

LISTING # (COMPUTER ASSIGNED)

SFARMLS.COM

5+ UNITS (RESIDENTIAL)

301 GROVE STREET, SAN FRANCISCO, CA 94102 • PH (415) 431-8500 • FAX (415) 553-3968

ALL FIELDS WITH \* ARE REQUIRED

COUNTY\* BLOCK\* LOT\* APN (FOR USE OUTSIDE OF SAN FRANCISCO)

STREET #\* MODIFIER STREET NAME\*

SUFFIX (CHECK ONE) AV BLVD CIR CT DR HWY LN LOOP PK PKWY PL RD ST TER TRAIL WY

CITY\* ZIP CODE\*

OFFICE ID\* AGENT ID\* COLIST OFFICE ID COLIST AGENT ID CROSS STREET(S) (IF AT CORNER, SUPPLY ONE CROSS STREET ONLY)\*

PRIMARY PROPERTY SUBTYPE: 5-15 UNITS 16-30 UNITS 5+ UNITS MIXED USE

SECONDARY PROPERTY SUBTYPE: 5-15 UNITS 16-30 UNITS 5+ UNITS MIXED USE

ZONING

LIST PRICE\* LISTING TYPE (CHECK ONE)\* EXCLUSIVE RIGHT TO SELL EXCLUSIVE AGENCY OPEN

KNOWN SHORT SALE (CHECK ONE)\* YES NO REO (CHECK ONE)\* YES NO

IDX (CHECK ONE)\* (If MLS participant has consented to allow his/her listings to be displayed on the websites of other MLS participants, BUT this listing should not be so displayed, answer N. Otherwise, answer Y) YES NO SHOW ADDRESS TO PUBLIC (CHECK ONE)\* YES NO

PUBLISH TO VOW (CHECK ONE)\* YES NO SHOW ADDRESS ON VOW (CHECK ONE)\* YES NO SHOW COMMENTS ON VOW (CHECK ONE)\* YES NO

PRIMARY PHOTO PROVIDED BY (CHECK ONE)\* TAKE PHOTO DO NOT TAKE PHOTO SUPPLIED BY BROKER

PHOTOGRAPHER INSTRUCTIONS

COMMISSION TO SELLING OFFICE\* DUAL/VARIABLE RATE COMMISSION? (CHECK ONE)\* YES NO COMMENTS

SCOPE OF SERVICE (CHECK ONE)\* FULL SERVICE LIMITED SERVICE ENTRY ONLY

APPROX SQ FT SQ FT SOURCE (CHECK ONE) APPRAISER BUILDER CONDO MAP MEASURED BY AGENT NOT AVAILABLE OWNER TAX RECORD

YEAR BUILT LISTING DATE\* EXPIRATION DATE\*

MARKETING REMARKS (MAXIMUM 500 CHARACTERS)

AGENT ONLY REMARKS (MAXIMUM 500 CHARACTERS)

DIRECTIONS TO PROPERTY (MAXIMUM 100 CHARACTERS)

#UNITS\* #OWR OCCUPIED\* #VACANT\* #STORIES #BLDGS #RMS\* #PKG SPACES\* #INDEP PKG SPACES #TANDEM PKG SPACES

EST GROSS INCOME\* ACTUAL OR SCHEDULED? (CHECK ONE)\* ACTUAL SCHEDULED

INC/EXP SOURCE (CHECK ONE) OWNER MANAGEMENT RENTAL AGMT TENANT ESTIMATED TOTAL EXPENSES\*

APPROXIMATE LOT DIMENSIONS BUILDING NAME

BUILDER/ARCHITECT

#STUDIO UNITS\* STUDIO RENT RANGE #1 BD UNITS\* 1 BEDROOM RENT RANGE

#2 BD UNITS\* 2 BEDROOM RENT RANGE #3+ BD UNITS\* 3+ BEDROOM RENT RANGE

#COM'L UNITS\* COMMERCIAL RENT RANGE #FURNISHED UNITS\*

PENDING LITIGATION? (CHECK ONE) YES NO

PROBATE SALE? (CHECK ONE)\* YES NO SUBJ TO COURT CONFIRMATION? (CHECK ONE) YES NO UNCONF COOP BROKER COMPENSATION

# FEATURES

## SHOW INSTRUCTIONS\*

- GO DIRECT
- LOCKBOX
- LOCKBOX-SPEC CODE
- DON'T DISTURB OCC
- APPOINTMENT ONLY
- CALL LA
- CALL LO
- CALL MANAGER
- KEY @ LO
- CALL OWNER
- CALL TENANT
- 24-HOURS NOTICE
- RESTRICTED HOURS
- LEAVE CARD

## POSSESSION

- CLOSE OF ESCROW
- SUBJ TO TEN RGTS
- NEGOTIABLE

## PARKING

- DETACHED
- UNCOVERED
- DECK
- CARPORT
- ATTACHED
- GARAGE
- AUTO DOOR
- INTERIOR ACCESS
- GUEST SPACE(S)

## TYPE

- FLATS
- APARTMENTS
- GARDEN APTS
- TOWNHOUSES
- CONDOMINIUMS
- LIVE/WORK
- MIXED USE
- 1 STORY
- 2 STORY
- 3 STORY
- 4 STORY
- 5+ STORY
- HIGH RISE
- SECURITY BUILDING
- NEW CONSTRUCTION
- OFFICE
- INDUSTRIAL
- WAREHOUSE
- MANUFACTURING
- RETAIL
- HOTEL

## STYLE

- CONTEMPORARY
- TRADITIONAL
- RUSTIC
- CUSTOM
- MODERN/HIGH TECH
- VICTORIAN
- TUDOR
- SPANISH/MED
- EDWARDIAN
- FRENCH
- GEORGIAN
- FRENCH NORMANDY
- COLONIAL
- ENGLISH
- ARTS & CRAFTS
- ART DECO
- MARINA

## EXTERIOR

- STUCCO
- WOOD SIDING
- REDWOOD SIDING
- SHINGLE
- BRICK
- STONE
- ALUMINUM SIDING
- VINYL SIDING
- CONCRETE BLOCK

## VIEW(S)

- PANORAMIC
- PARTIAL
- CITY LIGHTS
- WATER
- BAY
- BAY BRIDGE
- GOLDEN GATE BRIDGE
- SAN FRANCISCO
- DOWNTOWN
- MARINA
- OCEAN
- PARK
- GARDEN/GREENBELT
- GOLF COURSE
- WOODS
- HILLS
- MOUNTAINS
- MT. TAMALPAIS
- MT. DIABLO
- TWIN PEAKS
- FOREST
- RIDGE
- LAKE

- CANYON
- VALLEY

## FLOORS

- PARTIAL CARPET
- W/W CARPET
- PART HARDWOOD
- HARDWOOD
- PARQUET
- TILE
- SLATE
- MARBLE
- GRANITE
- LINOLEUM
- VINYL
- SOFTWOOD
- SIMULATED WOOD
- STONE

## FOUNDATION

- CONC PERIMETER
- BRK/MORTAR PERIM
- CAPPED BRICK
- PILLAR/POST/PIER
- CONCRETE SLAB
- CONCRETE BLOCK
- COMBINATION

## CONSTRUCTION

- WOOD FRAME
- STEEL FRAME
- REINF CONC
- UNREINF MASONRY

## ROOF

- COMPOSITION
- SHINGLE
- SHAKE
- TILE
- SLATE
- TAR AND GRAVEL
- FOAM
- BITUMEN
- ELASTOMERIC

## HEAT/COOL SYSTEM

- CENTRAL HEAT
- GAS
- OIL
- ELECTRIC
- RADIANT
- STEAM
- HOT WATER
- SOLAR

- WALL FURNACES
- BASEBD HEATERS
- STOVE HEATER(S)
- FLOOR FURNACE(S)
- NO HEAT
- CENTRAL AIR
- RM AIR COND

## LEASE TERM

- MONTH TO MONTH
- LSE/MTH TO MTH MIX
- 1 YEAR
- 2 YEARS
- 3 YEARS
- 4 YEARS
- 5 YEARS
- 6-10 YEARS
- 11-15 YEARS
- 16+ YEARS
- RENEWAL OPTION
- SUBLEASE

## SEPARATE METERS

- WATER
- GAS
- ELECTRICITY

## TENANT PAYS

- WATER
- GAS
- ELECTRICITY
- PARKING
- CABLE TV
- GARBAGE COLLECT
- GARDENER
- INSURANCE
- PROPERTY TAXES
- HOA DUES
- NONE

## OPERATING EXP

- PROPERTY TAXES
- WATER
- GAS
- ELECTRICITY
- GARBAGE COLLECT
- JANITORIAL SERVICES
- MAINT/REPAIRS
- SWIMMING POOL
- MANAGEMENT
- INSURANCE
- ACCOUNTING
- LEGAL
- LICENSE FEE/ADVERT

- VACANCY FACTOR
- MISCELLANEOUS

## APPLIANCES/EQUIP

- CARPET
- WINDOW COVERING(S)
- 220 VOLT WIRING
- OVEN/RANGE BUILT-IN
- OVEN/RNG FREESTND
- DOUBLE OVEN
- REFRIGERATOR
- GARBAGE DISPOSAL
- DISHWASHER
- MICROWAVE
- TRASH COMPACTOR
- WASHER
- DRYER
- CENTRAL VACUUM
- ELECT AIR CLEANER
- TV ANTENNA
- CABLE TV
- INTERCOM
- GARAGE DR OPENER
- SEC ALARM-LEASED
- SEC ALARM-OWNED
- FIRE ALARM SYSTEM
- FIRE SPRINKLERS

## LAUNDRY APPLIANCES

- W/D HOOKUPS
- IN EACH UNIT
- IN COMMON AREA
- COIN OPERATED
- APPLIANCES-LEASED
- APPLIANCES-OWNED
- NONE

## LOADING

- PRIVATE
- DELIVERY DOOR
- TRUCK DOOR
- DOCK HIGH
- ELEV-PASSENGER
- ELEV-FREIGHT
- ELEV-SIDEWALK

## BASEMENT

- PARTIAL
- FULL
- UNFINISHED
- FINISHED
- STORAGE AREA
- APT IN BASEMENT
- NONE

## OTHER UNITS

- PENTHOUSE(S)
- STORE(S)
- OFFICE(S)
- DETACHED COTTAGE
- NONE

## MISCELLANEOUS

- GARDEN
- LANDSCAPE-FRONT
- LANDSCAPE-REAR
- SPRINKLER-MANUAL
- SPRINKLER-AUTO
- FENCED YARD
- PATIO(S)
- ENCLOSED PATIO(S)
- COVERED PATIO(S)
- DECK(S)
- ROOF DECK(S)
- FORMAL ENTRY
- VAULTED CEILING(S)
- FIREPLACE(S)
- SKYLIGHT(S)
- BAY WINDOW(S)
- GREENHSE WINDOW
- WINDOW COVERINGS
- DOUBLE PANE WNDW
- STORM WINDOWS
- WINDOW SCREENS
- STORAGE AREA(S)
- WET BAR(S)
- BUILT IN BBQ
- CENTRAL VACUUM
- AIR PURIFIER
- CEILING FAN(S)
- ATTIC FAN(S)
- SMOKE ALARM(S)
- FIRE ALARM(S)
- FIRE SPRINKLER(S)
- INTERCOM
- SECURITY ALARM(S)
- SECURITY FENCE
- SECURITY GATE
- TV ANTENNA(S)
- CABLE TV
- SATELLITE DISH
- SWIMMING POOL
- ADJ GOLF COURSE
- PRIVATE BOAT DOCK
- DOG RUN

## DOCS/DISCLOSURES

- DISCLOSE PKG AVAIL
- PRELIM TITLE RPT
- MELLO-ROOS DISCL
- CC&Rs
- RENT/LEASE AGMTS
- ESTOPPEL CERTIF
- RE TRANSFER DISCL
- SELLERS SUPP TO TDS
- SEISMIC HAZARD DISC
- FLOOD HAZARD DISC
- GEOLOGICAL REPORT
- SOILS REPORT
- DRAINAGE REPORT
- ENV HAZARDS RPT
- LEAD HAZARD DISC
- LEAD INSPECT RPT
- STRUCT PEST CTRL RPT
- GEN'L PROP INSP RPT
- STRUCTURAL/ENG RPT
- ELECTRICAL RPT
- ACOUSTICAL RPT
- FURNACE INSPECT
- BOILER INSPECTION
- FIREPLACE INSPECT
- ROOF INSPECTION
- ENERGY AUDIT
- SEWER/SEPTIC RPT
- HIST DIST/PRSRV ESMT

## FINANCING TERMS

- OMC 1<sup>ST</sup>
- OMC 2<sup>ND</sup>
- OMC 3<sup>RD</sup>
- ASSUMABLE
- LEASE OPTION
- CHFA
- MCC
- 1031 EXCHANGE

## EXCHANGE FOR

- RESIDENTIAL
- COMMERCIAL
- OFFICE
- RETAIL
- INDUSTRIAL
- LAND
- TRADE UP
- TRADE DOWN
- SUBJECT TO

**TUESDAY TOUR** TOUR DATE / /  LOCKBOX? (CHECK ONE)  YES  NO PRICE REDUCTION? (CHECK ONE)  YES  NO

TOUR REMARKS (MAXIMUM 60 CHARACTERS)

**OPEN HOUSE** OPEN HOUSE DATE / /  OPEN HOUSE TIME

OPEN HOUSE REMARKS (MAXIMUM 250 CHARACTERS)

The undersigned broker (hereinafter referred to as "Broker") certifies that he/she is a participant of SFARMLS.COM and warrants that Broker holds a valid listing agreement for the above-described property. The undersigned seller(s) (hereinafter referred to as "Seller") hereby authorizes and instructs Broker to make information concerning this property available to other broker participants of SFARMLS.COM (as well as the broker participants of other MLSs and real estate information services with which SFARMLS.COM has reciprocal arrangements), their authorized agents and, in abridged form, consumers who visit the public websites of other broker participants and their authorized agents on whose websites the property information may appear, fully subject to and in accordance with the rules and regulations of SFARMLS.COM.

Broker and Seller acknowledge that SFARMLS.COM has not received a copy of the above-described listing agreement and that SFARMLS.COM has no responsibility for verification of the validity of the agreement or the accuracy of its contents, or any information provided by or in connection with the agreement. Broker certifies that all of the information provided herein is accurate to the best of his/her knowledge. Broker agrees to indemnify, hold harmless and defend SFARMLS.COM for any damage or loss SFARMLS.COM incurs due to any inaccuracy or error. Broker further certifies that he/she has been authorized by Seller, upon close of escrow, to report the sale, its price, terms and financing for the information, publication, dissemination and use of broker participants of SFARMLS.COM, as well as the broker participants of other MLSs and real estate information services with which SFARMLS.COM has reciprocal arrangements.

Broker Participant's Signature \_\_\_\_\_ Date \_\_\_\_\_ Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

Note to Broker: Please print listing agent's last name here \_\_\_\_\_ Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

Broker: Provide a copy of this form to Seller once listing has been entered into system.