

All fields marked with an asterisk (*) and **Bold Text** are required.

*IDX <input checked="" type="checkbox"/> A - Yes with Address <input type="checkbox"/> Y - Yes <input type="checkbox"/> N - No	*List Price \$: _____ *Sub Area: _____ (Primary Lookup)	*MLS (System Assigned)
	*Address: _____ <small>St. # Street Name Unit #</small>	
	*City/Town: _____ State: _____ *ZIP+4: _____	
	*County: _____ Village: _____	

ONE SELECTION MUST BE SELECTED UNDER EACH OF THE FOLLOWING KEYWORDS

Keywords	*Internet <input checked="" type="checkbox"/> A - Yes with Address <input type="checkbox"/> Y - Yes <input type="checkbox"/> N - No	*VOW <input checked="" type="checkbox"/> A - Yes with Address <input type="checkbox"/> Y - Yes <input type="checkbox"/> N - No	*First Floor Bedroom <input type="checkbox"/> Y - Yes <input type="checkbox"/> N - No	*New Construction <input type="checkbox"/> Y - Yes <input type="checkbox"/> N - No <input type="checkbox"/> Spec Home - available < 60 days	*Master Bath <input type="checkbox"/> F - Full <input type="checkbox"/> P - Partial <input type="checkbox"/> N - None	*First Floor Bath <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None
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Agent/Office	*List Agent Code: <u>2181</u> List Agent Name: <u>Bret McArthur</u> List Agent Phone: <u>(518) 366-2738</u>
	List Agent 2 Code: _____ List Agent 2 Name: _____ List Agent 2 Phone: _____
	*Office Code: <u>1556A</u> Company Name: <u>Flat Rate Realty Network</u> Team Name: _____
	*List Date: _____ *Expire Date: _____ *Buy Ag: <u>2.5</u> *Sub Ag: <u>2.5</u> *Bkr Ag: <u>2.5</u>

GENERAL INFORMATION	Locale: _____ *Map Coordinates (from CRMLS Atlas): _____ *School District Code: _____
	Lot Size: _____ Acres: _____ (either Lot Size or Acres must have a value entered) Projected School: _____
	*SWIS Code: _____ Tax Identification: _____ *Section: _____ *Block: _____ *Lot: _____ See Remarks (Y/N): _____
	Owner Name: _____ Sign (Y/N): _____ Model: _____ Body of Water Name: _____
	Survey: <input type="checkbox"/> Yes <input type="checkbox"/> No Call LBO / LAG *Off Street Parking (Y/N): _____ #Off-Street Parking Spaces: _____
	*Handicap Access: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Remarks
	*Kitchen: <input type="checkbox"/> Eat-In <input type="checkbox"/> Working Only *Family Room (Y/N): _____ *Total Rooms: _____ *# Garage Spaces: _____
	Total Fireplaces: _____ Total Wood/Pellet Stoves: _____ *Age (Not year built): _____ *Age Description: <input type="checkbox"/> Actual <input type="checkbox"/> Estimated
	*Style: _____ (see back)
	*Above Ground SQFT: _____ *Above Ground SQFT Description: <input type="checkbox"/> Actual <input type="checkbox"/> Estimated

Rooms	# Rooms Bsmnt	# Rooms 1st Floor	# Rooms 2nd Floor	# Rooms 3rd Floor	Fireplace Type <small>corn, gas stove, gas fireplace, pellet, woodstove, wood fireplace, electric stove.</small>	FINANCIAL	
						General Taxes: _____	General Taxes Description (A, E, R, W): _____
Living Rooms						Village Taxes: _____	Village Taxes Description (A, E, R, W): _____
Dining Rooms						School Taxes: _____	School Taxes Description (A, E, R, W): _____
Kitchens						*Total Taxes: _____	*Total Taxes Description (A, E, R, W): _____
Family Rooms						Assessment	
Bedrooms						Special Assessment: _____	Special Assessment Description (A, E, R, W): _____
Office/Den						Assumable Mortgage	
Other Room #1						Assumable Mortgage (Y/N): _____	Assumable Balance: _____
Other Room #2						Assumable Rate: _____	Assumable Rate Description: <input type="checkbox"/> Fixed <input type="checkbox"/> Adjustable
Full Baths						Home Owners' Association	
Partial Baths						HO Association (Y/N): _____	HOA Fee: _____
						Fuel Cost	
						Fuel Cost: _____	

*Depository: _____
*Directions 1: _____
Possession: _____
Virtual Tour URL: _____
Agent's Initials _____ Owner's Initials _____

The information contained herein is deemed reliable but not guaranteed.

*Remarks (255 Characters Only) _____

*Public Remarks (255 Characters Only) _____

FEATURES: SELECT ALL THAT APPLY

A. SPECIAL MARKET CONDITIONS

- 1. Exclusive Agency Listing
- 2. "48 Hours" Contingency
- 3. HUD Property
- 4. Range Pricing Listing
- 5. Property Under Contract
- 6. Listing Has Exclusions
- 7. Required Registration Policy
- 8. Bank/Corporate Owned
- 9. Auction
- 10. 3rd Party Approval
- 11. No Special Conditions

B. *DINING ROOM TYPE

- 1. Dining Area
- 2. Formal Dining Room
- 3. Combined DR/LR
- 4. L-Shaped DR/LR
- 5. Great Room
- 6. None
- 7. See Remarks

C. LAUNDRY

- 1. Area
- 2. Bathroom
- 3. Closet
- 4. Room
- 5. Basement
- 6. 1st Floor
- 7. 2nd Floor
- 8. Other
- 9. None
- 10. See Remarks

D. *EXTERIOR

- 1. Aluminum
- 2. Brick
- 3. Cedar
- 4. Clapboard
- 5. Logs
- 6. Masonite
- 7. Shingle
- 8. Stone
- 9. Stucco
- 10. Vinyl
- 11. Wood
- 12. Aluminum + Brick
- 13. Clapboard + Brick
- 14. Vinyl + Brick
- 15. Cement Fiber/Hardy Board
- 16. Other
- 17. See Remarks

E. *BASEMENT

- 1. Full
- 2. Part
- 3. Crawl Space
- 4. Slab
- 5. Finished Area
- 6. Recreation Room
- 7. Apartment
- 8. Sub-Basement
- 9. None

F. *CONDITION

- 1. Superior
- 2. Excellent
- 3. Very Good
- 4. Good
- 5. Fair
- 6. Poor
- 7. Shell
- 8. Unfinished
- 9. To Be Built
- 10. New

G. ROOF

- 1. Asphalt Shingle
- 2. Asbestos Shingle
- 3. Fiberglass Shingle
- 4. Built-Up
- 5. Metal
- 6. Rubber
- 7. Shake
- 8. Slate
- 9. Shingle / General
- 10. Tile
- 11. Other
- 12. See Remarks

H. ATTIC

- 1. Full
- 2. Part
- 3. Expansion
- 4. Walk-Up
- 5. Pull-Down
- 6. Hatch
- 7. Finished
- 8. Storage
- 9. Eaves
- 10. Dormer
- 11. Unfinished Bonus Room
- 12. Other
- 13. See Remarks

I. *SEWER

- 1. Public
- 2. Community
- 3. Septic
- 4. Other
- 5. None
- 6. See Remarks

J. *WATER

- 1. Public
- 2. Community
- 3. Well Except Dug
- 4. Dug Well
- 5. Spring
- 6. Lake
- 7. Other
- 8. None
- 9. See Remarks

K. HOA INCLUDES

- 1. Exterior Maintenance
- 2. Insurance
- 3. Lawn Care
- 4. Snow Removal
- 5. Recreation Facilities
- 6. Trash Removal
- 7. Other
- 8. See Remarks

L. HOA FEE PERIOD

- 1. 1 Month
- 2. 3 Months
- 3. 6 Months
- 4. Annually

M. LOT DESCRIPTION

- 1. Corner
- 2. Cul-de-sac
- 3. Dead End
- 4. Level
- 5. Rolling Hills
- 6. Treed/Wooded
- 7. Privacy
- 8. View
- 9. Landscaped
- 10. Lake Front
- 11. River Front
- 12. Creek/Brook
- 13. Pond
- 14. Water View
- 15. See Remarks
- 16. Water/Dock Rights
- 17. Flood Zone
- 18. Sloped
- 19. Cleared
- 20. Pasture
- 21. Rocky
- 22. Farm
- 23. Wetlands
- 24. Secluded
- 25. Mountain

N. SHOWING INSTRUCTIONS

- 1. Key
- 2. Lockbox
- 3. Site Office
- 4.
- 5.
- 6.
- 7. Agent to Accompany
- 8. Security System
- 9. Tenants
- 10. Pets
- 11. 24-Hour Notice
- 12.
- 13. See Remarks

O. *HEAT SYSTEM

- 1. Hot Air
- 2. Hot Water
- 3. Steam
- 4. Radiator
- 5. Baseboard
- 6. Floor Grate
- 7. Heat Pump
- 8. Radiant
- 9. Stove
- 10. Space
- 11. Passive
- 12. Zoned
- 13. Outdoor Furnace
- 14. Other
- 15. None
- 16. See Remarks

P. COOLING TYPE

- 1. Central Air
- 2. Wall A/C Unit
- 3. Window A/C Unit
- 4. Attic Fan
- 5. Geothermal
- 6. None
- 7. See Remarks

Q. *HEAT FUEL

- 1. Electricity
- 2. Natural Gas
- 3. Oil
- 4. Liquid Propane
- 5. Kerosene
- 6. Solar
- 7. Wood
- 8. Geothermal
- 9. Pellets/Corn
- 10. Other
- 11. None
- 12. See Remarks

Agent's Initials _____ Owner's Initials _____

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FEATURES: SELECT ALL THAT APPLY

R. FUEL COST DESCRIPTION

- 1. Heat Actual
- 2. Heat Estimated
- 3. Total Utilities / Actual
- 4. Total Utilities / Estimated
- 5. Budget - Gas / Electric

S. APPLIANCES

- 1. Range w/ Oven
- 2. Refrigerator
- 3. Dishwasher
- 4. Disposal
- 5. Compactor
- 6. Cook-Top
- 7. Cook-Top w/ Grill
- 8. Single Wall Oven
- 9. Double Wall Oven
- 10. Convection Oven
- 11. Microwave
- 12. Freezer
- 13. Washer
- 14. Dryer
- 15. Washer & Dryer
- 16. Other
- 17. Some / All Negotiable
- 18. See Remarks

T. EXTERIOR FEATURES

- 1. Barn
- 2. Deck
- 3. Fenced Yard
- 4. Privacy Fence
- 5. Garden
- 6. Gas Grill
- 7. Gazebo
- 8. Greenhouse
- 9. Lighting
- 10. Outbuilding
- 11. Patio
- 12. Pool / Above Ground
- 13. Pool / In Ground
- 14. Porch / Enclosed
- 15. Porch / Screened
- 16. Porch
- 17. Shed
- 18. Sprinkler In Ground
- 19. Supplemental Well
- 20. Invisible Dog Fence

U. INTERIOR FEATURES

- 1. Air Cleaner
- 2. Central Vacuum
- 3. Cable Hook-up
- 4. Garage Door Opener
- 5. Generator
- 6. Humidifier
- 7. Intercom
- 8. Paddle Fan
- 9. Security System
- 10. Sump Pump
- 11. Water Softener
- 12. High Speed Internet Accessible
- 13. Granite/Solid Surface Counters

V. ACCESSIBILITY FEATURES

(required If Handicap Access=Y)

- 1. Wheelchair
- 2. Bus
- 3. Sidewalk
- 4. Exterior Ramp
- 5. Exterior Lift
- 6. Garage
- 7. Hall
- 8. 3' Interior Door
- 9. Threshold
- 10. Acc Bath
- 11. Acc Kitchen
- 12. Interior Lift
- 13. See Remarks

W. AMENITIES

- 1. Ceramic Tile
- 2. Chair Rail
- 3. Crown Molding
- 4. Cathedral Ceiling
- 5. Vaulted Ceiling
- 6. Skylight
- 7. Bay Window
- 8. Atrium Door
- 9. Sliding Glass Door
- 10. French Door
- 11. Walkout Basement
- 12. Wine Cellar
- 13. Country Kitchen
- 14. Gourmet Kitchen
- 15. Built-In Cabinets
- 16. Walk-In Closets
- 17. Fireplace Insert
- 18. Satellite Dish
- 19. Sauna
- 20. Whirlpool
- 21. Hot Tub
- 22. Tray Ceilings
- 22. Wood Floors
- 24. Wall to Wall Carpet
- 25. Wall to Wall Over Hardwood
- 26. Wood Laminated Floors
- 27. Bilco Doors

X. OFFERING TERMS

- 1. Assumable Mortgage
- 2. Owner Financing
- 3. Owner Concession
- 4. Deferred Closing
- 5. Early Occupancy
- 6. Lease With Option
- 7. Lease With Purchase
- 8. Cash Only
- 9. Exchange
- 10. Exclusions Filed
- 11. See Remarks

Y. GARAGE DESCRIPTION

- 1. Attached
- 2. Detached
- 3. Under Residence
- 4. Tandem
- 5. Carport
- 6. Barn
- 7. Combo
- 8. None

ZA. MASTER BEDROOM

- 1. Suite
- 2. First Floor
- 3. Second Floor
- 4. Attic
- 5. Basement

***Style**

- 1.5 Story
- 1 Family + In-law
- 1 Story
- 2 Story
- 3 Story
- A-Frame
- Bungalow
- Cape Cod
- Carriage/Patio
- Chalet
- Camp
- Condominium
- Contemporary
- Colonial
- Cottage
- Custom
- Double-Wide
- Farm
- Farmhouse
- Greek Revival
- Log
- Mansion
- Ranch
- Raised Ranch
- Salt Box
- Single-Wide
- Split Ranch
- Split Level
- Tudor
- Townhouse
- Victorian

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