

JACK KELLER INC. REALTORS

2440 WEST BAY DRIVE
LARGO, FLORIDA 33770

727-586-1497

Since 1975

MLS Form Instructions

1. You should have received **Forms A, B, the Vacant Land Data entry Forms & the FINAL QUESTIONS page**.
2. All owners must sign and date **where indicated on all forms**.
3. Complete **Forms A, B & the Vacant Land Data entry Forms**, completely and accurately. All owners must sign and date where indicated on the forms. *(Make sure all required areas are filled out completely or we cannot upload your property to the MLS!)*

If you need the **tax record information** for your property you can visit:

- www.Tax.JackKeller.com

4. MAIL, FAX or SCAN & E-MAIL **Forms A, B, the Vacant Land Data entry Forms & the FINAL QUESTIONS page**, to the address, fax number, or e-mail address listed at the bottom of the page.
5. If the owner of the property is a “Trust” or you have a “Power of Attorney” for one of the owners be sure to send us a copy of the portion of the trust agreement that names you a beneficiary or trustee; or a copy of the “Power of Attorney”.

Make sure all required areas are filled out completely or we cannot upload your property to the MLS!

When Jack Keller Inc., REALTORS, receives all completed and signed forms, your listing will be processed and uploaded into the MLS system. After your property is uploaded we will send you a copy of the actual complete listing from the MLS system. Please complete the page at the end of these forms to notify us how and where you would like to receive a copy of your listing and bill.

There are fines involved if we are not notified promptly of any changes/corrections/sales/contracts!

In the event that you decide to come into our office to list, a minimum of \$150 per property will be charged.

Jack Keller is an active licensed real estate broker in the state of Florida and has been actively engaged in residential sales since 1973. Mr. Keller is a graduate of Indiana University with graduate studies at Indiana University Graduate School, Purdue University Graduate School and Valparaiso University Law School.

FAX: (727) 586-1499 (our fax is on 24/7)

UPLOAD PHOTOS AT: WWW.PHOTOS.JACKKELLER.COM & E-MAIL LISTING TO: LISTINGS@JACKKELLER.COM

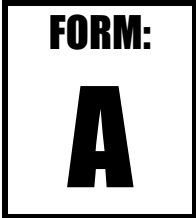
HOURS: M-F 9a.m.-5p.m. EST. (excluding holidays)

NON-REPRESENTATION BROKER EXCLUSIVE NON-AGENCY LISTING AGREEMENT

BROKER: Jack Keller Phone#: 727-586-1497

Brokerage: Jack Keller, Inc.

Address: 2440 West Bay Drive, Largo, FL 33770-1933



*******All areas in the box below are REQUIRED.*******

Owner Name(s): _____

Property Address: _____

Legal Description: _____
(See tax record info)

Effective Date: 06/18/2014 Expiration Date: ____ / ____ / ____

List Price:\$ _____ **Commission to selling real estate office:** _____
(The REALTOR that brings you the buyer is considered the "selling real estate office")
*MLS rules **REQUIRE** a commission to be offered to a REALTOR® that brings you a buyer. The commission is an amount of your choice and may be either a FLAT FEE or a % of the sales price.*

Latent Defects: _____
(See heading below. If none enter N/A)

Special Terms: _____
(If none enter N/A)

Is Owner #1 a U.S. Citizen: YES NO Is Owner #2 a U.S. Citizen: YES NO

NO BROKERAGE RELATIONSHIP NOTICE:

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES WHO HAVE NO BROKERAGE RELATIONSHIP WITH A POTENTIAL SELLER OR BUYER DISCLOSE THEIR DUTIES TO SELLERS AND BUYERS.

As a real estate licensee who has no brokerage relationship with you, Jack Keller, Inc., Jack Keller, and its associates owe to you the following duties:

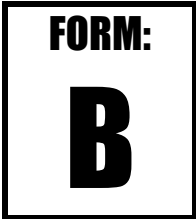
1. Dealing honestly and fairly;
2. Disclosing all known facts that materially affect the value of residential real property which are not readily observable to the buyer.
3. Accounting for all the funds entrusted to the licensee.

NON-REPRESENTATION BROKERAGE STATUS: Broker will act as a non-agent non-representation broker to facilitate a transaction between Seller(s) and a buyer. Seller(s) understands that Broker does not represent Seller(s) as Seller's agent. Broker will treat both parties with honesty and fairness; will disclose all facts materially affecting the value of the property to both parties; will account to both parties for money or property that comes into Broker's possession; and will use skill, care and diligence in facilitating the transaction.

MULTIPLE LISTING SERVICE: Seller(s) requests the listing Broker to publish this listing with the Multiple Listing Service. Seller(s) agrees to comply with the rules, regulations and decisions of the Multiple Listing Service. Listing Broker may unilaterally withdraw the listing from the MLS for non-compliance. Seller(s) agrees to promptly reimburse and compensate listing Broker for all charges or fines levied by the MLS for non-compliance. Seller(s) agrees to indemnify and hold the listing Broker harmless for any technical issues, problems, changes or decisions of the Multiple Listing Service, reciprocal computer systems, or any other electronic media that adversely affect efforts to procure a transaction through the use of said service and Broker may change any policies and fees at any time it deems appropriate in response thereto. In the event no expiration date is filled in above, the term of this agreement shall be for two months from the Effective Date. Seller(s) agrees to use the same list price in all other forms of media in which the property is advertised. Seller(s) agrees to allow listing broker to disclose a possible short sale, actual short sale or pre-foreclosure when such an instance occurs or is a possibility.

LISTING BROKER COMPENSATION: Broker shall be compensated at a rate of \$150.00 per property, for professional services rendered in listing the property in the Multiple Listing Service. Services shall include, but are not limited to, required disclosures, listing agreement, MLS profile sheets, data entry to MLS system, initial printouts and photo installation. A late fee of \$25.00 per week may be charged by Broker on any fees more than seven days past due and Broker may charge additional fees when reactivating expired, withdrawn or cancelled listings, and may charge selling brokers a transaction fee to be collected at closing.

NON-REPRESENTATION BROKER EXCLUSIVE NON-AGENCY LISTING AGREEMENT



CONSULTATION ON REQUEST: Upon Seller’s request, Broker will provide additional services for a fee or consultation services at the hourly rate of \$150.00 per hour, pro-rated to the nearest minute, including travel time. While Broker is licensed and legally qualified to give advice concerning real estate transactions, Seller(s) understands that legal and tax counseling is advisable prior to entry into any transaction and special legal and tax counseling is advisable if Seller(s) is not a U.S. citizen. Seller(s) shall, when billed, promptly pay Broker for professional services rendered at said rate.

FAILURE TO COMPENSATE: In the event of Seller’s failure to promptly pay and/or reimburse Broker, Broker may unilaterally withdraw all property from the Multiple Listing Service, remove the lockbox and/or sign, place a lien on Seller(s) property, and all services by Broker shall terminate. If any bill for professional services is left unpaid, and/or the Seller(s) has breached the terms hereof, any damage deposit(s) may be used by Broker for repairs and/or replacement, and/or to pay any unsettled accounts for professional services, and/or to pay any damages sustained by Broker, and/or to reimburse Broker for any bank charges incurred by Broker due to any checks being returned by Seller’s bank, and any of said deposit(s) not so used shall be returned to Seller. A fee of \$25 will be charged on any returned check. Seller agrees to pay Broker’s reasonable attorneys’ fees, court costs, collection service costs, and all other costs incident to collection.

SELLING BROKER COMPENSATION: Seller(s) offers the compensation specified above to members of the Multiple Listing Service, including Buyer’s agents, transaction brokers, and non-representation brokers, for procuring a prospect ready, willing and able to enter into a transaction with the Seller(s) in accordance with the terms and conditions set forth herein, or upon lesser price, terms and conditions acceptable to Seller(s), during the listing period specified above, or within the subsequent protection period of 120 days, to anyone whom a member of the Multiple Listing Service, Buyer’s agent or other transaction broker has shown the property prior to final listing termination. However, no compensation will be due Broker if property is relisted after termination date with another broker.

LOCKBOX PLACEMENT: UNAUTHORIZED USE: If a lockbox is requested to be placed on the property by Seller(s), Seller(s) agrees that Broker, the Multiple Listing Service and/or its members shall not be responsible for its unlawful or unauthorized entry or use.

TITLE TO PROPERTY: Seller(s) certifies and represents that he/she/it is legally entitled to convey the property and all improvements thereon, and that the title and right to possession of the property is free of encumbrances and defects which cannot be removed prior to settlement. Seller(s) will provide title insurance as may be required to settle the transaction, and will execute and deliver all settlement documents in a timely fashion.

LATENT DEFECTS: Seller(s) agrees to make all legally required disclosures, including all facts which may materially affect the value or desirability of the property and are not readily observable or known by the buyer. Seller(s) has no knowledge of any such latent defects other than those specified above, and will disclose such to buyer, buyer’s agent, transaction broker, or other member of the Multiple Listing Service, including any material facts that arise after the effective date of this agreement.

OWNER-PROCURED TRANSACTION: No compensation will be payable to selling broker if Seller(s) obtains a buyer through his/her/its own efforts, and not through efforts, assistance, materials and/or information provided by a buyer’s agent, transaction broker or other member of the Multiple Listing Service; and provided that a transaction is not made with anyone with whom the Seller(s) had previous knowledge of that person’s interest or had discussions and/or negotiations concerning same at or prior to the effective date of this listing agreement, unless the names of the persons are set forth herein.

SELLER(S) OBLIGATION TO INFORM BROKER: Seller(s) agrees to inform Broker immediately upon Seller(s) entering into a sales contract with a buyer procured by either Seller(s), Buyer’s Agent, Transaction Broker or other member of the Multiple Listing Service; and shall include the buyer’s name(s), financing arrangements, contingencies, contract date, title or escrow agent, settlement date and price. In the event Seller(s) fails to comply with this provision, Broker may unilaterally withdraw the listing from the Multiple Listing Service, charge Seller(s) a \$299 penalty in addition to any fines levied by MLS service and remove the lockbox (if any) at the hourly rate of \$150.00 per hour, pro-rated to the nearest minute, including travel time., and said fee may be taken from any lockbox deposit or other deposits on account, and any unused portion shall be returned to Seller(s). Seller(s) agrees to pay Broker’s reasonable attorneys’ fees, court costs, collection service costs, and all other costs incident to collection.

DISCRIMINATION: Seller(s) and Broker will offer the property described above to any person without regard to race, color, religion, sex, handicap, familial status, national origin or any other factor protected by federal, state or local law.

PERSONS BOUND: MISCELLANEOUS: This agreement shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Listing Broker may assign this agreement to another listing office. Signatures, initials and modifications communicated by facsimile or electronic methods will be considered as originals. The term “buyer” as used in this agreement shall include buyers, tenants, exchangers, optionees and other categories of potential or actual transferees. Seller(s) may withdraw or cancel “active” listing agreement at any time and this agreement shall be terminated, provided that no Contract for Sale is pending and all fees have been paid to Broker. Seller(s) requests that the listing expiration date be extended forty-five days in the event listing expires while under contract; (for MLS statistical purposes only). Seller authorizes Broker to unilaterally withdraw from this agreement for any reason.

ACKNOWLEDGEMENT: Seller(s) acknowledges retaining or receiving a copy of this listing. Seller(s) and Broker agree that this constitutes the entire listing agreement between them and may only be modified, extended or cancelled by written agreement between them. Included in this listing agreement is a written property profile sheet attached hereto. Seller(s) hereby represents all statements contained herein to be true and accurate to the best of his/her/its knowledge and belief, and agrees to hold Broker and any cooperating Brokers harmless from any liability in connection therewith.

X _____ Date: _____
Brokerage Acceptance (For office use only)

ALL OWNERS MUST SIGN HERE!

Owner Signature

Owner Signature

Owner Signature

Date

Unit Number **City **State **Zip Zip + 4

**County Floor Number Building # Floors Building Name/Number Floors in Unit

SCHOOLS

Elementary School Middle or Junior School High School

****Property Style**

- Billboard Site
- Dude Ranch
- Four Units Use
- Land Fill
- Multi-Family
- Ranchland
- Timberland
- Well Field
- Business
- Duplex Use
- Groves
- Mining
- Other
- Residential Development
- Trans/Cell Tower
- Working Ranch
- Commercial
- Farmland
- Home & Income Housing
- Mixed Use
- Plant Nursery
- Single Family Use
- Tree Farm
- Crop Producing Farm
- Fish Farm
- Industrial
- Mobile Home Use
- PUD
- Sod Farm
- Triplex Use

****Location (10 Max)**

- Billboard Lease
- Coastal Constr Ctrl Line
- Flood Plain
- Highway Frontage
- In City Limits
- Lot - Flag
- Lot - Tip
- Pasture/Agriculture
- Rural Service Area
- Street One Way
- Trans/Cell Tower Lease
- Wooded
- Brownfield
- Conservation Area
- Envr. Restr. Area
- Hilly
- In County
- Lot - Irregular
- Near Airport
- Preserve Area
- Sidewalk
- Street Paved
- Urban Service Area
- Zoning Permits Horses
- CDD
- Corner Lot/Unit
- Golf Course Frontage
- Historic District
- Key Lot
- Lot - Key
- Near Railroad Siding
- Reclaimed Land
- Street Brick
- Street Private
- Wetlands
- Close to Bus Line
- Cul de Sac
- Greenbelt
- Hunting Lease
- Level
- Lot - Oversized
- Partially Wooded
- Room For Pool
- Street Dead-End
- Street Unpaved
- Wildlife Sanctuary

Front Exposure N S E W NE NW SE SW

Easements Road Frontage Number of Add parcels

Frontage Description (10 Max)

- Business District
- City Road
- County Road
- Easement Access
- Interchange
- Interstate
- No Current Access
- Private Road
- State Road
- US Highway

Fences (3 Max)

- | | | | |
|-------------------------------------|----------------------------------|--------------------------------|--|
| <input type="checkbox"/> Chain Link | <input type="checkbox"/> Cross | <input type="checkbox"/> Hedge | <input type="checkbox"/> Masonry / Masonry Brick |
| <input type="checkbox"/> Other | <input type="checkbox"/> Partial | <input type="checkbox"/> Stone | <input type="checkbox"/> Wire |
| <input type="checkbox"/> Wood | | | |

**Utilities (10)

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> BB/HS Internet Avail | <input type="checkbox"/> Cable Available | <input type="checkbox"/> City Water | <input type="checkbox"/> Cable Connected |
| <input type="checkbox"/> County Water | <input type="checkbox"/> Electric Avail on Site | <input type="checkbox"/> Gas-LP | <input type="checkbox"/> Fiber Optics |
| <input type="checkbox"/> Gas-Natural | <input type="checkbox"/> Fire Hydrant | <input type="checkbox"/> None | <input type="checkbox"/> Other |
| <input type="checkbox"/> Private Municipal Water | <input type="checkbox"/> Private or Subdivision | <input type="checkbox"/> Public Utilities | <input type="checkbox"/> Private System |
| <input type="checkbox"/> Public Water | <input type="checkbox"/> Sewers Nearby | <input type="checkbox"/> Telephone | <input type="checkbox"/> Septic System Required |
| <input type="checkbox"/> Sprinkler Meter | <input type="checkbox"/> Water Nearby | <input type="checkbox"/> Sewer Available | <input type="checkbox"/> Sprinkler Recycled |
| <input type="checkbox"/> Well + Pump | <input type="checkbox"/> Sprinkler Well | <input type="checkbox"/> Street Lights | <input type="checkbox"/> Underground |
| <input type="checkbox"/> Well | <input type="checkbox"/> Water Available | <input type="checkbox"/> Well Required | |

Current Adjacent Use (2)

- | | | | |
|---------------------------------------|-------------------------------------|--|---|
| <input type="checkbox"/> Church | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Professional Office | <input type="checkbox"/> Residential |
| <input type="checkbox"/> Retail | <input type="checkbox"/> School | <input type="checkbox"/> Vacant | |

Site Improvements (25 Max)

- | | | |
|--|---|---|
| <input type="checkbox"/> Barn | <input type="checkbox"/> Billboard | <input type="checkbox"/> Boundary Fencing |
| <input type="checkbox"/> Buildable | <input type="checkbox"/> Caretakers/Security Guard Residence | <input type="checkbox"/> Central Business District |
| <input type="checkbox"/> Cleared | <input type="checkbox"/> Commercial park | <input type="checkbox"/> Compact Soil |
| <input type="checkbox"/> Corral | <input type="checkbox"/> Cross Fencing | <input type="checkbox"/> Curb & Gutters |
| <input type="checkbox"/> Demucked | <input type="checkbox"/> Drainage Easement | <input type="checkbox"/> Existing Bldg incidental to land value |
| <input type="checkbox"/> Feeding Stations | <input type="checkbox"/> Filled | <input type="checkbox"/> Filled may be needed |
| <input type="checkbox"/> Fish Breeding Ponds | <input type="checkbox"/> Flat Level Site | <input type="checkbox"/> Flood Insurance may be required |
| <input type="checkbox"/> Fruit Trees | <input type="checkbox"/> Interior All Weather Parking Areas | <input type="checkbox"/> Interior All Weather Roads |
| <input type="checkbox"/> Irrigation System | <input type="checkbox"/> Loading Pens | <input type="checkbox"/> On Site Fuel Storage / Handling Equip |
| <input type="checkbox"/> Retention Pond | <input type="checkbox"/> Security Fending / Lighting / Alarms | <input type="checkbox"/> Security Lighting |
| <input type="checkbox"/> Sold As Is | <input type="checkbox"/> Stables | <input type="checkbox"/> Stocked Fish Ponds |
| <input type="checkbox"/> Street Lights | <input type="checkbox"/> Trees | <input type="checkbox"/> Wooded |

LAND AND TAX TAB - LEGAL

**Tax ID	Alt Key/Folio	**Taxes	**Tax Year		
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		
**Zoning	Zoning Compatible Y/N	**Legal Description			
<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="text"/>			
**Section	**Township	**Range	**Plat Book/Page	**Subdivision Number	Subdivision Section Number
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
**Block/Parcel	**Lot #	**Legal Subdivision Name		**Additional Parcel Y/N	
<input type="text"/>	<input type="text"/>	<input type="text"/>		<input type="radio"/> Yes <input type="radio"/> No	

SW Subdiv Sub Condo
Number

SW Subdiv Community Name

Complex/Community Name/
NCCB

Millage Rate

LOT INFORMATION

**Lot Dimensions

**Lot Size Sq Ft

**Lot Size Acres

**Front Footage

**Total Acreage

- | | | | |
|--|---|---|--|
| <input type="radio"/> Zero Lot Line | <input type="radio"/> Up to 10,889 Sq. Ft | <input type="radio"/> 1/4 Acre to 21,779 Sq. Ft | <input type="radio"/> 1/2 acre to 1 acre |
| <input type="radio"/> One+ to Two acres | <input type="radio"/> Two + to Five acres | <input type="radio"/> 5 to less than 10 | <input type="radio"/> 10 to less than 20 |
| <input type="radio"/> 20 to less than 50 | <input type="radio"/> 50 to less than 100 | <input type="radio"/> 100 to less than 200 | <input type="radio"/> 200 to less than 500 |
| <input type="radio"/> 500+ acres | <input type="radio"/> Non-Applicable | | |

**CDD Y/N

Annual CDD Fee

Future Land Use

State Land Use Code

- Yes
- No

State Property Use Code

County Land Use Code

County Property User Code

WATER/GREEN TAB - WATER ACCESS

Water Access Y/N

Water Access

- | | | | |
|---------------------------|--|---|--|
| <input type="radio"/> Yes | <input type="checkbox"/> Bay/Harbor | <input type="checkbox"/> Beach – Private | <input type="checkbox"/> Beach – Public |
| <input type="radio"/> No | <input type="checkbox"/> Beach – Access Deeded | <input type="checkbox"/> Canal – Freshwater | <input type="checkbox"/> Canal – Saltwater |
| | <input type="checkbox"/> Creek | <input type="checkbox"/> Gulf/Ocean | <input type="checkbox"/> Gulf/Ocean to Bay |
| | <input type="checkbox"/> Intracoastal Waterway | <input type="checkbox"/> Lagoon | <input type="checkbox"/> Lake |
| | <input type="checkbox"/> Lake – Chain of Lakes | <input type="checkbox"/> Limited Access | <input type="checkbox"/> Marina |
| | <input type="checkbox"/> Pond | <input type="checkbox"/> River | |

Water View Y/N

Water View

- | | | | | |
|---------------------------|--|---|--|--|
| <input type="radio"/> Yes | <input type="checkbox"/> Bay/Harbor – Full | <input type="checkbox"/> Beach – Private | <input type="checkbox"/> Beach | <input type="checkbox"/> Canal |
| <input type="radio"/> No | <input type="checkbox"/> Creek | <input type="checkbox"/> Gulf/Ocean -- Full | <input type="checkbox"/> Gulf/Ocean -- Partial | <input type="checkbox"/> Gulf/Ocean to Bay |
| | <input type="checkbox"/> Intracoastal Waterway | <input type="checkbox"/> Lagoon | <input type="checkbox"/> Lake | <input type="checkbox"/> Lake – Chain of Lakes |
| | <input type="checkbox"/> Limited Access | <input type="checkbox"/> Marina | <input type="checkbox"/> Pond | <input type="checkbox"/> River |

Water Frontage Y/N

Water Frontage

- | | | | | |
|---------------------------|--|--|---|--|
| <input type="radio"/> Yes | <input type="checkbox"/> Bay/Harbor | <input type="checkbox"/> Beach – Private | <input type="checkbox"/> Beach – Public | <input type="checkbox"/> Canal – Freshwater |
| <input type="radio"/> No | <input type="checkbox"/> Canal – Saltwater | <input type="checkbox"/> Creek | <input type="checkbox"/> Gulf/Ocean | <input type="checkbox"/> Gulf/Ocean to Bay |
| | <input type="checkbox"/> Intracoastal Waterway | <input type="checkbox"/> Lagoon | <input type="checkbox"/> Lake | <input type="checkbox"/> Lake – Chain of Lakes |
| | <input type="checkbox"/> Marina | <input type="checkbox"/> Pond | <input type="checkbox"/> River | |

Water Extras Y/N

Water Extras

- Yes
- No

- Boathouse
- Dock – Slip 1st Come
- Fishing Pier
- Lock
- Riprap
- Seawall – Other
- Boat Ramp – Private
- Dock – Slip Deeded Off-Site
- Lift
- Boats-None Allowed
- Sailboat Water
- Skiing Allowed
- Davits
- Dock – Slip Deeded On-Site
- Private Lake Dues Required
- Bridges – No Fixed Bridges
- Seawall – Concrete

Water Name

Waterfront Feet

OWNER TAB - OWNER

Owner Name

Owner Phone

**Ownership (1)

- Contract For Deed
- Land Lease
- PUD
- Fee Simple
- HOA Optional
- Currently Leased
- HOA Required
- Deed Restrictions
- Not Applicable

COMMUNITY TAB - ASSOCIATION INFORMATION

**HOA/COMM ASSN

- None
- Optional
- Required

HOA Fee

HOA Payment Schedule

- Annual
- Monthly
- Quarterly
- Semi Annual

Association Fee Includes (6)

- Common Area Taxes
- Pool Maintenance
- Common Electric
- Security
- Lawn/Landscaping
- Management/Maintenance

Community Features (25)

- Airport/Runway
- Association Recreation - Owned
- Deed Restrictions
- Fitness
- Handicap Modified
- Laundry Facility
- None
- Public Boat Ramp
- Security
- Tennis Courts
- Boat Slip
- Card Entry
- Dock
- Gated Community
- Horse Stables
- Maintenance Free
- Playground
- Racquet Ball
- Shuffleboard
- Water Access
- Association Recreation - Lease
- Community Boat Ramp
- Fees Required
- Golf Community
- Horse Allowed
- No Deed Restrictions
- Pool
- Recreation Building
- Storage
- Waterfront Complex

PETS

Pets Allowed Y/N

Pet Restrictions Y/N

Pet Restrictions

Yes

Yes

No

No

REALTOR INFORMATION TAB – REALTOR INFORMATION

Financing Available (10)

- Assumable - Must Qualify
- Exchange/Trade
- Lease Purchase
- Special Funding

- Assumable - Non Qualify
- FHA
- Other
- USDA

- Cash
- Flood Insurance Required
- Owner/PMM
- VA

- Conventional
- Lease Option
- Seller Financing

Realtor Information (25)

- Assoc Approval Req
- CDD Addendum required
- Docs Available
- Environmental Report Available
- Floor Plan Available
- Home Warranty
- Lead Paint Disclosure
- Other
- Phase 1 Environmental Report
- Remediation in Progress
- Seller May Build
- Seller Related To Agent
- Special Assessments
- Will Sell 1 Lot

- Assumable Mortgage
- Condominium Disclosure Avail
- Engineering Report
- Fannie Mae Approved Pilot
- Foreign Seller
- In Foreclosure
- Lease Restrictions
- Other Disclosures-Contact Agent
- Phase 2 Environmental Report
- See Attachments
- Seller Must Build
- Septic/Sewer Addendum Required
- Subject to Zoning
- Will Subdivide

- Brochure Available
- Corporate Owned Relo
- Environmental Disclosure
- Fixer-Upper
- HOA/PUD/Condo Disclosure
- Land Sales Disclosure
- No Sign
- Owner/Agent
- Remediation Accomplished
- Scrub Jay-check with county
- Seller Property Disclosure
- Sign
- Survey Available

Realtor Info (Confidential) (7)

- Bonus to Selling office
- Go To Site
- Owner Occupied
- Tenant Approval
- Variable Rate Commission

- Bonus to Lease office
- In Foreclosure
- Pet on Premises
- Tenant Occupied

- Contract for Deed
- Lease Available
- Pre Foreclosure
- Vacant

COMPENSATION

Bonus Y/N

Bonus Amount

Bonus Expiration Date

Yes No

SHOWING INFORMATION

**Showing Instructions(16)

24 Hour Notice

Appointment Only

Call Before Showing

Call Owner

Call Tenant

Gate Code Required

Pet on Premises

Under Construction (Go to site)

See Remarks

Yes

Yes

Yes

Yes

Yes

No

No

No

No

No

MARKETING LINKS and INFORMATION

Virtual Tour Link

Virtual Tour Link 2

Web Link 1

Web Link 2

**Public Remarks

Realtor Only Remarks

**Driving Directions

The Owner has reviewed the foregoing information contained in this Data Entry Form and acknowledges the information to be true and correct to the best knowledge of the owner.

The Owner agrees to indemnify and hold harmless the My Florida Regional Multiple Listing Service (MFRMLS), the Originating Board, and their employees, the Listing Broker and licensees, the Selling Broker and licensees, and all other cooperating Brokers and licensees against any and all claims or liability (including attorney fees) arising from any breach of warranty by Owner or from any incorrect information supplied by Owner or from any facts concerning the Property which was known or reasonably should have been known to Owner but not disclosed by Owner.

At the request of the Listing Broker, unless otherwise properly indicated on this Data Entry form, MFRMLS will electronically transmit information about the Owner's property to Internet web sites to aid in the marketing of the Property for sale.

MFRMLS shall retain and make available all such data and photographs to all its participants for an indefinite period.

MFRMLS assumes no responsibility or liability to Owner for errors or omissions on this Data Entry Form or in the MFRMLS computer system.

The Owner hereby authorizes Listing Broker to file this Data Entry form with the MFRMLS and the Owner will provide timely notice of all status changes.

DATE	OWNER SIGNATURE	OWNER SIGNATURE
<input type="text"/>	<input type="text"/>	<input type="text"/>


DATE	BROKER
<input type="text"/>	<input type="text"/>

**JACK
KELLER**
INC.
REALTORS
2440 WEST BAY DRIVE
LARGO, FLORIDA 33770
727-586-1497
Since 1975

FINAL QUESTIONS!

How would you like to receive a copy of your listing and bill?

Please choose *only* one:

- By Fax
 By Mail
 By E-mail, It will come in a  .pdf file

Your Name: _____ Date: _____

Company: _____

Your Mailing Address: _____

Mailing City: _____ Mailing State: _____ Mailing Zip: _____

Your Ph.#: (_____) _____ Your Fax#: (_____) _____

Your E-mail address: _____@_____

How did you hear about us? Postcard Search Engine Word of mouth

Investors Club E-mail Repeat Customer Referral; From: _____

YOUR PAYMENT IS DUE WITHIN FIVE DAYS. When we receive all of the completed and signed forms we will upload your property to the *MLS*. Please send a check or money order for \$150.00 per property payable to *Jack Keller Inc.*, at the address listed above. If you would prefer, you may pay by credit card online at www.Pay.JackKeller.com

Please notify Jack Keller Inc., REALTORS when you have SIGNED A SALES CONTRACT. MLS rules require the property to be marked "CONTRACT PENDING" within 48 hours of a signed sales contract regardless of any contract stipulations. (Failure to do so could result in minimum fine of \$2,500 by the MLS system!) We'll instruct the MLS that there are "Back ups requested", just so that no grass grows under your feet while you're awaiting closing.

Please notify Jack Keller Inc., REALTORS when your SALE HAS CLOSED. MLS rules require the property to be marked "SOLD" within 48 hours of closing. (Failure to do so could result in minimum fine of \$2,500 by the MLS system!) That way we can remove the property from the MLS system and plug in the sales price and sales terms for the appraisers. This will also help eliminate phone calls from other REALTORS.



**JACK
KELLER
INC.
REALTORS**
2440 WEST BAY DRIVE
LARGO, FLORIDA 33770
727-586-1497
Since 1975

Change/Update Form

Please fill out as much information as possible
Please allow up to 3 business days for changes to be processed
Failure to fill in your MLS# will result in a delay in changes/updates.

Owners full name(s): _____

Contact ph#: _____ MLS#: _____

Listed property address: _____

What would you like to do?

- Price change to: \$ _____
- Commission change to: _____
- ***If you want to EXTEND a non-expired MLS listing go to www.Change.JackKeller.com for details.
- Make a correction/update.
(Specify the correction/update at the bottom left of the page)
- ***If you want to RE-LIST an EXPIRED MLS listing go to www.Change.JackKeller.com for details.

- RE-ACTIVATE my non-expired MLS listing.
(There is a fee to do this. See www.Pay.JackKeller.com)
- WITHDRAW my listing from the MLS system
Reason: _____

(PLEASE MAKE SURE TO FILL IN ALL OF THE INFORMATION BELOW)

- I have a signed sales CONTRACT.
- I've SOLD & CLOSED it.

> CONTRACT/SALE information goes below:

Sale Price \$: _____ Contract Date: _____ Closing Date: _____
(The date when all parties signed the contract.) (The date when the property did or is expected to close)

What type of financing did/is the buyer using?: Conventional FHA VA Cash Other

Was the buyer represented by a REALTOR?: Yes No
Are you paying any of the buyers closing costs?
If so, how much: \$ _____

If it was a REALTOR what was the REALTOR's Name: _____

What Real Estate Office is he/she with?: _____

What TITLE company is going to be used? _____
(If you don't know yet enter "unknown" and then notify us as soon as a Title company has been chosen)

What's the TITLE company's ph#? _____ Representative's Name: _____

Correction/Update information goes below:

Mail or Fax to: 727-586-1499

(our fax is on 24/7)

-or-

Scan & E-mail to: listings@jackkeller.com

ALL OWNERS MUST SIGN HERE!

Owner Signature

Owner Signature

Date