME**
 1 No
 2 Yes (Refer to Remarks)
- N) HANDICAP AMENITIES**
 1 No
 2 Yes (Refer to Remarks)
- O) HEATING-COOLING**
 1 Baseboard
 2 Central Air Conditioning
 3 Electric
 4 Floor Furnace
 5 Forced Air
 6 Gas
 7 Heat Pump
 8 Hot Water
 9 None
 10 Oil
 11 Propane
 12 Radiant Ceiling
 13 Radiant Floor
 14 Solar
 15 Stove
 16 Wall Furnace
 17 Window Unit (AC)
 18 Wood
 19 Zonal
 20 Other (Refer to Remarks)
- P) HIGH SPEED COMMUNICATIONS ACCESS**
 1 Available
 2 Present
 3 Unknown
- Q) HOME WARRANTY**
 1 Negotiable
 2 No
 3 Yes
- R) HOMEOWNERS ASSN**
 1 Association with No Fee
 2 Association with Fee
 3 No Association
- S) HOMEOWNERS ASSN AMENITIES**
 1 Equestrian
 2 Exercise Equipment
 3 Golf
 4 Swimming Pool
 5 Tennis Court
 6 Other (Refer to Remarks)
- T) INSPECTION REPORT AVAILABLE**
 1 No
 2 Yes

- U) LANDSCAPE**
 1 No
 2 Yes
- V) LOT TYPE**
 1 Common Area
 2 Cul-de-sac
 3 Dimension Above
 4 Irregular
- W) OTHER STATUS**
 1 3rd Party Approval Rqd.
 2 Foreclosure
 3 Relocation
 4 REO/Bank Owned
 5 Short Sale
 6 Other (Refer to Private Remarks)
- X) OUTBUILDINGS**
 1 Barn
 2 Separate Shop
 3 Shed
 4 Other (Refer to Remarks)
- Y) PATIO**
 1 Covered Deck
 2 Covered Patio
 3 Deck
 4 Patio
- Z) RANGE FACILITY**
 1 Built-in
 2 Convection
 3 Downdraft
 4 Electric
 5 Gas
 6 Microwave Included
 7 None
 8 Propane
 9 Range Included
- ZA) 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)
- ZB) RV AMENITIES**
 1 Area/Room for RV
 2 Pad
 3 RV Disposal
 4 RV Garage
- ZC) SECURITY SYSTEM**
 1 Leased
 2 Owned
 3 No

- ZD) SEPTIC**
 1 Standard
 2 Other (Refer to Remarks)
- ZE) SEWER - CITY**
 1 No
 2 Yes
- *ZF) 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 To Be Built
 13 Under Construction
 14 Vacant

- ZL) TERMS SELLER WILL CONSIDER**
 1 Cash
 2 Conventional
 3 FHA
 4 Federal Land Bank
 5 Federal VA
 6 First Trust Deed
 7 Land Sales Contract
 8 ODVA
 9 Rehab Loan
 10 Trade
 11 USDA
 12 Other (Refer to Private Remarks)
- ZM) TIMBER**
 1 Cruise Report Available
 2 No
 3 Yes (Refer to Remarks)
- ZN) UNDERGROUND SPRINKLERS**
 1 No
 2 Yes
 3 Refer to Remarks
- 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/District
 6 Shared Well
 7 Spring
 8 Well
- ZQ) WATER HEATER**
 1 Electric
 2 Gas
 3 Propane
 4 Solar
- ZR) WOOD BURNING STOVE**
 1 Certification Unknown
 2 Certified
 3 Uncertified

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 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 _____ / _____			



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

1 For value received, Seller grants Listing Firm 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 Firm 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 Firm 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 Firm. Seller's Initials: _____ ←

7 Seller agrees to pay Listing Firm, 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 Firm 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 Firm representing and accepting compensation from Seller in addition to other parties to the exchange.
 13 Seller authorizes Listing Firm to accept a deposit on the purchase price. Seller further allows Listing Firm a reasonable time after termination or
 14 expiration of this contract to close any transaction on which earnest money is then deposited.

15 If following the expiration or termination of this agreement, Seller lists the Subject Property for sale with another real estate broker, to the
 16 extent the commission stated in this agreement would result in Seller's liability for more than one brokerage fee, the Seller is excused from paying
 17 Listing Firm's commission.

18 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
 19 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
 20 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
 21 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
 22 to convey the property. Seller represents that there are no agreements with Listing Firm or anyone else that pertain to a sale of the Subject
 23 Property that are not disclosed in this contract.

24 Seller authorizes Listing Firm to submit this listing to the Willamette Valley Multiple Listing Service ("WVMLS"). In Seller's opinion, none of
 25 this listing data, including post-closing sales data and concessions information, if any, is confidential and Seller approves its dissemination.
 26 Members of WVMLS may act as Buyer's agents in procuring or attempting to procure a Buyer under the terms of this contract. Seller authorizes
 27 Listing Firm and its customers, WVMLS members and their customers, and inspectors hired by a prospective Buyer to enter any part of the Subject
 28 Property to inspect it at any reasonable time in accordance with the showing instructions on page 2 of the listing profile.

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

32 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
 33 arbitration and filed in the county where the property is located. Judgment upon the award rendered pursuant to such arbitration may be entered in
 34 any court having jurisdiction, and Seller agrees to pay such reasonable attorney fees and costs as the arbitrator may award in the arbitration and as
 35 a court (including any appellate court) may award in any hearing on any petition relating to a request to stay the arbitration, to enjoin litigation, or to
 36 confirm, modify, or vacate the arbitration award.

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

40
 41 This agreement expires on the _____ day of _____, 20_____.

42
 43 **THIS IS A LEGALLY BINDING CONTRACT WHEN EXECUTED BY ALL PARTIES. IF YOU DO NOT UNDERSTAND IT, YOU SHOULD**
 44 **CONSULT A LAWYER BEFORE SIGNING IT.**

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 _____ / _____			