

LISTING # (COMPUTER ASSIGNED)

SFARMLS.COM

CONDO/STOCK CO-OP/TIC/LOFT

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

ALL FIELDS WITH \* ARE REQUIRED

Form section containing fields for COUNTY\*, BLOCK\*, LOT\*, APN, STREET #\*, MODIFIER, STREET NAME\*, SUFFIX (CHECK ONE), UNIT #, CITY\*, ZIP CODE\*, OFFICE ID\*, AGENT ID\*, CO-LIST OFFICE ID, CO-LIST AGENT ID, PROPERTY SUBTYPE\* (CHECK ONE), ZONING, LIST PRICE\*, LISTING TYPE (CHECK ONE)\*, KNOWN SHORT SALE (CHECK ONE)\*, REO (CHECK ONE)\*, IDX (CHECK ONE)\*, PUBLISH TO VOW (CHECK ONE)\*, SHOW AVM ON VOW (CHECK ONE)\*, PRIMARY PHOTO PROVIDED BY (CHECK ONE)\*, PHOTOGRAPHER INSTRUCTIONS (MAXIMUM 80 CHARACTERS)

Form section containing fields for COMMISSION TO SELLING OFFICE\*, DUAL/VARIABLE RATE COMMISSION? (CHECK ONE)\*, SCOPE OF SERVICE (CHECK ONE)\*, # OF BDS\*, # OF BAS\*, APPROX SQ FT\*, SQ FT SOURCE (CHECK ONE)\*, OCCUPANT TYPE (CHECK ONE)\*, YEAR BUILT, LISTING DATE\*, EXPIRATION DATE\*, OCCUPANT NAME, OCCUPANT PHONE #, MARKETING REMARKS (MAXIMUM 500 CHARACTERS)

Form section containing fields for AGENT ONLY REMARKS (MAXIMUM 500 CHARACTERS)

Form section containing fields for DIRECTIONS TO PROPERTY (MAXIMUM 100 CHARACTERS)

Form section containing fields for # RMS, FLR #, TOTAL # UNITS\*, # PKG\*, PARKING TYPE (CHECK ONE), PKG LEASED?\*, LEASED PKG FEE (IF PKG LEASED=Y\*), EST LIVING RM SIZE, EST DINING RM SIZE, EST FAMILY RM SIZE, EST KITCHEN SIZE, EST MASTER BD SIZE, BUILDING NAME, BUILDER/ARCHITECT, BUILT/REMODELED GREEN CERTIFICATION(S), HERS INDEX (IF HERS IS CHECKED\*), GREENPOINT RATING (IF GREENPOINT IS CHECKED\*), MONTHLY RENT, RENT TYPE (CHECK ONE), RENT SOURCE (CHECK ONE), HOA? (CHECK ONE)\*, HOA DUES (IF HOA=YES\*), PAID (CHECK ONE), MONTHLY, QUARTERLY, YEARLY, PENDING LITIGATION? (CHECK ONE), HOME PROTECTION PLAN? (CHECK ONE), PROBATE SALE? (CHECK ONE)\*, SUBJ TO COURT CONFIRMATION? (CHECK ONE), UNCONF COOP BROKER COMPENSATION

HOA NAME

HOA PHONE NUMBER

## FEATURES

### SHOW INSTRUCTIONS\*

- GO DIRECT
- LOCKBOX
- LOCKBOX-SPEC CODE
- APPOINTMENT ONLY
- CALL LA
- CALL LO
- KEY @ LO
- CALL OWNER
- CALL TENANT
- 24-HOUR NOTICE
- RESTRICTED HOURS
- LEAVE CARD

### POSSESSION

- CLOSE OF ESCROW
- SUBJ TO TEN RGTS
- NEGOTIABLE

### PARKING

- UNCOVERED
- CARPORT
- DETACHED
- ATTACHED
- ROTATIONAL
- INTERIOR ACCESS
- ENCLOSED
- AUTO DOOR
- ASSIGNED
- VALET
- GUEST SPACE(S)

### TYPE

- STUDIO
- JUNIOR
- MODIFIED
- FULL
- TOWNHOUSE
- FLAT
- PENTHOUSE
- LIVE/WORK
- LOW-RISE (1-3)
- MID-RISE (4-8)
- HI-RISE (9+)
- ATTACHED
- SEMI-ATTACHED
- DETACHED
- TOP FLOOR
- GROUND FLOOR
- UNIT ABOVE
- UNIT BELOW
- END UNIT
- 1 LEVEL
- 2 LEVEL
- 3 LEVEL
- 4+ LEVEL
- LUXURY
- NEW CONST

### 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

### MAIN LEVEL

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4+ BEDROOMS
- .5 BATH/POWDER
- 1 BATH
- 1.5 BATHS
- 2 BATHS
- 2.5 BATHS
- 3+ BATHS
- 1 MASTER SUITE
- 2 MASTER SUITES
- LIVING ROOM
- DINING ROOM
- FAMILY ROOM
- KITCHEN

### UPPER LEVEL

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4+ BEDROOMS
- .5 BATH/POWDER
- 1 BATH
- 1.5 BATHS
- 2 BATHS
- 2.5 BATHS
- 3+ BATHS
- 1 MASTER SUITE
- 2 MASTER SUITES
- LIVING ROOM
- DINING ROOM
- FAMILY ROOM
- KITCHEN

### LOWER LEVEL/BSMT

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4+ BEDROOMS
- .5 BATH/POWDER
- 1 BATH
- 1.5 BATHS
- 2 BATHS
- 2.5 BATHS
- 3+ BATHS
- 1 MASTER SUITE
- 2 MASTER SUITES
- LIVING ROOM
- DINING ROOM
- FAMILY ROOM
- KITCHEN

### VIEW(S)

- PANORAMIC
- PARTIAL
- CITY LIGHTS
- WATER
- BAY
- BAY BRIDGE
- GOLDEN GATE BRIDGE
- SAN FRANCISCO
- DOWNTOWN
- MARINA
- OCEAN
- PARK
- GRDN/GREENBELT

- GOLF COURSE
- WOODS
- HILLS
- MOUNTAINS
- MT. TAMALPAIS
- BRICK
- MT. DIABLO
- TWIN PEAKS
- FOREST
- RIDGE
- LAKE
- CANYON
- VALLEY

### FLOORS

- PARTIAL CARPET
- W/W CARPET
- RECYCLED CARPET
- NAT FIBER CARPET
- PART HARDWOOD
- HARDWOOD
- PARQUET
- TILE
- SLATE
- MARBLE
- GRANITE
- LINOLEUM
- VINYL
- SOFTWOOD
- SIMULATED WOOD
- STONE
- BAMBOO
- CORK
- RECLAIMED

### FIREPLACE

- 1
- 2
- 3
- 4+
- WOOD BURNING
- GAS BURNING
- ELECTRIC
- PELLET STOVE
- GAS STARTER
- RAISED HEARTH
- TWO WAY
- FREE STANDING
- CIRCULAR
- STONE
- BRICK
- METAL
- DECORATIVE ONLY
- LIVING ROOM
- FAMILY ROOM
- DEN
- MASTER BEDROOM
- DINING ROOM

### POOL

- IN GROUND
- LAP ONLY
- GAS HEAT
- ELECTRIC HEAT
- SOLAR HEAT
- NO HEAT
- SOLAR COVER
- BLACK BOTTOM
- POOL COVER
- POOL SWEEP
- CABANA
- SPA/HOT TUB
- COMMON FACILITY
- MEMBERSHIP FEE
- POSSIBLE POOL SITE
- ABOVE GROUND
- FIBERGLASS

### BATH TYPE/INCLUDES

- SPLIT BATH

- SHOWER AND TUB
- SHOWER OVER TUB
- STALL SHOWER
- TUB ONLY
- TUB WITH JETS
- SUNKEN TUB
- TUB IN MASTER BD
- FIBERGLASS
- TILE
- MARBLE
- GRANITE
- SKYLIGHT(S)
- SAUNA
- BIDET
- DUAL FLUSH TOILET
- RADIANT HEAT
- REMODELED

### KITCHEN

- ENERGYSTAR APPL(S)
- 220 VOLT WIRING
- ELECTRIC RANGE
- GAS RANGE
- FREESTAND RANGE
- COOKTOP STOVE
- HOOD OVER RANGE
- BUILT-IN OVEN
- SELF-CLEAN OVEN
- DOUBLE OVEN
- BUILT-IN BBQ
- REFRIGERATOR
- ICE MAKER
- FREEZER
- DISHWASHER
- MICROWAVE
- GARBAGE DISPOSAL
- TRASH COMPACTOR
- FORMICA COUNTER
- TILE COUNTER
- MARBLE COUNTER
- GRANITE COUNTER
- CORIAN COUNTER
- ISLAND
- BREAKFAST AREA
- BREAKFAST ROOM
- PANTRY
- SKYLIGHTS
- REMODELED

### DINING ROOM

- LIV/DIN RM COMBO
- DINING AREA
- FORMAL
- SUNKEN
- SKYLIGHT(S)

### LIVING ROOM

- VIEW
- OPEN BEAM CEILING
- CATHEDRAL/VAULTED
- SUNKEN
- SKYLIGHT(S)
- DECK ATTACHED

### FAMILY ROOM

- VIEW
- OPEN BEAM CEILING
- CATHEDRAL/VAULTED
- SUNKEN
- SKYLIGHT(S)
- DECK ATTACHED

### OTHER ROOMS

- DEN/STUDY
- LIBRARY
- OFFICE
- STUDIO
- SUNROOM
- SOLARIUM

- ATRIUM
- REC ROOM
- LAUNDRY ROOM
- BASEMENT-FULL
- BASEMENT-PARTIAL
- STORAGE
- "IN LAW" APT
- "BONUS" ROOM
- CONVERTED GRG
- ENCLOSED PATIO
- WINE CELLAR

### FOUNDATION

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

### CONSTRUCTION

- WOOD FRAME
- STEEL FRAME
- REINFORCED CONC
- UNREINF MASONRY

### ROOF

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

### HEAT/COOL SYSTEM

- CENTRAL HEATING
- GAS
- OIL
- ELECTRIC
- RADIANT
- STEAM
- HOT WATER
- SOLAR THERMAL
- SOLAR PV
- WALL FURNACES
- BASEBOARD HEATER
- STOVE HEATER(S)
- FLOOR FURNACE(S)
- NO HEAT
- CENTRAL AIR
- RM AIR COND
- 1 WINDOW UNIT
- 2 WINDOW UNITS
- 3+ WINDOW UNITS

### ENERGY CONSERV

- CEILING INSUL
- WALL INSUL
- FLOOR INSUL
- PARTIAL INSUL
- WEATHER STRIP
- CAULKED/SEALED
- INSUL HOT WTR HTR
- LOW-FLOW SHOWER
- LOW-FLOW TOILET
- DUAL FLUSH TOILET

### LAUNDRY APPLIANCES

- 220 VOLT WIRING
- WASHER/DRYER
- HOOKUPS ONLY
- IN LAUNDRY ROOM
- IN CLOSET
- IN BASEMENT
- IN GARAGE

- IN KITCHEN

### LOT DESCRIPTION

- REGULAR
- IRREGULAR
- CORNER
- LEVEL
- DOWNSLOPE
- UPSLOPE
- COURT
- CUL-DE-SAC
- POND
- LAKEFRONT
- BAYFRONT
- OCEANFRONT
- PRIVATE
- SECLUDED

### DRIVEWAY/SIDEWALKS

- PAVED DRIVEWAY
- PAVED SIDEWALKS
- GRAVEL
- DIRT
- SHARED DRIVEWAY

### DOCS/DISCLOSURES

- PRELIM TITLE RPT
- MELLO-ROOS DISCL
- RENTLSE AGMTS
- ESTOPPEL CERTIF
- RE TRANSFER DISCL
- SLLRS SUPP TO TDS
- SEISMIC HZD DISC
- FLOOD HZD DISC
- GEOLOGICAL RPT
- SOILS REPORT
- DRAINAGE RPT
- ENV HAZARDS RPT
- LEAD HAZARD DISC
- LEAD INSPECT RPT
- STR PEST CTRL RPT
- GEN PROP INSP RPT
- STRUCTUR/ENG RPT
- ELECTRICAL RPT
- ACOUSTICAL RPT
- FURNACE INSP
- BOILER INSP
- FIREPLACE INSP
- ROOF INSPECTION
- ENERGY AUDIT
- SEWER/SEPTIC RPT
- HIST DIST/PRS ESMT

### SPECIAL DOCUMENTS

- ARTICLES OF INC
- BYLAWS
- CC&Rs
- RULES & REGS
- FINANCIAL STMTS
- BUDGET

### SPECIAL FEATURES

- INTERCOM
- ELEVATOR/LIFT
- WHEELCHAIR ACCESS
- HANDICAPPED BA
- FLASH WARNINGS
- LOWERED SWITCH(ES)
- WATER SOFTENER
- DUMBWAITER
- BI-DIRECT METER

### COMMON AREAS

- CLUB ROOM
- REC ROOM
- REC RM W/FPLC
- LAUNDRY FCLTY-FREE
- LAUNDRY FCLTY-COIN
- ROOF DECK

- CAR WASH AREA
- WORKSHOP AREA
- DARK ROOM
- SPA/HOT TUB
- SAUNA
- BBQ AREA
- PLAYGROUND
- GAME COURT-OUT
- GAME COURT-IN
- TENNIS COURT(S)
- RACQUETBALL CT
- EXERCISE COURSE
- GYM
- PUTTING GREEN
- GOLF COURSE
- GRDN/GREENBELT
- TRAIL(S)
- BEACH RIGHTS

### EXCLUSIVE USE AREAS

- PATIO
- GARDEN
- DECK
- ADDITIONAL STORAGE

### HOA FEE INCLUDES

- WATER
- GAS
- ELECTRICITY
- HEAT
- GARBAGE
- CABLE TV
- ORG ACTIVITIES
- EXT BLDG MAINT
- GROUNDS MAINT
- DOOR PERSON
- SECURITY SERVICE
- HOMEOWNERS INS
- EARTHQUAKE INS
- OUTSIDE MGMT

### RESTRICTIONS

- NEW OWR INTERVIEW
- BOARD APPROVAL
- RETIRE COMMUNITY
- GUESTS
- NO PETS
- PETS-CATS ONLY
- PETS-DOGS ONLY
- PETS-SIZE RESTRICT
- PETS-# RESTRICT
- PETS-OTHER
- RENTALS
- EXT ALTERATION
- SIGNS
- BUS LICENSE REQ

### TRANSPORTATION

- 1 BLOCK
- 2 BLOCKS
- 3 BLOCKS
- 4+ BLOCKS

### SHOPPING

- 1 BLOCK
- 2 BLOCKS
- 3 BLOCKS
- 4+ BLOCKS

### FINANCING TERMS

- OMC 1ST
- OMC 2ND
- OMC 3RD
- ASSUMABLE
- LEASE OPTION
- CHFA
- MCC
- 1031 EXCHANGE
- FRACTIONAL

(FOR LOFTS\*) LOFT USE (CHECK ONE)\*  RESIDENTIAL USE ONLY  COMMERCIAL USE ONLY  LIVE/WORK USEART USE W/LIC REQ'D?\* (CHECK ONE)  YES  NO(FOR TICS\*) TIC AGREEMENT (CHECK ONE)\*  YES  NO**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.