

# HICENTRAL MLS, LTD.

## PROPERTY TYPE—SINGLE FAMILY

**KEYWORDS:** Fill in the boxes for each keyword. (\*) items denote required entries for adding a listing. (RC)s denote conditionally required entries for adding a listing.

### MLS INFORMATION

\*TMK#: \_\_\_\_\_ Div/Zone/Sec/Plat/Parcel/CPR  
 \*Listing Agent MLSID: \_\_\_\_\_ \*MLS #: \_\_\_\_\_  
 Co-Listing Agent MLSID: \_\_\_\_\_ \*List Price: \_\_\_\_\_

### GENERAL LISTING INFORMATION

\*Land Recorded: \_\_\_\_\_ \*Listing Type (ER/EA): \_\_\_\_\_ \*Listing Date: \_\_\_\_\_ \*Listing Exp Date: \_\_\_\_\_  
 \*Compensation: \_\_\_\_\_ Comp. Subject To: \_\_\_\_\_ \*Dual Variable Comp: \_\_\_\_\_ Comp. Method: \_\_\_\_\_  
 Foreclosure: \_\_\_\_\_ Advertise Date: \_\_\_\_\_ Auction Date: \_\_\_\_\_ Foreclosure No: \_\_\_\_\_ \*G.E. Tax Paid by Seller: \_\_\_\_\_  
 \*Show Internet: \_\_\_\_\_ Show Addr Internet: \_\_\_\_\_ \*IDX OptIn: \_\_\_\_\_ \*Lockbox: \_\_\_\_\_  
 \*Listing Service: \_\_\_\_\_ Lockbox Serial #: \_\_\_\_\_

### ADDRESS

\*Street #: \_\_\_\_\_ Street Dir Prefix: \_\_\_\_\_ \*Street Name: \_\_\_\_\_ \*Street Suffix: \_\_\_\_\_  
 \*City: \_\_\_\_\_ \*Zip Code: \_\_\_\_\_ \*State: \_\_\_\_\_ Unit Number: \_\_\_\_\_

### SCHOOLS

Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

### PROPERTY INFORMATION

\*# of Bedrooms: \_\_\_\_\_ \*Full Baths: \_\_\_\_\_ \*Half Baths: \_\_\_\_\_  
 Furnished: \_\_\_\_\_ \*New Dev./Constr: \_\_\_\_\_ \*Year Built: \_\_\_\_\_  
 \*Fractional (Y/N): \_\_\_\_\_ Remodeled: \_\_\_\_\_ Remodeled Year: \_\_\_\_\_  
 \*SQFT Roofed Living Area: \_\_\_\_\_ SQFT Roofed Other Area: \_\_\_\_\_ SQFT Open Lanai Area: \_\_\_\_\_  
 Garage/Carport Area: \_\_\_\_\_ \*Parking Total: \_\_\_\_\_ \*Lot Size Area: \_\_\_\_\_  
 \*Zoning: \_\_\_\_\_ \*Flood Zone Code: \_\_\_\_\_ Developer/Architect: \_\_\_\_\_  
 Model Name: \_\_\_\_\_ Models Open Days/Hours: \_\_\_\_\_ Model Site Contact: \_\_\_\_\_  
 Site Contact Phone #: \_\_\_\_\_ \*CPR (Y/N): \_\_\_\_\_ Building Name: \_\_\_\_\_  
 Management Company: \_\_\_\_\_ Management Company Phone #: \_\_\_\_\_ Community Association: \_\_\_\_\_  
 Community Association Phone #: \_\_\_\_\_ Public Report #: \_\_\_\_\_

### FINANCIAL INFORMATION

Maintenance Fees: \_\_\_\_\_ Association Fee: \_\_\_\_\_ \*Home Exemption: \_\_\_\_\_  
 Other Monthly Fees: \_\_\_\_\_ Total Actual Rent: \_\_\_\_\_  
 \*Assessed Value Land: \_\_\_\_\_ \*Assessed Value Improvements: \_\_\_\_\_ \*Tax Assessed Value: \_\_\_\_\_  
 \*Tax Amount: \_\_\_\_\_ \*Assessment Year (YYYY): \_\_\_\_\_

### LEASEHOLD INFORMATION

\*Land Tenure (FS/LH): \_\_\_\_\_ Fee Purchase: \_\_\_\_\_ (RC)Fee Options: \_\_\_\_\_  
 (RC) Lessor: \_\_\_\_\_ Lessor 2: \_\_\_\_\_  
 (RC)Cur Mon Lse/Rnt: \_\_\_\_\_ Lease Renegotiate Date: \_\_\_\_\_ (RC)Lse Expir. Date: \_\_\_\_\_ (RC)Lease Until Year: \_\_\_\_\_  
 Nxt Step-Up Mon Rnt: \_\_\_\_\_ 2nd Step-Up Mo Rnt: \_\_\_\_\_ 2nd Step-up Mo Rnt: \_\_\_\_\_ 2nd Until Year: \_\_\_\_\_

### REMARKS

Public Remarks (maximum 400 alpha/numeric characters)

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Agent/Showing Remarks (maximum 250 alpha/numeric characters)

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# SINGLE FAMILY FEATURES

(\*) = REQUIRED

**1. \*SPECIAL SALE CONDITIONS**

1. None  
 2. Bankruptcy  
 3. Foreclosure  
 4. Lender Sale  
 5. Probate  
 6. Short Sale  
 7. Subj to Repl Property

**2. \*TERMS ACCEPTABLE**

1. A/S  
 2. Assumption  
 3. Cash  
 4. Conventional  
 5. Due On Sale  
 6. Exchange  
 7. FHA  
 8. Interest Escalation  
 9. Lease Option  
 10. Open  
 11. Other  
 12. PMM  
 13. Seller Financing  
 14. Sub A/S  
 15. VA

**3. \*POSSESSION**

1. 45 Days or Less  
 2. 45 Days or More  
 3. At Closing  
 4. Early Occupancy  
 5. Negotiable  
 6. Other  
 7. Seller Lease Back  
 8. Subj to Rental Lse

**4. \*DISCLOSURES**

1. None  
 2. 1031 Exchange  
 3. Buyer Restrictions  
 4. Call Listor  
 5. Court Apprvl Rqd  
 6. Inactive Lic Owner  
 7. Lender Apprvl Rqd  
 8. Licensed Owner  
 9. Listor Owner  
 10. Non Res Owner  
 11. Pending Litigation  
 12. Pet on Property  
 13. Property Disc Stmt  
 14. Relative of Licensee  
 15. See Remarks

**5. \*STYLE**

1. 1 Bedroom Cottage  
 2. 2 Bedroom Cottage  
 3. Attached  
 4. Cluster Development  
 5. CPR  
 6. Detach Single Family  
 7. Duplex  
 8. Multiple Dwellings  
 9. Ohana Dwelling  
 10. PUD  
 11. Studio Cottage  
 12. Zero Lot Line

**6. \*STORIES**

1. Basement  
 2. One  
 3. Split Level  
 4. Three+  
 5. Two

**7. \*PROPERTY CONDITION**

1. Above Average  
 2. Average  
 3. Excellent  
 4. Fair  
 5. Needs Major Repair  
 6. Tear Down

**8. \*LOT DESCRIPTION**

1. Clear  
 2. Flag Lot  
 3. Irregular  
 4. Other  
 5. Rim Lot  
 6. Wooded

**9. AMENITIES**

1. None  
 2. ADA Accessible  
 3. ADA Compliant  
 4. Bedroom on 1st Floor  
 5. Entry  
 6. Full Bath on 1st Floor  
 7. Landscaped  
 8. Maids/Guest Qrters  
 9. Other  
 10. Patio/Deck  
 11. Sauna  
 12. Storage  
 13. Tennis Court  
 14. Wall/Fence  
 15. Workshop

**10. \*CONSTRUCTION/ EXTERIOR FINISH**

1. Above Ground  
 2. Brick  
 3. Concrete  
 4. Double Wall  
 5. Hollow Tile  
 6. Masonry/Stucco  
 7. Other  
 8. Single Wall  
 9. Slab  
 10. Steel Frame  
 11. Stone  
 12. Vinyl  
 13. Wood Frame

**11. \*ROOFING**

1. Aluminum/Steel  
 2. Asphalt Shingle  
 3. Composition  
 4. Custom/Specialty  
 5. Other  
 6. Pitch & Gravel  
 7. Tile  
 8. Wood Shake

**12. \*FLOOR COVERING**

1. Ceramic Tile  
 2. Hardwood  
 3. Laminate  
 4. Marble/Granite  
 5. Other  
 6. Vinyl  
 7. W/W Carpet

**13. \*VIEW**

1. None  
 2. Cemetary  
 3. City  
 4. Coastline  
 5. Diamond Head  
 6. Garden  
 7. Golf Course  
 8. Marina/Canal  
 9. Mountain  
 10. Ocean  
 11. Other  
 12. Sunrise  
 13. Sunset

**14. \*PREDOMINANT**

1. Down Slope  
 2. Gentle Slope  
 3. Hilly  
 4. Level  
 5. Other  
 6. Steep Slope  
 7. Terraced  
 8. Up Slope

**15. \*LOCATION**

1. Corner  
 2. Cul-De-Sac  
 3. Dead End  
 4. Inside  
 5. Other

**16. \*ROADS**

1. None  
 2. County Rd  
 3. Graded  
 4. Paved Rd  
 5. Private Rd  
 6. State Hwy  
 7. Unpaved Rd

**17. \*PARKING**

1. 1 Car  
 2. 2 Car  
 3. 3 Car+  
 4. Boat  
 5. Carport  
 6. Driveway  
 7. Garage  
 8. Street

**18. PROPERTY FRONTAGE**

1. Conservation  
 2. Golf Course  
 3. Lake/Pond  
 4. Marina  
 5. Ocean  
 6. Other  
 7. Preservation  
 8. Sandy Beach  
 9. Stream/Canal  
 10. Waterfront

**19. \*EASEMENTS**

1. None  
 2. Beach Access  
 3. Cable  
 4. Drainage  
 5. Driveway  
 6. Electric  
 7. Other  
 8. Sewer  
 9. Street Widening  
 10. Telephone  
 11. View  
 12. Water

**20. SECURITY**

1. Card  
 2. Gated Community  
 3. Key  
 4. Keyed Elevator  
 5. Security Patrol  
 6. Video

**21. \*UTILITIES AVAILABLE**

1. Cable  
 2. Cesspool  
 3. Connected  
 4. Gas  
 5. Internet  
 6. Other  
 7. Overhead Electricity  
 8. Private Water  
 9. Public Water  
 10. Septic  
 11. Sewer Connection Req'd  
 12. Sewer Fee  
 13. Telephone  
 14. Underground Electricity  
 15. Water  
 16. Water Catchment  
 17. Wells

**22. OTHER MONTHLY FEES INCLUDES**

1. None  
 2. Assessment  
 3. Association  
 4. Lease Rent  
 5. Maintenance  
 6. Marina  
 7. Other Common Expenses  
 8. Special Assessment

**23. \*INCLUSIONS**

1. None  
 2. AC Central  
 3. AC Split  
 4. AC Window Unit  
 5. Auto Garge Door Opener  
 6. Blinds  
 7. Book Shelves  
 8. Cable TV  
 9. Ceiling Fan  
 10. Chandelier  
 11. Compactor  
 12. Convection Oven  
 13. Dishwasher  
 14. Disposal  
 15. Drapes  
 16. Dryer  
 17. Fireplace

**23. CONT. \*INCLUSIONS**

18. Gas Grill  
 19. Heat Pump  
 20. Home Warranty  
 21. Intercom  
 22. Lawn Sprinkler  
 23. Microwave  
 24. Microwave Hood  
 25. Other  
 26. Photovoltaic  
 27. Range Hood  
 28. Range/Oven  
 29. Refrigerator  
 30. Satellite Dish  
 31. Security System  
 32. Smoke Detector  
 33. Solar Heater  
 34. TV Antenna  
 35. Washer

**24. EXCLUSIONS**

1. Book Shelves  
 2. Ceiling Fan  
 3. Chandelier  
 4. Dryer  
 5. Microwave  
 6. Other  
 7. Refrigerator  
 8. Track Lighting  
 9. Washer  
 10. Window Coverings

**25. \*POOL**

1. None  
 2. Above Ground  
 3. Heated  
 4. In Ground  
 5. Plaster  
 6. Spa/HotTub  
 7. Tile  
 8. Vinyl

**26. OCCUPANCY**

1. Owner  
 2. Tenant  
 3. Vacant

**27. SHOWING**

1. <8 Hrs Notice Required  
 2. 1 Day Notice Required  
 3. 2 Day Notice Required  
 4. Appointment Only  
 5. Call Assistant  
 6. Call Listor  
 7. Call Office & Go  
 8. Key in Office  
 9. Listor Must Be Present  
 10. SmartCard - Go/Show

**28. \*SET-BACKS**

1. C&C  
 2. Of Record  
 3. Special

**SINGLE FAMILY FEATURES**

**(\*) = REQUIRED**

ROOMS & DESCRIPTIONS (SELECT ONE)		
<input type="checkbox"/>	1. Atrium	<input type="checkbox"/>
<input type="checkbox"/>	2. Bedroom	<input type="checkbox"/>
<input type="checkbox"/>	3. Breakfast Room	<input type="checkbox"/>
<input type="checkbox"/>	4. Den/Study	<input type="checkbox"/>
<input type="checkbox"/>	5. Dinning Area	<input type="checkbox"/>
<input type="checkbox"/>	6. Eat in Kitchen/Nook	<input type="checkbox"/>
<input type="checkbox"/>	7. Exercise Room	<input type="checkbox"/>
<input type="checkbox"/>	8. Family Room	<input type="checkbox"/>
<input type="checkbox"/>	9. Foyer	<input type="checkbox"/>
<input type="checkbox"/>	10. Full Bathroom	<input type="checkbox"/>
<input type="checkbox"/>	11. Great Room	<input type="checkbox"/>
<input type="checkbox"/>	12. Half Bathroom	<input type="checkbox"/>
<input type="checkbox"/>	13. Kitchen Nook	<input type="checkbox"/>
<input type="checkbox"/>	14. Lanai, Enclosed	<input type="checkbox"/>
<input type="checkbox"/>	15. Lanai, Open	<input type="checkbox"/>
<input type="checkbox"/>	16. Laundry Room	<input type="checkbox"/>
<input type="checkbox"/>	17. Library	<input type="checkbox"/>
<input type="checkbox"/>	18. Living Room	<input type="checkbox"/>
<input type="checkbox"/>	19. Loft	<input type="checkbox"/>
<input type="checkbox"/>	20. Media Room	<input type="checkbox"/>
<input type="checkbox"/>	21. Other	<input type="checkbox"/>
<input type="checkbox"/>	22. Recreation Room	<input type="checkbox"/>
<input type="checkbox"/>	23. Storage	<input type="checkbox"/>
<input type="checkbox"/>	24. Utility	<input type="checkbox"/>
<input type="checkbox"/>	25. Wine Cellar	<input type="checkbox"/>
<input type="checkbox"/>	26. Workshop	<input type="checkbox"/>

ROOM LEVEL (SELECT ONE)	
<input type="checkbox"/>	1. Basement
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<input type="checkbox"/>	3. Main
<input type="checkbox"/>	4. Upper

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ROOM DESCRIPTION

I state to the best of my knowledge that the above information is correct and authorize its release.

Broker's Initials: \_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

DR/BIC certifies that a valid Exclusive Listing Agreement is being held at listing office.

\_\_\_\_\_  
Authorized Signature of DR/BIC

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date