

Listing File Checklist

Agent: _____ Listing Date: _____ Exp. Date: _____

Property Address: _____

Sellers: _____ Title Company: _____

MLS# _____

Need	Received	
_____	_____	Listing File Checklist ®
_____	_____	Completed Transaction Data Sheet ®
_____	_____	Signed Listing Agreement ®
_____	_____	Completed, Signed and Initialed MLS Profile Sheet ® (Broker's Initial means Listing Agent)
_____	_____	Brokerage Relationship Disclosure ®
_____	_____	Sellers Real Property Disclosure ® * (If Seller's Mold is in SPD, you do not need a separate form)
_____	_____	Affiliated Business Disclosure ® (Both parties must sign... if other agent refuses, make note on form)
_____	_____	*Sellers Mold Disclosure ®
_____	_____	Sellers Multi Disclosure ®
_____	_____	Sellers Net Sheet ®
_____	_____	Condominium Association Disclosure or HOA Disclosure ®
_____	_____	Homeowners' Association Disclosure or Condo Assoc. Disc. ®
_____	_____	Sinkhole Disclosure (required if previous sinkhole repair)
_____	_____	Complying With Lead Base Paint Law; (Seller Notice if built prior to 1978)
_____	_____	Estoppel Letter (If Seller has current mortgage)
_____	_____	Lockbox Agreement (If not covered in Listing Agreement #7)
_____	_____	Public Records & MLS Printout ®
_____	_____	Professional Transaction Fee (If not covered in Listing Agreement)
_____	_____	Misc. Info. ® = Required



Listing/Sale Transaction Form

Subject Property: _____

Legal Description: _____

Sold Price: _____ Mail Away: (Buyer/Seller) _____

Listing Information

Listing Agent _____ Agent ID# _____ Phone# _____

Company Name _____ Company ID# _____ Phone# _____

Sellers Name _____ SS# _____ Phone# _____

Sellers Name _____ SS# _____ Phone# _____

Sellers Address _____ City _____ ST _____ Zip _____

List Date _____ Expire Date _____ Contract Date _____ Closing Date _____

Title Information

Title Company _____ Phone# _____ Fax# _____

Price Quote _____ Date Ordered _____ Commitment Received _____

Faxed To: (Realtor) _____ (Lender) _____ (Other) _____

Mortgage Information

Existing Mortgage Co. _____ Phone _____ Fax# _____

Loan# _____ Payoff Ordered _____ Received _____

2nd Mortgage Co. _____ Phone# _____ Fax# _____

Loan# _____ Payoff Ordered _____ Received _____

Buyer's Information

Buyers Agent Name _____ Agent ID# _____ Phone# _____

RE Company Name _____ Broker ID# _____ Phone# _____

Buyers Name _____ SS# _____ Phone# _____

Buyers Name _____ SS# _____ Phone# _____

Earnest Deposit _____ Add Earnest _____ Held By _____

Commission List Office _____ Commission Sell Office _____

Buyers Mortgage Information

Buyers Mortgage Co. _____ Phone# _____ Fax# _____

Contact Name _____ Extension Phone# _____

Loan Approval Date _____ Loan Amount _____ Interest% _____

Loan Fees _____ Commitment Expires On _____ Mortgage Clause _____

Additional Approval Conditions _____

Termite Information

Termite Company _____ Phone# _____ Fax# _____

Order Date _____ Date Received _____ Misc. _____

Survey Information

Survey Company _____ Phone# _____ Fax# _____

Order Date _____ Date Received _____

Insurance Information

Insurance Company _____ Phone# _____ Fax# _____

Homeowners Association Information

Homeowners Assoc. _____ Phone# _____ Fax# _____

Address _____ City _____ ST _____ Zip _____

Approval Needed Yes (___) No (___) Type of Dues _____ \$ Amount _____

Current To _____ \$ Amount Due _____

Additional Comments _____

Listing Agreement

Broker: Steven M. Hasley Office#: _____ Brokerage: RE/MAX Action First MLS# _____

Owner Name: _____ Owner Name: _____

Property Address: _____

Legal Description: _____

Section: _____ Township: _____ Range: _____ Plat Book: _____ Page: _____ Brokerage Sign: Yes ___ No ___ Lockbox: Yes ___ No ___

Tax I.D. No.: _____ Owner U.S. Citizen: Yes ___ No ___ Citizen of: _____

Effective Date: _____ Expiration Date: _____ Commission: _____ % List Price: _____

Day Protection Period: _____ Transaction Fee: _____ Withdrawal Fee: \$ _____ Rental Fee: _____

Special Terms _____

Seller Does Does not, wish to compensate Buyer Agent from compensation above. MLS Co-Broker Fee Offered: _____ %

1. Exclusive Right To Sell: Owner hereby grants to Broker an Exclusive Right To Sell for the listing period to procure a prospect ready, willing and able to enter into a transaction with Owner on Owner's property in accordance with the terms and conditions set forth herein, or upon lesser price, terms and conditions acceptable to Owner ("Brokers Service"). The term "Transaction" includes the sale, lease, option (at the time of exercise thereof), or exchange of the Owner's Property.

2. General Terms: Broker agrees to use earnest and continued effort to procure a transaction on Owner's property during the listing period. Owner agrees to refer to the Broker all inquiries received concerning the property during the term of the listing. Owner agrees to provide Broker with access to the property at reasonable times and permit Broker to Place a transaction sign and lockbox on the property if so indicated herein. Owner authorizes Broker to advertise the property and to publish information and updates thereof concerning the property in the Multiple Listing Service ("MLS") of the Pinellas Realtor organization (The Board) and such cross-listing services as may be established. If a lockbox is permitted by Owner on the property, Owner agrees Broker, the Board and its members, shall not be responsible for its unlawful or unauthorized entry or use. Owner agrees that the property shall be offered without respect to race, color, religion, handicap, familial status, sex, national origin, or any other illegal discrimination. Owner represents to Broker that its citizenship as indicated herein is true and correct. Owner understands that legal and tax counseling is advisable prior to entry into any transaction and special legal and tax counseling is advisable if Owner is not a U.S. Citizen.

3. Real Estate Commission: Owner agrees to pay Broker or Broker's Service the commission set forth below for the following;

A. If a prospect is procured for a transaction by anyone, including Owner, another Broker, or member of the MLS during the listing period.

B. If a transaction is entered into or consummated regarding Owner's property within the subsequent protection period set forth herein, to any prospect whom Broker, other member of the MLS, or any other person has presented the property prior to the final termination of this listing, provided the Owner has been sent notice of the name of the prospect before or upon the final termination of the listing. This provision (B) shall not apply if an exclusive written listing agreement on the property is entered during the term of the Brokers protection period with another licensed real estate broker and a Transaction is entered into with a prior prospect during the protection period.

4. Property Withdrawal: In the event the Owner desires to withdraw the property listed from the market due to a substantial change in circumstances involving the property and prior to the time an offer is submitted substantially conforming to the listing terms, the Broker agrees to such withdrawal under certain terms and conditions which are as follows:

A. The Owner shall pay to Broker the Withdrawal Fee set forth above.

B. A commission shall be due Broker, notwithstanding property withdrawal, if the Owner enters into a transaction during the listing period or protection period, as applicable, for which a commission would otherwise be due under paragraphs 3A or 3B of this agreement. Should such a transaction occur, Owner agrees to pay Broker the commission otherwise due herein less the withdrawal fee.

5. Commission Payment: Broker's commission and fees are earned when the Broker Service is performed and payable on or before settlement. In the event a Transaction is entered into and the prospect fails or refuses to consummate the Transaction through no fault of the Owner, and the Owner elects to retain the earnest money deposit in full satisfaction of the default of the prospect, then the parties agree that the Broker shall be entitled to one half thereof, but not exceeding the commission fee otherwise due, in full satisfaction of payment for the Broker's Service pertinent to the Seller's obligation in this Transaction. If the transaction shall not be entered into or consummated because of the failure or refusal of the Owner to perform, in accordance with these listing terms or the terms of the Transaction as applicable, the full commission shall be immediately due and payable to the Broker upon demand. Should the Broker be Required to institute legal proceeding to obtain payment of its commission, then the prevailing party in such proceeding shall be entitled to recover its reasonable attorney's fees and cost incurred, including reasonable attorney's fees and court cost of appeal, if any. The parties further agree that with respect to any litigation arising out this contract the proper jurisdiction and venue shall be the courts in which the property is located.

6. Title To Property: Owner represents that the title and right to possession of the property is free of encumbrances and defects which cannot be removed prior to settlement and will provide title insurance as may be required to consummate the Transaction. Owner, as signed below, further represents that Owner has the necessary authority to enter into and consummate a Transaction of the property and will execute and deliver all Transaction documents in a timely fashion.

&. Use of Lock Box: The Owner does (initials) does Not _____ (initials) authorize the use of a Lock Box on the Owner's Property. If the Owner authorizes the use of a Lock Box, the owner expressly acknowledge that a Lock Box is not a device intended to protect the property from unauthorized entry, but rather is a device to facilitate access to the property by licensed real estate brokers and agents who are engaged in authorized efforts to market property to potential purchasers. As a result, the Owner expressly waives any claims against the Broker, the Board, or any of its members based upon losses resulting from unauthorized entry to the property gained through a key procured by reason of a failure of the Lock Box security mechanisms. This waiver of liability shall not apply to any individual's own criminal conduct.

8. Latent Defects Acknowledgement: Owner understand that Owner has the obligation to fully disclose all latent defects of the property to prospects which may materially affect the value or desirability of the property and Owner has no knowledge of any such latent defects other than those set forth here. Latent defects noted by the Owner will be disclosed by Broker as Owner's agent to Transaction prospects.

Accepted by: _____ Date: _____ Salesperson of Record _____

Owner: _____ Owner _____ Date _____

AFFILIATED BUSINESS DISCLOSURE

To: The Undersigned Buyers & Sellers

From: RE/MAX Action First
First Team Title, Inc. d/b/a Title Clearinghouse
RE Financial Services, Inc.

RE/MAX Action First is affiliated with and has a business relationship with RE Financial Services, Inc. and First Team Title, Inc., doing business as Title Clearinghouse.

RE/MAX Action First is related in ownership to Title Clearinghouse in that some of its owners have an interest in the financial performance of Title Clearinghouse, which is a wholly owned subsidiary of RE/MAX Action First. The rates for title insurance are set by state regulation in Florida, subject to the services selected by you. You may be able to get title and closing services at a lower rate by shopping with other settlement service providers.

RE/MAX Action First is related in ownership to RE Financial Services, Inc. in that some of its owners have an interest in the financial performance of RE Financial Services, Inc. Their rates are set forth in their good faith estimate. A lender is allowed to require the use of an attorney, credit reporting agency and/or real estate appraiser chosen to represent the lender's interest. You may be able to get services at a lower rate by shopping with other mortgage lenders.

The real estate agents of RE/MAX Action First have no interest in these affiliated companies. **YOU ARE NOT REQUIRED TO USE** either of the affiliated companies as a condition for settlement of a loan or on the purchase/sale of the subject property.

All **DEPOSITS** with RE/MAX Action First will be in a non-interest bearing escrow account.

_____ Buyer	_____ Buyer	_____ Date
_____ Seller	_____ Seller	_____ Date



LOCKBOX AGREEMENT

This agreement is entered into between the Undersigned Realtor and the Owner on the date set forth below.

RECITALS

1. The owner entered into a Listing Agreement with Realtor dated _____. The Realtor has offered to put a lockbox on the Owners' property to facilitate the showing of the property by other Realtors as authorized in the listing Agreement. The use of a Lockbox is a method for other Realtors to obtain a key to enter the property in conjunction with the showing thereof.
2. The Owner acknowledges that the Lockbox procedure has been fully explained by the Realtor and the Owner understands the security risks incident to its use as well as the benefits derived in the marketing of the Owners' property. **THE OWNER UNDERSTANDS THAT THE LOCKBOX CAN BE UNLAWFULLY ENTERED INTO WITHOUT SUBSTANTIAL DIFFICULTY AND MAY NOT PROVIDE THE SAME DEGREE OF SECURITY OF THE OWNER, THE PROPERTY, OR ITS CONTENTS AS THE CURRENT LOCKS AND OTHER SECURITY DEVICES ON THE OWNERS' PROPERTY.**

AGREEMENT

Pursuant to the foregoing Recitals and in consideration of the mutual promises, covenants and conditions contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties as follows:

1. Owner does hereby request the Realtor to place a Lockbox on the Owners property listed with the realtor. Inconsideration for the Realtor placing a lockbox on the Owner's property and with the knowledge of the possibility of increased security risk through lockbox use, the Owner agrees that the Realtors, The Pinellas Realtor Organization (PRO) and its members shall not be responsible for and are unconditionally released from any and all liability in conjunction with lockbox use including, but not limited to, any damage, injury, to the Owner's property, the contents therein, or personal injury suffered due to any to any unauthorized or unlawful entry into the lockbox, and the Owners agree to indemnify and hold them harmless from any claim resulting there from.

RE/MAX Action First
Firm Name

Owner's Signature

Accepted By

Owner's Signature

Date

Date

Brokerage Relationship Disclosure

FLORIDA ASSOCIATION OF REALTORS®



SINGLE AGENT NOTICE

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS SINGLE AGENTS DISCLOSE TO BUYERS AND SELLERS THEIR DUTIES. As a single agent, _____

and its associates owe to you the following duties:

1. Dealing honestly and fairly;
2. Loyalty;
3. Confidentiality;
4. Obedience;
5. Full disclosure;
6. Accounting for all funds;
7. Skill, care, and diligence in the transaction;
8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing; and
9. Disclosing all known facts that materially affect the value of residential real property and are not readily observable.

Date

Signature

Copy returned to **Customer** on the ____ day of _____, ____ by: personal delivery mail E-mail facsimile.

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ESTOPPEL LETTER

Date: _____

To: _____

From: _____

Regarding Account # _____

For the existing loan on the property located at _____. The owner/mortgagor authorizes the mortgagee to release any and all information regarding pay-off, assumption, escrow balance (or deficit), etc. That will assist the realtor in selling the property. Please complete and return immediately.

Loan Balance _____

Monthly Payment _____

PI _____

PITI _____

Interest Rate Fixed _____

If Adjustable Start Rate _____

Existing Rate _____

Cap _____

Floor _____

Adj. Period _____

Rate _____ Payment _____

Margin _____

Index _____

Term of Loan _____

Balloon – (if Yes Date) _____

Assumable? _____ Qualifying? _____ Non-Qualifying? _____ Assumption Fee? _____

Escrow Balance or Deficit _____ Taxes _____ Insurance? _____

MIP or PMI on the Loan? _____

Net payoff Figure _____

Comments: _____

Owner _____

Date _____

Owner _____

Date _____



Seller's Multi Disclosure

- 1. Escrow;** All monies collected and placed in **escrow will be deposited within 3 business days of receipt** and held in compliance with the laws of the Florida Real estate Commission chapter 475 Florida Statute. Any agreement to return any monies will be done only when the deposit of said funds has cleared the bank of Re/Max Action First. Escrow money will be placed in an account in a bank picked by Re/Max Action First. I understand that the monies will be held in an interest bearing account and that any interest will go to Re/Max Action First to defray some of the expenses concerning this transaction.
- 2. Multi-Offers;** I understand and agree that multiple offers may be presented on the property on which I am the seller, including offers through Re/Max Action First sales associates who have similar brokerage relationships with their clients. As the seller, I am under no obligation to negotiate offers in the order that they are received and it is at the seller's discretion as to which offer to accept, reject or negotiate.
- 3. Condo & Home Owners Associations;** Properties governed by a Condominium or Home Owners Associations are subject to restrictions, rules and regulation, and owners of such properties are typically required to pay various fees and expenses associated with this form of ownership. As the seller, I will provide any and all information concerning the Condo or Home Owners Association including and not limited to the current association fees and any current or future assessments that would become the responsibility of any buyer of my property.
- 4. Deed Restriction;** Certain neighborhoods and communities have deed restriction that may affect your use of the property... If the property is affected by deed restrictions, I will provide information concerning the deed restrictions.
- 5. Sexual Offenders;** Pursuant to Florida Law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals who may be living in their communities. Buyers who deem this information important should contact the FDLE prior to entering into a contract or email at sexpred@fdle.state.fl.us or via the Internet at www.fdle.state.fl.us/sexualpredators.
- 6. Home Warranty;** As a seller I may obtain a home warranty on my property. Information in many companies is available in our office.
- 7. Legal Requirements;** All contracts for sale of real property are required to be in writing and signed by all parties to be enforceable. You have the right to consult an attorney prior to entering into any contract.
- 8. Sinkholes, Settlement, Radon;** Sinkholes are natural occurrences and have been found to exist in the State of Florida. Additional information regarding the existence of sinkholes may be obtained from the property appraiser's office. You should also pay attention to settlement in property being considered and seek professional advice if you have concerns. Radon is a naturally occurring radioactive gas that when accumulated in sufficient quantity in a building may present health problems. Additional information regarding radon testing may be obtained from your county public health unit. I agree to provide any information on sinkholes, settlements, or radon that I might know in my Property Disclosure.
- 9. Equal Housing Opportunity;** We are required by law to treat all parties fairly without regard to race, color, religion, national origin, ancestry, sex, marital status, sexual orientation, presence of children or physical or mental disabilities.
- 10. Mold Disclosure;** Environmental conditions in Florida can be conducive for mold growth. As a prospective buyer, you should pay particular attention to any visible signs or the presence of mildew odors. Mold is found both indoors and outdoors. The presence of mold may cause the property damage or health problems. Should you desire a mold inspection or additional information about mold, contact a profession trained in this field and visit the EPA website at www.epa.gov/laq.

11. Affiliated Business Disclosure; You are advised that Re/Max Action First is affiliated in ownership with First Team Title (dba Title Clearinghouse) and Real Estate Financial, and the use of any of these companies is also not a requirement for making any offer. If you should use the services of any of the above, the Re/Max Action First may receive compensation for your use. The rates for title insurance are set by state regulation in Florida, subject to the services selected by you. You may be able to get title or mortgage services at a lower rate by shopping with other settlement service or mortgage providers.

12. Broker Relationship; You are advised that in the State of Florida all agents represent you as Transaction Brokers at first meeting... Re/Max Action First and its agents may also represent its clients as a Single Agent, but anytime that the seller and buyer are both represented by Re/Max Action First, then both agents must work as a Transaction Broker. Re/Max Action First and its agents may move between the two types of agencies as the situation dictates.

13. Closing Costs; There are fees associated with the sale of property in Florida. You may be responsible for doc stamps on the deed, title insurance, title search fees, real estates commissions, transaction fees, any repairs required by the contract, existing mortgage(s) if any, property taxes, utilities, any closing cost for the buyer required by the contract, and other fees. A complete list of fees associated with this transaction can be obtained from the title company.

14. Square Footage; The square footage of any property comes directly from tax records, from an appraisal, or from the builder if new construction, and if a buyer feels that this is incorrect, the buyer has the right to have the square footage checked before continuing with this transaction.

15. Lead Base Paint; Each purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The seller of any property will be provided on any property built before 1978 is required to provide the buyer, any information about lead based paint. Information on lead based paint is available in our office and will be provided on any property built before 1978. I understand that I can have a lead based paint inspection and should I choose not to have a lead based paint inspection, I have waived my right to any future claim concerning the property. I acknowledge that I have been offered a pamphlet entitled "Protect Your Family From Lead in Your Home".

Florida law shall govern any dispute in any way relating to Seller(s) sale of real property between Seller(s) and RE/MAX Action First or its agents or representatives or other companies. Venue for any litigation or other proceeding involving Re/Max Action First or its representatives shall be exclusively in Florida. I/We understand that all statements and representations we have made on the property that we are selling are to the best of our knowledge, true and accurate. I/We also agree to hold harmless Re/Max Action First and its representatives or agents from any litigation that arises from this transaction.

I/We have read and agree to the terms of the above information and acknowledge we have filled out a Sellers Property Disclosure form.

Seller Signature

Seller Signature

Date

smdJuly2007

Seller's Real Property Disclosure Statement

FLORIDA ASSOCIATION OF REALTORS®



NAME: _____

SELLER HAS HAS NOT OCCUPIED THE PROPERTY.

DATE SELLER PURCHASED PROPERTY? _____

IS THE PROPERTY CURRENTLY LEASED? NO YES TERMINATION DATE OF LEASE: _____

DOES THE PROPERTY CURRENTLY HAVE HOMESTEAD EXEMPTION? NO YES ; YEAR _____

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: _____

LEGAL DESCRIPTION: _____

NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit unit charges or unpaid assessments (including homeowners' association maintenance fees or proposed increases in assessments and/or maintenance fees) affecting the property? NO YES If yes, explain: _____

b. Have any local, state, or federal authorities notified you that repairs, alterations or corrections of the property are required? NO YES If yes, explain: _____

2. DEED/HOMEOWNERS' ASSOCIATION RESTRICTIONS

Are You Aware:

a. of any deed or homeowner restrictions? NO YES

b. of any proposed changes to any of the restrictions? NO YES

c. of any resale restrictions? NO YES

d. of any restrictions on leasing the property? NO YES

e. If any answer to questions 2a-2e is yes, please explain: _____

f. Are access roads private public ? If private, describe the terms and conditions of the maintenance agreement: _____

g. If there is a homeowner association, is membership mandatory? NO YES , and are fees charged by the homeowner association? NO YES If yes, explain: _____

3. PROPERTY-RELATED ITEMS

Are You Aware:

a. if you have ever had the property surveyed? NO YES Date: _____

b. if the property was surveyed, did you receive an elevation certificate? NO YES Date: _____

c. of any walls, driveways, fences or other features shared in common with adjoining landowners or any encroachments, boundary line disputes, setback violations, or easements affecting the property? NO YES

d. of any portion of the property that is fenced? NO YES

If any answer to questions 3a-3d is yes, please explain: _____

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 5 Pages.

4. THE LAND:

Are You Aware:

- a. of any past or present settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO YES
 - i. of any sinkhole insurance claim that has been made on subject property? NO YES
 - ii. if claim made, was claim paid? NO YES
 - iii. was the full amount of the insurance proceeds used to repair the sinkhole damage? NO YES
- b. of any past or present drainage or flood problems affecting the property or adjacent properties? NO YES
- c. of any past or present problems with driveways, walkways, patios, seawalls, or retaining walls on the property or adjacent properties due to drainage, flooding, or soil movements? NO YES

If any answer to questions 4a-4c is yes, please explain: _____

5. ENVIRONMENT:

Was the property built before 1978? NO YES

Are You Aware:

- a. of any substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, mold, lead-based paint, Chinese/defective drywall, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO YES If yes, explain: _____

- i. of any damage to the structures located on the property due to any of the substances, materials or products listed in subsection (a) above? NO YES If yes, explain: _____

- ii. of any corrosion to air conditioner or refrigerator coils, copper tubing, electrical wiring, computer wiring or other household items that have been damaged by sulfur or methane gas emitted from Chinese/defective drywall? NO YES If yes, explain: _____

- iii. of any clean up, repairs, or remediation of the property due to any of the substances, materials or products listed in subsection (a) above? NO YES If yes, explain: _____

- b. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO YES

- c. of wetlands, mangroves, archeological sites, or other environmentally sensitive areas located on the property? NO YES

If any answer to questions 5a-5c is yes, please explain: _____

6. ZONING:

Are You Aware:

- a. of the zoning classification of the property? NO YES If yes, identify the zoning classification _____
- b. of any zoning violations or nonconforming uses? NO YES
- c. if the property is zoned for its current use? NO YES
- d. of any zoning restrictions affecting additions, improvements or replacement of the property? NO YES
- e. if there are any zoning, land use or administrative regulations which are in conflict with the existing or intended use of the property? NO YES

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 5 Pages.

f. of any restrictions other than association and flood area requirements affecting improvements or replacement of the property? NO YES

If any answer to questions 6a-6f is yes, please explain: _____

7. FLOOD:

Are You Aware:

- a. if any portion of the property is in a special flood hazard area? NO YES
- b. does the property require flood insurance? NO YES
- c. whether any improvements including additions, are located below the base flood elevation? NO YES
- d. whether such improvements have been constructed in violation of applicable local flood guidelines? NO YES
- e. if any portion of the property is seaward of the coastal construction control line? NO YES

If any answer to questions 7a-7e is yes, please explain: _____

8. TERMITES, DRY ROT, PESTS, WOOD DESTROYING ORGANISMS:

a. Do you have any knowledge of termites, dry rot, pests or wood destroying organisms on or affecting any improvements located on the property or any structural damage to the property by them? NO YES If yes, explain: _____

b. Have you ever had the property inspected for termites, dry rot, pest or wood destroying organism? NO YES Date of inspection _____ If so, what was the outcome of the inspection? _____

c. Has the property been treated for termites, dry rot, pest or wood destroying organisms? NO YES Date and type of treatment _____, Company name: _____

9. STRUCTURE-RELATED ITEMS:

Are You Aware:

- a. of any structural damage which may have resulted from events including, but not limited to, fire, wind, flood, hail, landslide, or blasting, and which materially affect the value of the property? NO YES
- b. of any structural condition or, in the case of a homeowner association, any condition in the common elements that materially affects the value of the property? NO YES
- c. of any improvements or additions to the property, whether by you or by others, that have been constructed in violation of building codes or without necessary permits? NO YES
- d. of any active permits on the property which have not been closed by a final inspection? NO YES

If any answer to questions 9a-9d is yes, please explain: _____

10. ROOF-RELATED ITEMS:

Are You Aware:

- a. of any roof or overhang defects? NO YES
- b. if the roof has leaked since you owned the property? NO YES
- c. if anything was done to correct the leaks? NO YES
- d. if the roof has been replaced? NO YES If yes, when: _____
- e. If there is a warranty on the roof? NO YES If yes, is it transferable? NO YES
- f. If the roof been inspected within the last twelve months? NO YES

If any answer to questions 10a-10f is yes, please explain: _____

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 5 Pages.

11. PLUMBING-RELATED ITEMS:

- a. What is your drinking water source? Public Private Well Other Source . If your drinking water is from a well or other source, when was your water last checked for safety and what was the result of the test? _____
- b. Do you have a water conditioning system? NO YES If yes, type: _____ Owned Leased What is the balance owed on the system? \$ _____
- c. Do you have a sewer or septic system ? If septic system describe the location of each system: _____
- d. Are you aware of any septic tanks or wells on the property which are not currently being used? NO YES If yes, explain: _____
- e. Are you aware of any plumbing leaks since you have owned the property? NO YES If yes, explain: _____
- f. Are you aware of any conditions that materially affect the value of the property relating to the septic tank/drain field, sewer lines, or any other plumbing related items? NO YES If yes, explain: _____

12. POOLS/HOT TUBS/SPAS:

- a. Does the property have a swimming pool? NO YES Hot tub? NO YES Spa? NO YES
- b. If you answered yes to any part of 12a, was the certificate of completion received after Oct. 1, 2000 for the pool? NO YES For the spa? NO YES For the hot tub? NO YES
- c. Check the pool safety features (as defined by Section 515.27, Florida Statutes) your swimming pool, hot tub or spa has: Enclosure that meets the pool barrier requirements Approved safety pool cover Required door and window exit alarms Required door locks none
- d. Are you aware of any conditions regarding these items that materially affect the value of the property? NO YES If yes, explain: _____

13. MAJOR APPLIANCES:

Indicate existing equipment:

- Range Oven Microwave Dishwasher Garbage Disposal Trash Compactor Refrigerator Freezer Washer Dryer
- Are any of these appliances leased? NO YES Are any of these gas appliances? NO YES
- Is the water heater: owned leased ; Is the water heater: electric gas
- Are you aware of any problems with these appliances, including whether any of the appliances have leaked or overflowed, since you have owned the property? NO YES If yes, explain: _____

14. ELECTRICAL SYSTEM:

Are You Aware:

- a. of any damaged or malfunctioning switches, receptacles, or wiring? NO YES
 - b. of any conditions that materially affect the value or operating capacity of the electrical system? NO YES
- If answers to questions 14a or 14b is yes, please explain: _____

15. HEATING AND AIR CONDITIONING:

Indicate existing equipment:

- Air conditioning:** Central Window/Wall Number of units _____
 - Heating:** Electric Fuel Oil Gas Other
 - Solar Heating:** Owned Leased
 - Wood-burning stove:** NO YES
 - Fireplace:** NO YES Describe fireplace equipment: _____
- Are you aware of any defects, malfunctioning or condensation problems regarding these items, since you have owned the property? NO YES If yes, explain: _____

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 4 of 5 Pages.



Comprehensive Rider to the FAR/BAR Contract for Sale and Purchase

FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR

If initialed by all parties, the clause below will be incorporated into the FAR/BAR Contract for Sale and Purchase between _____ (Seller) and _____ (Buyer) concerning the Property described as _____:

HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

Buyer's Initials - Seller's Initials: If to be made a part of the Contract.

() () -- () ()

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For _____ (Name of Community)

- (a) AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
- (b) THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
- (c) YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
- (d) YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
- (e) YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION MAY RESULT IN A LIEN ON YOUR PROPERTY.
- (f) THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
- (g) IF THE ASSOCIATION IS STILL UNDER THE CONTROL OF THE DEVELOPER, THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
- (h) THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
- (i) THESE DOCUMENTS ARE MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR, IF NOT RECORDED, CAN BE OBTAINED FROM THE DEVELOPER.
- (j) THERE MAY BE AN OBLIGATION TO PAY ASSESSMENTS (TAXES OR FEES) TO A RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT FOR THE PURPOSE OF RETIRING BOND OBLIGATIONS USED TO CONSTRUCT INFRASTRUCTURE OR OTHER IMPROVEMENTS.
- (k) YOU ARE JOINTLY AND SEVERALLY LIABLE WITH THE PREVIOUS OWNER OF YOUR PROPERTY FOR ALL UNPAID ASSESSMENTS THAT CAME DUE UP TO THE TIME OF TRANSFER OF TITLE.

BUYER _____ Date _____ BUYER _____ Date _____



Comprehensive Rider to the FAR/BAR Contract for Sale and Purchase

FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR

If initialed by all parties, the clause below will be incorporated into the FAR/BAR Contract for Sale and Purchase between _____ (Seller) and _____ (Buyer) concerning the Property described as _____:

LEAD-BASED PAINT DISCLOSURE

Buyer's initials - Seller's initials: If to be made a part of the Contract. () () - - () ()

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

(a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):

- Known lead-based paint or lead-based paint hazards are present in the housing.
Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (CHECK ONE BELOW):

- Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____

- Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (CHECK ONE BELOW):

- Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

(f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller and Buyer signature lines with DATE fields for SELLER, BUYER, Listing Licensee, and Selling Licensee.

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.

Estimated Sellers Net Proceeds

Seller(s) Name _____

Property Address _____

Estimated Sale Price \$ _____ \$ _____

Expense of Sale

Title Insurance (\$5.75 p/1000-100K, \$5.00 p/1000+100K) \$ _____ \$ _____

Title Search/Exam/Close \$ _____ \$ _____

Docs Stamps on Deed (.70 x \$100.00 of sales price) \$ _____ \$ _____

Real Estate Brokerage _____% _____% \$ _____ \$ _____

Pro-rated Property Tax _____ months @ \$ _____ p/month \$ _____ \$ _____

Home Warranty/Protection Plan \$ _____ \$ _____

Attorney Fee \$ _____ \$ _____

Required Repairs \$ _____ \$ _____

Recording Fees \$ _____ \$ _____

Transaction Fee \$ _____ \$ _____

Miscellaneous _____ \$ _____ \$ _____

Total Estimated Expenses \$ _____ \$ _____

Estimated Proceeds to Seller After Expenses \$ _____ \$ _____

Estimated 1st Mortgage Balance \$ _____ \$ _____

Estimated 2nd Mortgage Balance \$ _____ \$ _____

Estimated Net Proceeds \$ _____ \$ _____

The above figures are estimates only. You will receive an exact itemization at closing. Property taxes and mortgage balances are estimates only, the exact figures will be determined at closing.

Sellers: _____

Seller: _____

Date: _____

Associate _____

RE/MAX Action First



My Florida Regional Multiple Listing Service RESIDENTIAL DATA ENTRY FORM

Shaded Areas are Required

Listing Date:	/ /	Expiration Date:	/ /	Entered Where:	<input type="checkbox"/> Office <input type="checkbox"/> Association
Listing Type:	<input type="checkbox"/> Exclusive Right to Sell	<input type="checkbox"/> Exclusive Agency	<input type="checkbox"/> Limited Service	<input type="checkbox"/> Sold Data / Entry Only	

MLS # :	List Price: \$	Range Price: <input type="checkbox"/> Yes <input type="checkbox"/> No	(If yes): VRangeListLowPrice: \$, ,		
House #:	Street Name:		Street Type:	Str. Dir.Pre /Post	
City:	State: FL	County:	Zip:	Zip + 4:	Unit #:
Condo Floor # :	Building # Floors :		Building Name / Number :		
Floors in Unit :	Days Lease:	MH Width:	<input type="checkbox"/> Single	<input type="checkbox"/> Double	<input type="checkbox"/> Triple
Total Units:		Model / Make:		Millage Rate:	
Tampa Area:	Year Built:		Hills. Munic. Code:		
Tax ID:		Taxes:	Tax Year:	Alt/ Key/ Folio #:	
Section:	Township:	Range:	Subdivision #:	SW Subv Condo #:	Block/Parcel:
Lot #:			Subdivision Section Number:		
Legal Description (255 characters)					
Subdivision / Community Name:			SW Subdv / Community Name:		
Zoning:			Plat Book/Page:		
Future Land Use:			Complex/Community Name/NCCB:		

Property Style			
<input type="checkbox"/> 1/2 Duplex	<input type="checkbox"/> Manufactured / Mobile Home	<input type="checkbox"/> Single Family Home	
<input type="checkbox"/> Co-op	<input type="checkbox"/> Modular	<input type="checkbox"/> Townhouse	
<input type="checkbox"/> Condo	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Villa	
Mobile Home Style			
<input type="checkbox"/> Pre-Fabrication			
<input type="checkbox"/> Mobile Home			
Office Primary Board ID			
<input type="checkbox"/> (A) Sarasota	<input type="checkbox"/> (G) Lake / Sumter	<input type="checkbox"/> (P) East Polk	Bedrooms:
<input type="checkbox"/> (B) Bartow	<input type="checkbox"/> (K) Lake Wales	<input type="checkbox"/> (R) Other	Full Baths :
<input type="checkbox"/> (C) Port Charlotte	<input type="checkbox"/> (L) Lakeland	<input type="checkbox"/> (S) Osceola	Half Baths:
<input type="checkbox"/> (D) Englewood	<input type="checkbox"/> (M) Manatee	<input type="checkbox"/> (T) Tampa	Sq Ft Heated:
<input type="checkbox"/> (E) East Pasco	<input type="checkbox"/> (N) Venice	<input type="checkbox"/> (V) West Volusia	Total Building Sq Ft:
<input type="checkbox"/> (F) DeSoto	<input type="checkbox"/> (O) Orlando Regional		

Square Foot Source	
<input type="checkbox"/> Appraisal	<input type="checkbox"/> Measured
<input type="checkbox"/> Builder	<input type="checkbox"/> Owner Provided
	<input type="checkbox"/> Public Records

Ownership (4 Max)	
<input type="checkbox"/> Fee Simple	<input type="checkbox"/> Co-op
<input type="checkbox"/> Condominium	<input type="checkbox"/> Land-Lease

CDD Y/N	Annual CDD Fee
<input type="checkbox"/> Yes	
<input type="checkbox"/> No	

Additional Parcel Y/N
<input type="checkbox"/> Yes
<input type="checkbox"/> No

Zoning Compatible Y/N
<input type="checkbox"/> Yes
<input type="checkbox"/> No

Homestead Y/N
<input type="checkbox"/> Yes
<input type="checkbox"/> No

Other Exemptions Y/N
<input type="checkbox"/> Yes
<input type="checkbox"/> No

Special Tax District Y/N (Tampa)
<input type="checkbox"/> Yes
<input type="checkbox"/> No

Auction Y/N
<input type="checkbox"/> Yes
<input type="checkbox"/> No

Fannie Mae Secured
<input type="checkbox"/> Yes
<input type="checkbox"/> No

Home Features (4 Max)
<input type="checkbox"/> FGBC Green Certified home
<input type="checkbox"/> LEED Certified Building
<input type="checkbox"/> Florida Certified Yard
<input type="checkbox"/> Green Features—Contact Realtor

Owner Name:		Owner Phone: () -	
Tenant Name:		Tenant Phone: () -	
Management Company Information:			
Land Information			
Lot Dimensions:		Lot Size (Sq. Ft.):	
Lot Size (Acre.):			
Total Acreage	Location (10 Max)	Front Exp	Utilities Data (10 Max)
<input type="checkbox"/> Zero Lot Line <input type="checkbox"/> Up to 10,889 Sq. Ft. <input type="checkbox"/> 1/4 Acre to 1/2 Acre <input type="checkbox"/> 1/2 acre to 1acre <input type="checkbox"/> One+ to Two acres <input type="checkbox"/> Two + to Five acres <input type="checkbox"/> Five+ acres <input type="checkbox"/> 10+ acres <input type="checkbox"/> 20+ acres <input type="checkbox"/> 50+ acres <input type="checkbox"/> 100+ acres <input type="checkbox"/> 200+ acres <input type="checkbox"/> 500+ acres <input type="checkbox"/> Non-Applicable	<input type="checkbox"/> Close to Bus Line <input type="checkbox"/> Coastal Constr Ctrl Lnn <input type="checkbox"/> Conservation Area <input type="checkbox"/> Corner Lot <input type="checkbox"/> Corner Unit <input type="checkbox"/> Cul de Sac <input type="checkbox"/> End Unit <input type="checkbox"/> Flood Zone <input type="checkbox"/> Golf Course Frontage <input type="checkbox"/> Golf Course View <input type="checkbox"/> Greenbelt <input type="checkbox"/> Greenbelt View <input type="checkbox"/> Highway Frontage <input type="checkbox"/> Hilly <input type="checkbox"/> Historic District <input type="checkbox"/> In City Limits	<input type="checkbox"/> In County <input type="checkbox"/> Key Lot <input type="checkbox"/> Level <input type="checkbox"/> Oversize Lot <input type="checkbox"/> Pasture/Agriculture <input type="checkbox"/> Park View <input type="checkbox"/> Pool View <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Brick <input type="checkbox"/> Street Dead-End <input type="checkbox"/> Street One Way <input type="checkbox"/> Street Paved <input type="checkbox"/> Street Private <input type="checkbox"/> Street Unpaved <input type="checkbox"/> Tennis Court View <input type="checkbox"/> Tip Lot <input type="checkbox"/> Wooded View <input type="checkbox"/> Zoning Permits Horses	<input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> NE <input type="checkbox"/> NW <input type="checkbox"/> SE <input type="checkbox"/> SW <input type="checkbox"/> BB/HS Internet Avail <input type="checkbox"/> Cable Available <input type="checkbox"/> Cable Connected <input type="checkbox"/> Canal/Lake For Irrigrtn <input type="checkbox"/> City Water <input type="checkbox"/> County Water <input type="checkbox"/> Electric <input type="checkbox"/> Fire Hydrant <input type="checkbox"/> Gas <input type="checkbox"/> Mini Sewer <input type="checkbox"/> None <input type="checkbox"/> Other <input type="checkbox"/> Private Municipal Water <input type="checkbox"/> Private Sewer <input type="checkbox"/> Private Utilities <input type="checkbox"/> Public Municipal Wtr <input type="checkbox"/> Public Sewer <input type="checkbox"/> Public Water Avail <input type="checkbox"/> Public Utilities <input type="checkbox"/> Septic <input type="checkbox"/> Sprinkler Meter <input type="checkbox"/> Sprinkler Recycled <input type="checkbox"/> Sprinkler Well <input type="checkbox"/> Street Lights <input type="checkbox"/> Underground <input type="checkbox"/> Well

Waterfront Information			
Water Access Y/N:	Water View Y/N:	Water Frontage Y/N:	Water Extras Y/N:
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Water Access:	Water View:	Water Frontage:	Water Extras:
<input type="checkbox"/> Bay/Harbor <input type="checkbox"/> Beach – Private <input type="checkbox"/> Beach – Public <input type="checkbox"/> Beach – Access Deeded <input type="checkbox"/> Canal – Freshwater <input type="checkbox"/> Canal – Saltwater <input type="checkbox"/> Creek <input type="checkbox"/> Gulf/Ocean <input type="checkbox"/> Gulf/Ocean to Bay <input type="checkbox"/> Intracoastal Waterway <input type="checkbox"/> Lagoon <input type="checkbox"/> Lake <input type="checkbox"/> Lake – Chain of Lakes <input type="checkbox"/> Limited Access <input type="checkbox"/> Marina <input type="checkbox"/> Pond <input type="checkbox"/> River	<input type="checkbox"/> Bay/Harbor – Full <input type="checkbox"/> Bay/Harbor – Partial <input type="checkbox"/> Beach <input type="checkbox"/> Canal <input type="checkbox"/> Creek <input type="checkbox"/> Gulf/Ocean – Full <input type="checkbox"/> Gulf/Ocean – Partial <input type="checkbox"/> Gulf/Ocean to Bay <input type="checkbox"/> Intracoastal Waterway <input type="checkbox"/> Lagoon <input type="checkbox"/> Lake <input type="checkbox"/> Lake – Chain of Lakes <input type="checkbox"/> Marina <input type="checkbox"/> Pond <input type="checkbox"/> River	<input type="checkbox"/> Bay/Harbor <input type="checkbox"/> Beach - Private <input type="checkbox"/> Beach – Public <input type="checkbox"/> Canal – Freshwater <input type="checkbox"/> Canal – Saltwater <input type="checkbox"/> Creek <input type="checkbox"/> Gulf/Ocean <input type="checkbox"/> Gulf/Ocean to Bay <input type="checkbox"/> Intracoastal Waterway <input type="checkbox"/> Lagoon <input type="checkbox"/> Lake <input type="checkbox"/> Lake – Chain of Lakes <input type="checkbox"/> Marina <input type="checkbox"/> Pond <input type="checkbox"/> River	<input type="checkbox"/> Boat Ramp – Private <input type="checkbox"/> Boathouse <input type="checkbox"/> Boats – None Allowed <input type="checkbox"/> Bridges – No Fixed Bridges <input type="checkbox"/> Dock – Slip 1 st Come <input type="checkbox"/> Dock – Slip Deeded Off-Site <input type="checkbox"/> Dock – Slip Deeded On-Site <input type="checkbox"/> Fishing Pier <input type="checkbox"/> Lift – Davits <input type="checkbox"/> Lock <input type="checkbox"/> Private Lake Dues Required <input type="checkbox"/> Sailboat Water <input type="checkbox"/> Seawall – Concrete <input type="checkbox"/> Seawall – Other <input type="checkbox"/> Skiing Allowed <input type="checkbox"/> Riprap
Water Name		Waterfront Feet	

New Construction	Construction Status	Projected Completion Date
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Completed <input type="checkbox"/> Pre-Construction <input type="checkbox"/> Under Construction	/ /

Exterior Information					
Private Pool Y/N <input type="checkbox"/> Yes <input type="checkbox"/> No	Exterior Construction (5 Max) <input type="checkbox"/> Asbestos <input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Log <input type="checkbox"/> Metal Frame <input type="checkbox"/> On Piling <input type="checkbox"/> Other <input type="checkbox"/> Siding <input type="checkbox"/> Stem Wall <input type="checkbox"/> Stone <input type="checkbox"/> Stucco <input type="checkbox"/> Wood Frame		Exterior Features (12 Max) <input type="checkbox"/> Balcony/Sun Deck <input type="checkbox"/> Barn <input type="checkbox"/> Detached In-Law Apt <input type="checkbox"/> Detached Workshop <input type="checkbox"/> Fenced <input type="checkbox"/> French Doors <input type="checkbox"/> Fruit Trees <input type="checkbox"/> Greenhouse <input type="checkbox"/> Gutters / Downspouts <input type="checkbox"/> Handicap Modified <input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> Hurricane Shutters <input type="checkbox"/> Irrigation System <input type="checkbox"/> Mature Landscaping <input type="checkbox"/> Oak Trees <input type="checkbox"/> Other <input type="checkbox"/> Outdoor Grill <input type="checkbox"/> Outdoor Kitchen <input type="checkbox"/> Outdoor Lights <input type="checkbox"/> Outdoor Shower <input type="checkbox"/> Parking - RV/Boat <input type="checkbox"/> Patio/Porch Covered <input type="checkbox"/> Patio/Porch Open <input type="checkbox"/> Patio/Porch Screened <input type="checkbox"/> Rental Apartment <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Sauna <input type="checkbox"/> Sliding Doors <input type="checkbox"/> Stables <input type="checkbox"/> Storage <input type="checkbox"/> Trees/Landscaped <input type="checkbox"/> Utility Shed <input type="checkbox"/> Wheelchair Accessible <input type="checkbox"/> Xeriscape		Garage Features (10 Max) <input type="checkbox"/> Assigned Parking <input type="checkbox"/> Attached <input type="checkbox"/> Bath In Garage <input type="checkbox"/> Circular Drive <input type="checkbox"/> Detached <input type="checkbox"/> Door Opener <input type="checkbox"/> Drive Space <input type="checkbox"/> Garage Conversion <input type="checkbox"/> Golf Cart Parking <input type="checkbox"/> Guest Parking <input type="checkbox"/> No Street Parking <input type="checkbox"/> None <input type="checkbox"/> Open Parking <input type="checkbox"/> Oversized <input type="checkbox"/> Parking Pad <input type="checkbox"/> Portico <input type="checkbox"/> Secured Parking <input type="checkbox"/> Side Rear Entry <input type="checkbox"/> Street Parking <input type="checkbox"/> Washer/Dryer Hookup <input type="checkbox"/> Workshop
Pool Type (8 Max) <input type="checkbox"/> Above Ground <input type="checkbox"/> Auto Cleaner <input type="checkbox"/> Child Safety Fence <input type="checkbox"/> Diving Board <input type="checkbox"/> Fiberglass <input type="checkbox"/> Gunite/Concrete <input type="checkbox"/> Heated Pool <input type="checkbox"/> Heated Spa <input type="checkbox"/> In Ground <input type="checkbox"/> Infinity Edge <input type="checkbox"/> Other Water Feature <input type="checkbox"/> Other <input type="checkbox"/> Pool Sweep <input type="checkbox"/> Salt Water <input type="checkbox"/> Screen Enclosure <input type="checkbox"/> Solar Heated Pool <input type="checkbox"/> Spa <input type="checkbox"/> Tile <input type="checkbox"/> Vinyl	Maintenance Includes (19 Max) <input type="checkbox"/> Building Exterior <input type="checkbox"/> Cable <input type="checkbox"/> Electric <input type="checkbox"/> Escrow Reserves Fund <input type="checkbox"/> Fidelity Bond <input type="checkbox"/> Flood Insurance <input type="checkbox"/> Gas <input type="checkbox"/> Ground Maintenance <input type="checkbox"/> Maintenance/Repairs <input type="checkbox"/> Manager <input type="checkbox"/> Not Applicable <input type="checkbox"/> Other <input type="checkbox"/> Private Road <input type="checkbox"/> Public Insurance <input type="checkbox"/> Recreational Facilities <input type="checkbox"/> Roof <input type="checkbox"/> Security <input type="checkbox"/> Trash Removal <input type="checkbox"/> Water/Sewer		Garage Dimensions <div style="text-align: center;">x</div>		
Property Description <input type="checkbox"/> 1st Floor Multi-Story <input type="checkbox"/> 2nd Floor / Multi Story <input type="checkbox"/> 3rd Floor + above Multi-Story <input type="checkbox"/> Dock/Rack-ominium <input type="checkbox"/> Efficiency <input type="checkbox"/> Elevated <input type="checkbox"/> End Unit <input type="checkbox"/> Ground Floor Unit <input type="checkbox"/> High-Rise <input type="checkbox"/> In M / H Community <input type="checkbox"/> Mid-Rise <input type="checkbox"/> One Story <input type="checkbox"/> Out of M / H Community <input type="checkbox"/> Penthouse <input type="checkbox"/> Split Level <input type="checkbox"/> Stilt Home <input type="checkbox"/> Three Story <input type="checkbox"/> Townhouse 2-3 Floors <input type="checkbox"/> Tri-Level <input type="checkbox"/> Two Story	Roof (3 Max) <input type="checkbox"/> Built up <input type="checkbox"/> Membrane <input type="checkbox"/> Metal <input type="checkbox"/> Roof Over <input type="checkbox"/> Shake <input type="checkbox"/> Shingle <input type="checkbox"/> Slate <input type="checkbox"/> Tile <input type="checkbox"/> Other		Garage / Carport (3 Max) <input type="checkbox"/> 1 Car Carport <input type="checkbox"/> 1 Car Garage <input type="checkbox"/> 2 Car Carport <input type="checkbox"/> 2 Car Garage <input type="checkbox"/> 3 Car Carport <input type="checkbox"/> 3 Car Garage <input type="checkbox"/> 4 Car Carport <input type="checkbox"/> 4 Car Garage <input type="checkbox"/> 5+ Car Carport <input type="checkbox"/> 5+ Car Garage <input type="checkbox"/> None <input type="checkbox"/> RV Carport <input type="checkbox"/> RV Garage		Architectural Style (6 Max) <input type="checkbox"/> Bungalow <input type="checkbox"/> Cape Cod <input type="checkbox"/> Colonial <input type="checkbox"/> Contemporary <input type="checkbox"/> Courtyard <input type="checkbox"/> Custom <input type="checkbox"/> Dutch Provincial <input type="checkbox"/> Elevated <input type="checkbox"/> Florida <input type="checkbox"/> French Provincial <input type="checkbox"/> Historical <input type="checkbox"/> Key West <input type="checkbox"/> Patio <input type="checkbox"/> Ranch <input type="checkbox"/> Spanish / Mediterranean <input type="checkbox"/> Townhouse <input type="checkbox"/> Traditional <input type="checkbox"/> Tudor <input type="checkbox"/> Victorian <input type="checkbox"/> Villa <input type="checkbox"/> Other
Foundation (3 Max) <input type="checkbox"/> Basement <input type="checkbox"/> Crawlspace <input type="checkbox"/> Slab					
Community Features (25 Max)					
<input type="checkbox"/> Airport/Runway <input type="checkbox"/> Association Recreation - Lease <input type="checkbox"/> Association Recreation - Owned <input type="checkbox"/> Boat Slip <input type="checkbox"/> Buyer Approval Required <input type="checkbox"/> Community Boat Ramp <input type="checkbox"/> Community Heated Pool <input type="checkbox"/> Community Pool <input type="checkbox"/> Deed Restrictions <input type="checkbox"/> Dock <input type="checkbox"/> Elevators	<input type="checkbox"/> Fees Required <input type="checkbox"/> Fishing Pier <input type="checkbox"/> Fitness <input type="checkbox"/> Gated Community <input type="checkbox"/> Golf Community <input type="checkbox"/> Handicap Modified <input type="checkbox"/> Horse Stables <input type="checkbox"/> Laundry Facility <input type="checkbox"/> Maintenance Free <input type="checkbox"/> No Deed Restriction <input type="checkbox"/> No Truck/RV/Motorcycle	<input type="checkbox"/> None <input type="checkbox"/> Optional Additional Fees <input type="checkbox"/> Park <input type="checkbox"/> Playground <input type="checkbox"/> Public Boat Ramp <input type="checkbox"/> PUD <input type="checkbox"/> Racquet Ball <input type="checkbox"/> Recreation Building <input type="checkbox"/> Security <input type="checkbox"/> Shuffleboard <input type="checkbox"/> Special Comm. Restrictions	<input type="checkbox"/> Storage <input type="checkbox"/> Tenants No Pets <input type="checkbox"/> Tennis Courts <input type="checkbox"/> Water Access <input type="checkbox"/> Waterfront Complex		
HOA / Comm. Association <input type="checkbox"/> None <input type="checkbox"/> Optional <input type="checkbox"/> Required	HOA Fee:	HOA Payment Schedule <input type="checkbox"/> Annually <input type="checkbox"/> Semi Annually <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly	Housing For Older Persons <input type="checkbox"/> 55+ <input type="checkbox"/> 62 +		
Pets Allowed Y / N <input type="checkbox"/> Yes <input type="checkbox"/> No	Pet Restrictions Y/N <input type="checkbox"/> Yes <input type="checkbox"/> No	# of Pets	Max Pet Weight	Pet Restrictions	

Elementary School	Middle or Junior School	High School

Interior Information

Approximate Dimensions					
Living Room	x	Master Bedroom	x	Study / Den Dimensions	x
Dining Room	x	2 nd Bedroom	x	Balcony / Porch/Lanai	x
Family Room	x	3 rd Bedroom	x	Dinette	x
Great Room	x	4 th Bedroom	x	Bonus Room	x
Kitchen	x	5 th Bedroom	x	Studio Dimensions	x

- Additional Rooms (9 Max)**
- Bonus Room
 - Breezeway
 - Den / Library / Office
 - Family Room
 - Florida Room
 - Foyer
 - Game Room
 - Inlaw / Rental Apt
 - Inside Utility
 - Loft
 - Media Room

- Air Conditioning (2 Max)**
- Central
 - Humidistat
 - No Air
 - Wall Units/Window
 - Zoned/Multiple

- Heating and Fuel (6 Max)**
- Central
 - Fuel - Electric
 - Fuel - Gas Bottled
 - Fuel - Gas Natural
 - Fuel - Oil
 - Heat Pump
 - Heat Recovery Unit
 - No Heat
 - Other
 - Partial
 - Radiant / Baseboards
 - Radiant / Ceiling
 - Solar
 - Space Heater
 - Wall Furnace
 - Wall Units / Window Units
 - Zoned / Multiple

- Appliances Included (13 Max)**
- Built In Oven
 - Compactor
 - Convection Oven
 - Dishwasher
 - Disposal
 - Dryer
 - Exhaust Fan
 - Freezer
 - Gas Appliances
 - Hot Water Electric
 - Hot Water Gas
 - Kitchen Reverse Osmosis Sys
 - Microwave
 - Microwave Hood
 - Other
 - Oven
 - Range
 - Range Hood
 - Refrigerator
 - Solar Hot Water Owned
 - Solar Hot Water Rented
 - Washer
 - Water Aerator Owned
 - Water Aerator Rented
 - Water Filter Owned
 - Water Filter Rented
 - Water Softener Owned
 - Water Softener Rented
 - Wine Refrigeration

- Interior Layout (7 Max)**
- Breakfast Room Separate
 - Eating Space In Kitchen
 - Formal Dining Room Separate
 - Formal Living Room Separate
 - Great Room
 - Kitchen/Family Room Combo
 - 'L' Dining
 - Living Room/Great Room
 - Living/Dining Room Combo
 - Master Bedroom Downstairs
 - Open Plan
 - Split Bedroom
 - Volume Ceilings

- Interior Features (14 Max)**
- Attic
 - Attic Ventilator
 - Blinds/Shades
 - Cathedral/Vaulted Ceiling
 - Ceiling Fan(s)
 - Central Vacuum
 - Corridor Access
 - Crown Molding
 - Dry Bar
 - Dumb Waiter
 - Elevator
 - Furnished
 - Handicapped Modified
 - Hot Tub/Spa
 - In Wall Pest System
 - Intercom System
 - Medical Alarm
 - Other
 - Radiant Barrier
 - Rods
 - Sauna
 - Skylights
 - Smoke Alarm(s)
 - Solid Surface Counters
 - Solid Wood Cabinets
 - Stone Counters
 - Storage Room
 - Thermal Windows
 - Thermostat Attic Fan
 - Tray Ceiling
 - TV Antenna
 - Unfurnished
 - Walk In Closet
 - Washer/Dryer Hookup
 - Wet Bar
 - Whole House R. O. System
 - Window Treatment

- Master Bath Features (4 Max)**
- Bath with Spa/Hydro
 - Bidet
 - Dual Sinks
 - Garden Bath
 - Handicapped Accessible
 - Shower No Tub
 - Tub With Separate Shower Stall
 - Tub With Shower
 - Other Specify in Remarks
- Security System**
- Leased
 - Owned

- Floor Covering (6 Max)**
- Brick/Stone
 - Carpet
 - Ceramic Tile
 - Laminate
 - Marble
 - Parquet
 - Quarry Tile
 - Slate
 - Terrazzo
 - Vinyl
 - Wood
 - Other

- Kitchen Features (5 Max)**
- Breakfast Bar
 - Closet Pantry
 - Desk Built In
 - Island
 - Pantry
 - Walk In Pantry

- Fireplace Y/N**
- Yes
 - No

- Fireplace Description (5 Max)**
- Electric Fireplace
 - Family Room
 - Gas Fireplace
 - Living Room
 - Master Bedroom
 - Wood Burning FP
 - Other Room

Financing Available (10 Max)

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Assumable - Must Qualify <input type="checkbox"/> Assumable - Non Qualify <input type="checkbox"/> Cash <input type="checkbox"/> Conventional | <ul style="list-style-type: none"> <input type="checkbox"/> Exchange/Trade <input type="checkbox"/> FHA <input type="checkbox"/> Flood Insurance Required | <ul style="list-style-type: none"> <input type="checkbox"/> Lease Option <input type="checkbox"/> Lease Purchase <input type="checkbox"/> Other | <ul style="list-style-type: none"> <input type="checkbox"/> Seller Financing <input type="checkbox"/> Special Funding <input type="checkbox"/> USDA <input type="checkbox"/> VA |
|---|--|--|---|

Buyer Agent Comp:	Non-Rep Comp:	Trans Broker Comp:
Interoffice Info (255 Characters)		
Driving Directions (255 Characters)		
Realtor Only Remarks 1 and 2 (455 Characters)		

Public Remarks (255 Characters) – This is the field that transfers to the public websites	
Additional Public Remarks (1275 Characters)	
# of Times Per Year	Minimum Lease
	<input type="checkbox"/> 1-7Days <input type="checkbox"/> 2 Months <input type="checkbox"/> 4Months <input type="checkbox"/> No Rent <input type="checkbox"/> 1Month <input type="checkbox"/> 2 Weeks <input type="checkbox"/> 6Months <input type="checkbox"/> 1Week <input type="checkbox"/> 1Year <input type="checkbox"/> 3 Months <input type="checkbox"/> No Min

The Owner has reviewed the foregoing information contained in this Data Entry Form and acknowledges the information to be true and correct to the best knowledge of the owner.

The Owner agrees to indemnify and hold harmless the My Florida Regional Multiple Listing Service (MFRMLS), the Originating Board, and their employees, the Listing Broker and licensees, the Selling Broker and licensees, and all other cooperating Brokers and licensees against any and all claims or liability (including attorney's fees) arising from any breach of warranty by Owner or from any incorrect information supplied by Owner or from any facts concerning the Property which was known or reasonably should have been known to Owner but not disclosed by Owner.

At the request of the Listing Broker, unless otherwise properly indicated on this Data Entry form, MFRMLS will electronically transmit information about Owner's property to Internet web sites to aid in the marketing of the Property for sale.

MFRMLS shall retain and make available all such data and photographs to all its participants for an indefinite period.

MFRMLS assumes no responsibility or liability to Owner for errors or omissions on this Data Entry Form or in the MFRMLS computer system.

The Owner hereby authorizes Listing Broker to file this Data Entry form with the MFRMLS and the Owner will provide timely notice of all status changes.

DATE

OWNER SIGNATURE

OWNER SIGNATURE

DATE

BROKER SIGNATURE

Revised 11/2/2010



This Form is multi-purpose and must be used to report one of the following changes to a listing:
*Payment is required prior to listing changes

- 1. Price Change 2. Extension 3. Changes in Terms and/or Corrections 4. Back on Market 5. Withdrawal 6 Contract Status Category 7. Sale Closed

A

NOTICES MUST BE REPORTED WITHIN 48 HOURS! Section A must always be completed entirely or the form will be returned. In addition, when Section B is completed, the appropriate signatures are required or the form will be returned.

Empty rectangular box for listing information.

B

MLS #

Address

USE THIS SECTION TO REPORT CHANGES, CORRECTIONS, OR EXTENSIONS

Check the appropriate box to denote type of changes and complete corresponding blanks

- PRICE CHANGE Present Price \$ New Price \$ (Priced must be signed by all parties in the original listings contract.)
EXTENSION OF "EXP"IRATION DATE LISTING Listing Agreement dates: / / is extended till / / with all other conditions in the original agreement or subsequent changes to remain the same unless otherwise specified on this form.
CHANGE IN TERMS AND/OR CONDITIONS OR CORRECTION(S) (If a term/condition of original contract is being changed, form must be signed by all parties)
BACK ON MARKET "ACT" (If expired, new listing must be submitted with fee-if applicable.)
Withdraw LISTING FROM MLS "WDN" (Withdrawals must be signed by all parties to original listing contact.)

C

Contract Info

Contract Date: / / Expected Closing Date: / /

Check Appropriate Closing Categories

- BA = Back-ups Requested FR = 1st Right of Refusal PE = Pending 3rd Party Approval FI = Financing IN = Inspections MI = Miscellaneous NC= No Contingency

D

Sold / Closed Info

Sold/Closed Date: / / Sold Price: \$ Selling Agent ID: Seller Credit: \$

Selling Agent Name:

Selling Office Name:

Selling Agent 2 ID:

Selling Agent 2 Name:

Selling Office 2 Name:

Sold Remarks: _____

E

Sold Terms

- All Cash Assume Conv Assume FHA/VA Assume Private New Conventional New FHA New VA New Private Wrap Around Deed Agreement 2nd Mortgage Balloon Mtg. Combination ARM Lease Option

Seller(S) Signature(S)

Date Signed

Listing Agent Signature

Date Signed

Broker's Signature

Date Signed