

LISTING # (COMPUTER ASSIGNED)

SFARMLS.COM

2-4 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

PRIMARY PROPERTY SUBTYPE: 2 UNITS 3 UNITS 4 UNITS MIXED USE

SECONDARY PROPERTY SUBTYPE: 2 UNITS 3 UNITS 4 UNITS MIXED USE

CROSS STREET(S) (IF AT CORNER, SUPPLY ONE CROSS STREET ONLY)* 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)

PUBLISH TO VOW (CHECK ONE)* YES NO SHOW ADDRESS TO PUBLIC (CHECK ONE)* YES NO

SHOW AVM ON 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 SUBMITTED BY BROKER

PHOTOGRAPHER INSTRUCTIONS (MAXIMUM 80 CHARACTERS)

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)* PER APPRAISER PER BUILDER CONDO MAP MEASURED BY AGENT NOT AVAILABLE PER OWNER PER 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* #FLOORS #BLDGS #PKG SPACES* #INDEPENDENT PKG SPACES #TANDEM PKG SPACES

GROSS ANNUAL INCOME ACTUAL SCHEDULED ACTUAL OR SCHEDULED? (CHECK ONE) OWR RENT AGMT MGMT TENANT INC/EXP SOURCE (CHECK ONE)

EST TOTAL EXPENSES

UNIT 1 IDENTIFICATION UNIT 1 #RMS UNIT 1 OCCUPANCY (CHECK ONE)* OWNER TENANT VACANT

UNIT 1 OCCUPANT LAST NAME UNIT 1 OCCUPANT PHONE UNIT 1 APPROX SQ FT

UNIT 1 RENT TYPE (CHECK ONE) UNIT 1 RENT UNIT 1 RENT SOURCE (CHECK ONE) N/A UNIT 1 LEASE EXPIRES

UNIT 2 IDENTIFICATION UNIT 2 #RMS UNIT 2 OCCUPANCY (CHECK ONE)* OWNER TENANT VACANT

UNIT 2 OCCUPANT LAST NAME UNIT 2 OCCUPANT PHONE UNIT 2 APPROX SQ FT

UNIT 2 RENT TYPE (CHECK ONE) UNIT 2 RENT UNIT 2 RENT SOURCE (CHECK ONE) N/A UNIT 2 LEASE EXPIRES

UNIT 3 IDENTIFICATION UNIT 3 #RMS UNIT 3 OCCUPANCY (CHECK ONE)* OWNER TENANT VACANT

UNIT 3 OCCUPANT LAST NAME UNIT 3 OCCUPANT PHONE UNIT 3 APPROX SQ FT

UNIT 3 RENT TYPE (CHECK ONE) UNIT 3 RENT UNIT 3 RENT SOURCE (CHECK ONE) N/A UNIT 3 LEASE EXPIRES

UNIT 4 IDENTIFICATION UNIT 4 #RMS UNIT 4 OCCUPANCY (CHECK ONE)* OWNER TENANT VACANT

UNIT 4 OCCUPANT LAST NAME UNIT 4 OCCUPANT PHONE UNIT 4 APPROX SQ FT

LEASE MTH TO MTH \$
UNIT 4 RENT TYPE (CHECK ONE) UNIT 4 RENT

ESTOPPEL OWNER RENTAL N/A
UNIT 4 RENT SOURCE (CHECK ONE)

/ /
UNIT 4 LEASE EXPIRES

APPROXIMATE LOT DIMENSIONS

BUILDER/ARCHITECT

BUILT/REMODELED GREEN CERTIFICATION(S): LEED ENERGY STAR HOME HERS GREENPOINT

HERS INDEX (IF HERS IS CHECKED*)

GREENPOINT RATING (IF GREENPOINT IS CHECKED*)

PROBATE SALE? (CHECK ONE)*

YES NO

SUBJ TO COURT CONFIRMATION? (CHECK ONE)

YES NO

UNCONF COOP BROKER COMPENSATION

FEATURES

SHOW INSTRUCTIONS*

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

POSSESSION

CLOSE OF ESCROW
 SUBJ TO TEN RIGHTS
 NEGOTIABLE

PARKING

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

TYPE

HOUSE & APPTS
 FLATS
 APARTMENTS
 TOWNHOUSES
 DUPLEX
 TRIPLEX
 FOURPLEX
 1 STORY
 2 STORY
 3 STORY
 4 STORY
 5+ STORY

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

UNIT 1

STUDIO
 1 BEDROOM
 2 BEDROOMS
 3 BEDROOMS
 4+ BEDROOMS
 1 BATH
 1.5 BATHS
 2 BATHS
 2.5 BATHS
 3+ BATHS
 FLAT
 APARTMENT
 PENTHOUSE
 OFFICE
 STORE

UNIT 1 INCLUDES

CARPETS
 WINDOW COVERINGS
 ENERGY STAR APPL(S)
 OVEN/RANGE
 REFRIGERATOR
 GARBAGE DISP
 DISHWASHER
 MICROWAVE
 WASHER/DRYER
 W/D HOOKUPS ONLY
 VIEWS
 FIREPLACE(S)
 BALCONY/DECK
 PATIO
 FURNISHED

UNIT 2

STUDIO
 1 BEDROOM
 2 BEDROOMS
 3 BEDROOMS
 4+ BEDROOMS
 1 BATH
 1.5 BATHS
 2 BATHS
 2.5 BATHS
 3+ BATHS
 FLAT
 APARTMENT
 PENTHOUSE
 OFFICE
 STORE

UNIT 2 INCLUDES

CARPETS
 WINDOW COVERINGS
 ENERGY STAR APPL(S)
 OVEN/RANGE
 REFRIGERATOR
 GARBAGE DISP
 DISHWASHER
 MICROWAVE
 WASHER/DRYER
 W/D HOOKUPS ONLY
 VIEWS
 FIREPLACE(S)
 BALCONY/DECK
 PATIO
 FURNISHED

UNIT 3

STUDIO
 1 BEDROOM
 2 BEDROOMS
 3 BEDROOMS
 4+ BEDROOMS
 1 BATH
 1.5 BATHS
 2 BATHS
 2.5 BATHS
 3+ BATHS
 FLAT
 APARTMENT
 PENTHOUSE
 OFFICE
 STORE
 INLAW/ILLEGAL

UNIT 3 INCLUDES

CARPETS
 WINDOW COVERINGS
 ENERGY STAR APPL(S)
 OVEN/RANGE
 REFRIGERATOR
 GARBAGE DISP
 DISHWASHER
 MICROWAVE
 WASHER/DRYER
 W/D HOOKUPS ONLY
 VIEWS
 FIREPLACE(S)
 BALCONY/DECK
 PATIO
 FURNISHED

UNIT 4

STUDIO
 1 BEDROOM
 2 BEDROOMS
 3 BEDROOMS
 4+ BEDROOMS
 1 BATH
 1.5 BATHS
 2 BATHS
 2.5 BATHS
 3+ BATHS
 FLAT
 APARTMENT
 PENTHOUSE
 OFFICE
 STORE
 INLAW/ILLEGAL

UNIT 4 INCLUDES

CARPETS
 WINDOW COVERINGS
 ENERGY STAR APPL(S)
 OVEN/RANGE
 REFRIGERATOR
 GARBAGE DISP
 DISHWASHER
 MICROWAVE
 WASHER/DRYER
 W/D HOOKUPS ONLY
 VIEWS
 FIREPLACE(S)
 BALCONY/DECK
 PATIO
 FURNISHED

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
 RECYLED CARPET
 NAT FIBER CARPET
 PARTIAL HARDWOOD
 HARDWOOD
 PARQUET
 TILE
 SLATE
 MARBLE
 GRANITE
 LINOLEUM
 VINYL
 SOFTWOOD
 SIMULATED WOOD
 STONE
 BAMBOO
 CORK
 RECLAIMED

FOUNDATION

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

CONSTRUCTION

WOOD FRAME
 STEEL FRAME
 REINF CONCRETE
 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 THERMAL
 SOLAR PV
 WALL FURNACES
 BASEBD HEATERS
 STOVE HEATER(S)
 FLR FURNACE(S)

EXISTING RENTAL TERM

WRITTEN AGMTS
 SECURITY DEPOSITS
 MONTH TO MONTH
 LEASE < THAN 1 YR
 YEAR LEASE(S)
 LEASE > THAN 1 YR

SEPARATE METERS

WATER
 GAS
 ELECTRICITY

TENANT PAYS

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

OPERATING EXP

WATER
 GAS
 ELECTRICITY
 GARBAGE COLLECT
 JANITOR SERV
 MAINT/REPAIRS
 MANAGEMENT
 INSURANCE
 ACCOUNTING
 LEGAL
 PROP TAXES/ASSESS
 LIC FEE/ADVERT
 VACANCY FACTOR
 MISCELLANEOUS

LAUNDRY APPLIANCES

W/D HOOKUPS
 IN EACH UNIT
 IN COMMON AREA
 COIN OPERATED
 APPLIANCES-LEASED
 APPLIANCES-OWNED

BASEMENT

PARTIAL
 FULL

UNFINISHED

FINISHED
 STORAGE AREA
 APT IN BASEMENT
 NONE

MISCELLANEOUS

GARDEN
 LANDSCAPE-FRONT
 LANDSCAPE-REAR
 SPRINKLER(S)-MANL
 SPRINKLER(S)-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
 DUAL PANE WINDOWS
 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
 BI-DIRECT METER

ENERGY CONSERVE

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

LOT DESCRIPTION

REGULAR
 IRREGULAR
 CORNER
 LEVEL
 DOWNSLOPE
 UPSLOPE
 COURT

CUL-DE-SAC
 ZERO LOT LINE
 POND
 WATERFRONT
 LAKEFRONT
 BAYFRONT
 OCEANFRONT
 PRIVATE
 SECLUDED

DOCS/DISCLOSURES

DISCLOSE PKG AVAIL
 PRELIMINARY TITLE RPT
 MELLO-ROOS DISCL
 CC&Rs
 RENT/LSE AGMTS
 ESTOPPEL CERT
 RE TRANSFER DISCL
 SELLERS SUPP TO TDS
 SEISMIC HAZARD DISC
 FLOOD HAZARD DISC
 GEOLOGICAL REPORT
 SOILS REPORT
 DRAINAGE REPORT
 ENV HAZARDS REPORT
 LEAD HAZARD DISC
 LEAD INSPECT RPT
 STRUCT PEST CTRL RPT
 GENL 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/PRES ESMT

SPECIAL FEATURES

ELEVATOR/LIFT
 WHEELCHAIR ACCESS
 HANDICAPPED BATH
 FLASHING WARNINGS
 LOWERED SWITCH(ES)
 WATER SOFTENER

FINANCING TERMS

OMC 1ST
 OMC 2ND
 OMC 3RD
 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

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

Seller's Signature

Date