



General Information

<u>Listing Member</u>	Co-listing Member
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Address Information

<u>Street Number</u>	Modifier	Street Dir Prefix*	<u>Street Name</u>	<u>Street Suffix*</u>	Street Dir Suffix
Unit Number	<u>County*</u>	<u>City*</u>	<u>State*</u>	<u>Postal Code*</u>	Zip +4
<u>Parcel Number</u>					

Location, Tax, and Legal

Commonly Known Address	Cross Street	Section*	
<u>Subdivision Name*</u>	Tax Map Number	Tax Lot	Tax Block
<u>Lot Size Acres</u>	Lot Size Square Feet	Additional Parcels YN*	
Additional Parcels Description			

Contract Information

<u>List Price</u>	<u>Listing Contract Date</u>	Projected Active Date	<u>Expiration Date</u>
Dual Listing YN*	<u>Agency Represent YN*</u>	<u>Listing Agreement*</u>	<u>Buyer Agency Compensation</u>
<u>Buyer Agency Compensation Type*</u>	<u>Commission Type*</u>	<u>Dual Variable Compensation YN*</u>	

General Property Information

Building Area Total	Building Area Source*	Building Area Units*	# of Units Total
<u>Year Built</u>	<u>Owner Name</u>		<u>Occupant Type*</u>
Occupant Name	Phone to Show*	Phone to Show Number	
<u>New Construction YN*</u>	Building Permit Issued YN*	Building Permit #	Estimated Completion Date
Builder Name	<u>Zoning</u>	<u>Tax Annual Amount</u>	
<u>Tax Year</u>	Potential Tax Liability YN*	Assessment YN*	<u>CC&R's YN*</u>
Preferred Escrow Company & Officer			
<u>FIRPTA YN*</u>	<u>Sign On Property YN*</u>	<u>Audio Surveillance on Premises YN*</u>	<u>Video Surveillance on Premises YN*</u>



Remarks and Miscellaneous

<u>Public Remarks</u>
Private Remarks
Showing Instructions
Directions
Assessment Comments
Leased Comments

SELLER OPT OUT:

- Seller Directs Listing to be Excluded from Internet
- Seller Directs Address to be Excluded from Internet
- Seller Directs Listing to NOT be used in AVMs on Internet
- Seller Directs Listing to NOT allow comments on Internet

PUBLISH THIS LISTING TO:

- Realtor.com
- ListHub

By my signature below, I acknowledge that: a) neither the Central Oregon Association of REALTORS®, Southern Oregon Multiple Listing Service, Inc., the Klamath County Association of REALTORS® Multiple Listing Service, the Listing Office, nor the Listing Licensee or his/her Managing Broker(s) are liable for errors contained herein; b) the Listing Licensee named herein has explained the function of the Multiple Listing Service and the use by its Subscribers of a keybox system and if I choose installation of a keybox, the keybox will aid in the marketing of my property by making it available to users of the Multiple Listing Service at times and on days in which the property is unoccupied; c) installation of a keybox may affect the security of the property and I am willing to assume that risk to facilitate the marketing effort. With my below signature, I also acknowledge that I have received and completed the following two pages of property features.

Seller Signature	_____	Date	_____
Seller Signature	_____	Date	_____
Seller Signature	_____	Date	_____
Seller Signature	_____	Date	_____
Seller Signature	_____	Date	_____
Seller Signature	_____	Date	_____
Listing Agent Signature	_____	Date	_____
Managing Principal Broker Signature	_____	Date	_____



Additional Features

- 3 Phase Electric
- ADA Comply
- Airport Access
- Bath Common Area
- Bus Service or Stop
- Common Area
- Expandable
- Free Span Roof
- Kitchen
- Laundry Facility
- Living Area in Building
- Manager's Quarters
- Mezzanine
- Office Space
- Overhead Crane
- Separate Electric Meters
- Separate Gas Meters
- Separate Water Meters
- Tanks in Ground

Basement

- Daylight
- Exterior Entry
- Finished
- Full
- Partial
- Unfinished
- None

Body Type

- Single Wide
- Double Wide
- Triple Wide
- Quad Wide
- Park Model
- Other

Common Walls: 1 to 6 req'd

- 1 Common Wall
- 2+ Common Walls
- End Unit
- No Common Walls
- No One Above
- No One Below

Construction Materials: 1 to 14 req'd

- Block
- Brick
- Concrete
- Double Wall/Staggered Stud
- Frame
- ICFs (Insulated Concrete Forms)
- Log
- Manufactured House
- Modular
- Rammed Earth
- Steel Framing
- Straw
- Structural Insulated Panels
- Unknown

Cooling: 1 to 9 req'd

- Central Air
- Ductless
- ENERGY STAR Qualified Equipment
- Evaporative Cooling
- Heat Pump
- Wall/Window Unit(s)
- Whole House Fan
- Zoned
- None
- Other

Flooring: 1 to 13 req'd

- Bamboo
- Carpet
- Concrete
- Cork
- CRI Green Label Plus Certified Carpet
- Hardwood
- Laminate
- Simulated Wood
- Stone
- Tile
- Vinyl
- None
- Other

Foundation Details: 1 to 9 req'd

- Block
- Brick/Mortar
- Concrete Perimeter
- Pillar/Post/Pier
- Slab
- Stemwall
- Stone
- None
- Other

Green Building Verification Type

- Earth Advantage
- Energy Audit Retrofit
- ENERGY STAR Certified Homes
- LEED Certified
- LEED For Homes
- LEED Gold
- LEED Platinum
- LEED Silver
- WaterSense
- Other

Heating: 1 to 20 req'd

- Baseboard
- Ductless
- Electric
- ENERGY STAR Qualified Equipment
- Forced Air
- Free-Standing
- Geothermal
- Heat Pump
- Hot Water
- Natural Gas
- Oil
- Pellet Stove
- Propane
- Radiant
- Solar
- Wall Furnace
- Wood
- Zoned
- None
- Other

Inclusions/Exclusions

- Inclusions:
- Exclusions:

Interior Features

- Built-in Features
- Ceiling Fan(s)
- Dual Flush Toilet(s)
- Elevator
- Granite Counters
- Laminate Counters
- Smart Lighting
- Smart Locks
- Smart Thermostat
- Solar Tube(s)
- Solid Surface Counters
- Stone Counters
- Tile Counters
- Vaulted Ceiling(s)
- WaterSense Fixture(s)
- Wired for Data
- Wired for Sound

Levels: 1 to 4 req'd

- One
- Two
- Three Or More
- Multi/Split

Roof: 1 to 10 req'd

- Asphalt
- Built-Up
- Composition
- Membrane
- Metal
- Rolled/Hot Mop
- Rubber
- Shake
- Slate
- Tile

Security Features

- Carbon Monoxide Detector(s)
- Fire Sprinkler System
- Security System Leased
- Security System Owned
- Smoke Detector(s)
- Other

Unit 1

- Unit #:
- Tenant Name:
- Square Footage:
- Monthly Rent:
- Price Per SqFt:
- Rent Escalators:
- Option to Extend:
- Status:

Unit 2

- Unit #:
- Tenant Name:

- Square Footage:
- Monthly Rent:
- Price Per SqFt:
- Rent Escalators:
- Option to Extend:
- Status:

Unit 3

- Unit #:
- Tenant Name:
- Square Footage:
- Monthly Rent:
- Price Per SqFt:
- Rent Escalators:
- Option to Extend:
- Status:

Unit 4

- Unit #:
- Tenant Name:
- Square Footage:
- Monthly Rent:
- Price Per SqFt:
- Rent Escalators:
- Option to Extend:
- Status:

Unit 5

- Unit #:
- Tenant Name:
- Square Footage:
- Monthly Rent:
- Price Per SqFt:
- Rent Escalators:
- Option to Extend:
- Status:

Unit 6

- Unit #:
- Tenant Name:
- Square Footage:
- Monthly Rent:
- Price Per SqFt:
- Rent Escalators:
- Option to Extend:
- Status:

Unit 7

- Unit #:
- Tenant Name:
- Square Footage:
- Monthly Rent:
- Price Per SqFt:
- Rent Escalators:
- Option to Extend:
- Status:

Unit 8

- Unit #:
- Tenant Name:
- Square Footage:
- Monthly Rent:
- Price Per SqFt:
- Rent Escalators:
- Option to Extend:
- Status:



Unit 9
Unit #:
Tenant Name:
Square Footage:
Monthly Rent:
Price Per SqFt:
Rent Escalators:
Option to Extend:
Status:

Unit 10
Unit #:
Tenant Name:
Square Footage:
Monthly Rent:
Price Per SqFt:
Rent Escalators:
Option to Extend:
Status:

Existing Lease Type
[] Absolute Net [] Month to Month
[] Call Listing Agent [] Net
[] CPI Adjustment [] NN
[] Escalation Clause [] NNN
[] Gross [] Oral
[] Ground Lease

Window Features
[] Aluminum Frames [] Skylight(s)
[] Bay Window(s) [] Storm Window(s)
[] Double Pane Windows [] Tinted Windows
[] ENERGY STAR Qualified Windows [] Triple Pane Windows
[] Garden Window(s) [] Vinyl Frames
[] Low Emissivity Windows [] Wood Frames

Business Details
Business Included?
Business is a Franchise:
Business Name:
Hours of Operation Description:
Inventory List Attached:
Inventory Value:
Labor Information:
Number of Full Time Employees:
Number of Part Time Employees:
Seller to Provide Training:
Year Business Established:
Years Business Owned by Current Owner:

Business Type
Agriculture
Animal Grooming
Appliances
Arts and Entertainment
Athletic
Auto Service
Aviation
Bakery
Bar/Tavern/Lounge
Barber/Beauty
Bed & Breakfast
Books/Cards/Stationery
Butcher
Car Wash
Carpet/Tile
Child Care
Church
Clothing
Construction/Contractor
Convenience Store
Dance Studio
Deli/Catering
Dental
Distribution
Drugstore
Dry Cleaner
Education/School
Fast Food
Financial
Fitness
Florist/Nursery
Food & Beverage
Forest Reserve
Franchise
Gas Station
Grocery
Hardware
Hobby
Home Cleaner
Hospitality
Ice Cream/Frozen Yogurt
Income/Investment
Industrial
Jewelry
Landscaping
Laundromat
Liquor Store
Locksmith
Manufacturing
Marina
Medical
Mixed
Mobile/Trailer Park
Music
Nursing Home
Printing
Professional Service
Professional/Office
Real Estate
Recreation
Research & Devel.
Restaurant
Retail
Shopping Center
Sporting Goods
Storage
Transportation
Travel
Utility
Warehouse
Other

Income and Expenses (Annual Amounts)
Cap Rate %:
Cap Rate Basis:
CAM Cost:
CAM Frequency:
CAM SqFt:
Estimated Gross Operating Income \$:
Estimated Total Expenses:
Management Expenses:
Net Operating Income:
Vacancy %:

Owner Pays
[] Common Area Maintenance
Electricity
Exterior Maintenance
Gas
Insurance
Interior Maintenance
Janitorial Service
Repairs
Sewer
Taxes
Water
Other

Tenant Pays
[] Common Area Maintenance
Electricity
Exterior Maintenance
Gas
Insurance
Interior Maintenance
Janitorial Service
Repairs
Sewer
Taxes
Water
Other

Easements
Access
Conservation
Irrigation
Utilities
View
Well
Other

Exterior Features
Built-in Barbecue
Courtyard
Crane(s)
Deck
Dock
Fire Pit
Gray Water System
Outdoor Kitchen
Patio
Pool
Rail Spur
Rain Barrel/Cistern(s)
RV Dump
RV Hookup
Spa/Hot Tub
UIC Registered
UIC Rule Authorized

Flood
Plain
Way
N/A
Unknown

Government Overlay
Airport Zone
Enterprise Zone
Foreign Trade
Opportunity Zone
Urban Renewal
Wetlands

Lot Features
Adjoins Public Lands
Corner Lot
Drip System
Fenced
Garden
Landscaped
Level
Marketable Timber
Native Plants
On Golf Course
Pasture
Rock Outcropping
Sloped
Smart Irrigation
Sprinkler Timer(s)
Sprinklers In Front
Sprinklers In Rear
Water Feature
Wooded
Xeriscape Landscape

Miscellaneous Information
Land Lease
Overhead/Dock Doors
PUD
Shell Space
Urban Reserve
of Grade Level Doors:
Overhead/Dock Doors:
Total Building NRA:
Backup Package Available:
Comprehensive Unit List Attached:
Confidentiality/Non-Disclosure Agreement:
Dock Type:
UGB:
Ceiling Clear Height:
Load Factor:
Other Restrictions:
Personal Property/Fixtures/Equipment:

Personal Property/Fixtures/Equipment List Attached
Personal Property/Fixtures/Equipment Value:



Other Structures

- Airplane Hangar
Animal Stall(s)
Arena
Barn(s)
Corral(s)
Covered Arena
Existing Hardship
Gazebo
Greenhouse
Guest House
Kennel/Dog Run
Mobile Home
Outhouse
Poultry Coop
RV/Boat Storage
Second Garage
Shed(s)
Stable(s)
Storage
Workshop
Other

Parking Details: 1 to 6 req'd

Parking:
of Parking Spaces:
of Other Parking:
of Carports:
Vehicles/Average Daily Traffic:
Annual Average Daily Traffic:

Parking Features: 1 to 27 req'd

- Alley Access
Asphalt
Assigned
Attached
Attached Carport
Concrete
Detached
Detached Carport
Driveway
Electric Vehicle Charging Station(s)
Garage Door Opener
Gated
Gravel
Heated Garage
No Garage
On Street
Parking Lot
Paver Block
Permit Required
RV Access/Parking
RV Garage
Shared Driveway
Storage
Tandem
Workshop in Garage
Other

Road Frontage Type

- Easement
Private Access
Shared Access
Other

Road Surface Type

- Cinder
Dirt
Gravel
Paved
Other

Special Assessments

- LID
Sewer
Street
Water
None

View

- Bay
Beach
Canyon
Cascade Mountains
City
Creek
Desert
Forest
Golf Course
Lake
Mountain(s)
Neighborhood
Ocean
Orchard
Panoramic
Park/Greenbelt
Pond
Ridge
River
Stream
Territorial
Valley
Vineyard

Waterfront Features

- Creek
Lakefront
Oceanfront
Pond
Riverfront
Stream
Waterfront

Power Production: 1 to 9 req'd

- Co-Op
Generator
Hydro
Public Utilities
Solar Leased
Solar Owned
Solar PV Ready
Wind
None

Sewer: 1 to 14 req'd

- Alternative Treatment Tech System
Capping Fill
District
Holding Tank
Perc Test On File
Perc Test Required
Private Sewer
Public Sewer
Sand Filter
Septic Needed
Septic Tank
Standard Leach Field
None
Other

Water Source: 1 to 11 req'd

- Backflow Domestic
Backflow Irrigation
Cistern
Private
Public
Shared Well
Spring
Water Meter
Well
None
Other

Documents on File

- APOD
Engineers Report
Environment Report
Lead Based Paint Report
Maintenance Records
Profit and Loss Statement
Rental Agreement
Schedule E
Schedule of Tenants
Seller Disclaimer
Seller Disclosure
Understructure Report
Well Data

Listing Terms: 1 to 12 req'd

- Assumable
Cash
Contract
Conventional
FHA
FMHA
Owner Will Carry
Private Financing Available
Trade
Trust Deed
USDA Loan
VA Loan

Showing Requirements: 1 to 18 req'd

- 24 Hour Notice
Appointment Only
Call Listing Agent
Call Owner
Call Tenant
Combination Lockbox
Day Sleeper
Key In Office
Listing Agent Must Accompany
Lockbox
Lockbox CBS Code Required
No Appointment/ Call Needed
Pet(s) on Premises
Security System
Text Listing Agent
To Be Built
Under Construction
See Showing Instructions

Special Listing Conditions: 1 to 12 req'd

- Auction
Bankruptcy Property
Conservatorship
HUD Owned
In Foreclosure
Notice Of Default
Probate Listing
Real Estate Owned
Short Sale
Standard
Third Party Approval
Trust

Copyrights

- I personally took the photos or own the rights.
I personally wrote the remarks.
Seller Directs No Photos with Listing:

Documents

- CC&Rs
Floor Plans
HOA Documents
Lead Based Paint
Seller's Property Disclosure



ADDENDUM FOR LONGER FIELDS
<u>Public Remarks</u>
Private Remarks
Showing Instructions
Directions
Assessment Comments
Leased Comments
Inclusions
Exclusions
Hours of Operation Description
Other Restrictions
Personal Property/Fixtures/Equipment