

FMLS COMMERCIAL - MLS COMMERCIAL DUAL ENTRY FORM

Part 1 *Required

*House Number Prefix *FMLS Street Name Street Type

Suffix *Unit Number *MLS Street Name

*City *State

*Zip Code *County

*FMLS Area *MLS AR *Complex Name

*FMLS Tax ID

*MLS Tax ID

*Landlot *District *Section/GMD *Lot

*Block SD Unit *Plat Book *Plat Page

Deed Book Deed Page

*Lake

Part 2 *Required

*List Price Price/SqFt

*List Date *Expiration Date *FMLS Commission VRC

*MLSXD *MLS Com % *MLS Com \$

Owner Name (System allows up to 25 characters) *Listing Agent ID *MLS Listing Agent ID

Owner Phone Co-Listing Agent ID MLS Co-Listing Agent ID

OK to Present Offers Include InstaView Tour

Refer to GAR Listing Agreement Section 5 A

Allow Internet Display Allow Comments/Review

Allow Address Display

Part 3

*Year Built

*Age Description (check 1 only)
 New/Under Constructions Resale
 Resale 60+

*Lot Dimensions (system allows up to 24 characters)

*Buildings

Waterfront

*Zoning

*Parking

*Road Frontage

*Acreage

Acreage Source (check 1 only)
 Appraiser Agent
 Public Record Other
 Owner/Seller Acreage Not Entered

Sq Ft Source (check 1 only)
 Appraiser Owner/Seller
 Public Record Agent
 Builder Plans Other
 Square Foot Not Entered

*Taxes

*Tax Year

Gross Income \$

Gross Expenses \$

Net Operating Income

Cap Rate

Annual Utilities \$

Annual Expenses \$

*Owner Financing *Owner Second *Assumable -1st

External Reference 1 Source

External Reference 1 ID

External Reference 2 Source

External Reference 2 ID

Part 4

FMLS Public Remarks (575 character limit)

FMLS Syndication-Zillow/Trulia, etc. (575 character limit)

Part 5 (cont.)

*Required

FMLS Directions (300 character limit)

MLS Directions (256 character limit)

Features

- *Property Subtype (check up to 3)
- | | | |
|---|---|-------------------------------------|
| <input type="checkbox"/> Business Park | <input type="checkbox"/> Industrial | <input type="checkbox"/> Unimproved |
| <input type="checkbox"/> Church/Religious | <input type="checkbox"/> Office Space | <input type="checkbox"/> Warehouse |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Potential Commercial | <input type="checkbox"/> Other |
| <input type="checkbox"/> Condominium | <input type="checkbox"/> Retail | |
| <input type="checkbox"/> High Rise | <input type="checkbox"/> Shopping Center | |

- *Current Use (check up to 3)
- | | | |
|---------------------------------------|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Medical/Dental | (additional MLS fields) |
| <input type="checkbox"/> Business | <input type="checkbox"/> Office | <input type="checkbox"/> Building Supplies |
| <input type="checkbox"/> Car Service | <input type="checkbox"/> Prof Service | <input type="checkbox"/> Commercial Farm |
| <input type="checkbox"/> Church | <input type="checkbox"/> Residential | <input type="checkbox"/> Educational |
| <input type="checkbox"/> Const Svc | <input type="checkbox"/> Retail | <input type="checkbox"/> Gas Station |
| <input type="checkbox"/> Food Service | <input type="checkbox"/> Warehouse | <input type="checkbox"/> Laundromat |
| <input type="checkbox"/> Franchise | <input type="checkbox"/> Wholesale | <input type="checkbox"/> Manufacturing |
| <input type="checkbox"/> Historical | <input type="checkbox"/> Other | <input type="checkbox"/> Marina |
| <input type="checkbox"/> Hotel/Motel | | <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Industrial | | <input type="checkbox"/> Recreational/Resort |

- *Recommended Zoning (check up to 3)
- | | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Multifamily | <input type="checkbox"/> Office/Warehouse |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Office/Institution | <input type="checkbox"/> Other - See Remarks |

- *Building Faces (check 1 only)
- | | | | | |
|--------------------------------|-----------------------------|--------------------------------|-------------------------------|----------------------------------|
| <input type="checkbox"/> East | <input type="checkbox"/> NE | <input type="checkbox"/> South | <input type="checkbox"/> SW | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> North | <input type="checkbox"/> NW | <input type="checkbox"/> SE | <input type="checkbox"/> West | |

- *Floor Description (check up to 3)
- | | | |
|---------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Terrazzo | (additional MLS fields) |
| <input type="checkbox"/> Carpet | <input type="checkbox"/> Vinyl Tile | <input type="checkbox"/> Brick |
| <input type="checkbox"/> Ceramic Tile | <input type="checkbox"/> Other | <input type="checkbox"/> Concrete Slab/Grade |
| <input type="checkbox"/> Concrete | | <input type="checkbox"/> Concrete Structural |
| <input type="checkbox"/> Hardwood | | <input type="checkbox"/> Reinforced Concrete |
| | | <input type="checkbox"/> Wood |

- *Special (check up to 4)
- | | |
|---|---|
| <input type="checkbox"/> No Special Circumstances | <input type="checkbox"/> Owner/Agent |
| <input type="checkbox"/> Agent Related to Seller | <input type="checkbox"/> Owner Transferred |
| <input type="checkbox"/> Corporate Owner | <input type="checkbox"/> Owner Will Consider Exchange |
| <input type="checkbox"/> Estate Owned | <input type="checkbox"/> Potential Short Sale |
| <input type="checkbox"/> Fixer Upper | <input type="checkbox"/> Recently Renovated |
| <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Short Sale Pre-Approved |
| <input type="checkbox"/> Government Owned | <input type="checkbox"/> Sold As-Is |
| <input type="checkbox"/> Historical | <input type="checkbox"/> Other |
| <input type="checkbox"/> HUD Listing (see remarks) | (additional MLS fields) |
| <input type="checkbox"/> Investor Owned | <input type="checkbox"/> Bank Owned |
| <input type="checkbox"/> Lease Purchase | <input type="checkbox"/> Corporate Relocation |
| <input type="checkbox"/> Lender Owned | <input type="checkbox"/> Pre-Foreclosure |
| <input type="checkbox"/> Live/Work | <input type="checkbox"/> Rental |
| <input type="checkbox"/> No disclosures from Seller | <input type="checkbox"/> Short Sale |

*Required

- *Location Description (check up to 3)
- | | | |
|--|---|---|
| <input type="checkbox"/> Business Park | <input type="checkbox"/> Inside Lot | <input type="checkbox"/> River Front |
| <input type="checkbox"/> Corner Lot | <input type="checkbox"/> Lake Front | <input type="checkbox"/> River View |
| <input type="checkbox"/> Cul-de-sac | <input type="checkbox"/> Lake View | <input type="checkbox"/> Rural |
| <input type="checkbox"/> Freestanding | <input type="checkbox"/> Marina | <input type="checkbox"/> Shopping Center |
| <input type="checkbox"/> Golf Front | <input type="checkbox"/> Mountain Front | <input type="checkbox"/> Other |
| <input type="checkbox"/> Golf View | <input type="checkbox"/> Mountain View | (additional MLS fields) |
| <input type="checkbox"/> In Subdivision | <input type="checkbox"/> Ocean Front | <input type="checkbox"/> Inside City Limits |
| <input type="checkbox"/> Industrial Park | <input type="checkbox"/> Ocean View | <input type="checkbox"/> Office Center |

- *Sale Includes (check up to 3)
- | | | | |
|--|---|------------------------------------|--------------------------------|
| <input type="checkbox"/> Building & Land | <input type="checkbox"/> Bus, Bldg & Land | <input type="checkbox"/> Inventory | <input type="checkbox"/> Other |
| <input type="checkbox"/> Building Only | <input type="checkbox"/> Equipment | <input type="checkbox"/> Land Only | |

- *Roof Type (check up to 3)
- | | | |
|---|--------------------------------|--------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Wood | (additional MLS fields) |
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Other | <input type="checkbox"/> Composition |
| <input type="checkbox"/> Fiberglass/Asphalt | | <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Flat | | <input type="checkbox"/> Copper |
| <input type="checkbox"/> Metal | | <input type="checkbox"/> Slate |
| <input type="checkbox"/> Tile | | <input type="checkbox"/> Tar/Gravel |
| | | <input type="checkbox"/> Tin |

- *Basement Description (check up to 6)
- | | | | |
|---------------------------------------|---|---|------------------------------------|
| <input type="checkbox"/> Bath | <input type="checkbox"/> Daylight | <input type="checkbox"/> Full | <input type="checkbox"/> Slab/None |
| <input type="checkbox"/> Bath/Stubbed | <input type="checkbox"/> Exterior Entry | <input type="checkbox"/> Interior Entry | <input type="checkbox"/> Finished |
| <input type="checkbox"/> Crawl Space | <input type="checkbox"/> Finished | <input type="checkbox"/> Partial | |

- Property Setting (check up to 3)
- | | | | |
|-----------------------------------|-------------------------------------|--|-------------------------|
| <input type="checkbox"/> Golf | <input type="checkbox"/> Ocean | <input type="checkbox"/> Other | (additional MLS fields) |
| <input type="checkbox"/> Lake | <input type="checkbox"/> River | <input type="checkbox"/> Borders US/State Park | |
| <input type="checkbox"/> Mountain | <input type="checkbox"/> Ski Resort | <input type="checkbox"/> Creek | |

- *Topography (check up to 3)
- | | | | |
|--------------------------------------|------------------------------------|----------------------------------|-----------------------------------|
| <input type="checkbox"/> Flood Plain | <input type="checkbox"/> Need Fill | <input type="checkbox"/> Sloping | <input type="checkbox"/> Wetlands |
| <input type="checkbox"/> Level | <input type="checkbox"/> Rolling | <input type="checkbox"/> Steep | <input type="checkbox"/> Other |

Features (cont.)

Dock (check up to 2)

- None
- Community
- Courtesy
- Covered
- Covered/1 Slip
- Covered/2 Slips
- Covered/3+ Slips
- Dock Permit
- Double Slip
- Hoist
- Lights
- Party Deck
- Platform
- Shared
- Single Slip
- Other

***Loading** (check up to 5)

- None
- Conveyor
- Dock
- Drive In Door
- Elevator
- Overhead Door
- Rail Side
- Other
- (additional MLS fields)
- Rail (Industrial)

***Cooling** (check up to 3)

- None
- Ceiling Fans
- Central Electric
- Central Gas
- Central System
- Exhaust Fan
- Fan
- Heat Pump
- Humidity Control
- Individual Meters
- Solar A/C
- Window Units
- Zoned
- Other
- (additional MLS fields)
- Cooling Towers
- Fans
- Office Area Only
- Wall Unit

***Energy Features** (Check up to 6)

- None
- Attic Vent Fans
- Certified Energy Wise
- Certified Good Cents
- Clock Thermostat
- Extra Insulation
- Geothermal HVAC
- High Eff System
- Ridge Vents
- Solar Hot Water
- Solar Power
- Storm Doors
- Storm Windows
- Thermal Pane Wdws
- Other
- (additional MLS fields)
- Certified Earthcraft
- Certified EnergyStar
- Insulation-Ceiling
- Insulation-Floors
- Leed Certified
- Tankless Water Heater
- Water Heater-Electric
- Water Heater-Gas

***Landlord Utilities** (check up to 4)

- None
- Cable
- Electric
- Garbage
- Gas
- Water/Sewer
- Other

***Improvements** (check up to 3)

- None
- Curbs & Gutters
- Sidewalk
- Street Lights
- Underground Utils
- Other

***Miscellaneous Equipment** (check up to 7)

- None
- Compressor
- Conveyor
- Elevator
- Fire Alarm
- Fixtures
- Freight Elev
- Fuel Pump
- Furniture
- Machinery
- Pole Sign
- Roof Sign
- Security System Lease
- Security System Owned
- Sprinkler System
- (additional MLS fields)
- Additional Buildings
- Billboard
- Boiler
- Delivery Door
- Display Window
- Equipment
- Lifts
- Other
- Partially Fenced
- Passenger Elevator
- Security Fenced
- Truck Scales

***Documents at Office** (check up to 10)

- None
- Aerial Photo
- Appraisal
- Environmental Study
- Equipment List
- Floor Plan
- Impact Study
- Lease
- Legal Desc
- Percolation Test
- Plat
- Profit/Loss
- Restrictions
- Septic Permit
- Sewer Map
- Soil Analysis/Test
- Soil Maps
- Survey
- Topo Map
- Traffic Count
- Other
- (additional MLS fields)
- Cash Flow
- Demographic Study
- Plot/Plan Survey
- Site Plan
- Soil Survey
- Topography Survey

Possible Financing (MLS only)

- 100% Financing
- Assume
- Cash
- Conventional
- Credit Report Req.
- Federal Land Bank
- Other
- Owner Financing
- Production Credit
- SBA
- Wrap Around

***Construction** (check up to 3)

- Aluminum
- Brick & Frame
- Brick 3 Sides
- Brick 4 Sides
- Brick-Front
- Cedar
- Cement Side-Not Stucco
- Frame
- Log
- Metal Siding
- Rough Sawn
- Shingle
- Steel Frame
- Stone
- Stucco - Hardcoat
- Stucco - Synthetic
- Stucco - Unknown
- Vinyl
- Other
- (additional MLS fields)
- Block
- Front/Other
- Precast Concrete
- Precast Stone
- Steel/Metal
- Steel and Glass

***Road Type** (check up to 2)

- None
- Dirt
- Easement
- Gravel
- Interstate
- Paved
- Private Maintain
- Public Maintain
- State Highway
- US Highway
- Other
- (additional MLS fields)
- County/City Road
- Interstate Service Road

***Heat Type** (check up to 4)

- No Heat
- Baseboard
- Boiler
- Central System
- Electric
- Forced Air
- Gas
- Gravity/Floor Htg
- Heat Pump
- Metered
- Oil
- Solar
- Space Heater
- Steam/Hot Water
- Zoned
- Other
- (additional MLS fields)
- Ceiling Electric
- Common
- Floor Furnance
- Propane
- Floor Radiant
- Wood
- Office Area Only

***Utilities Available** (Check up to 6)

- None
- Cable TV
- Electricity
- Gas
- ISDN Line
- Sewer
- Telephone
- Water
- Other
- (additional MLS fields)
- 3 Phase Electricity
- High Speed Internet
- Propane
- Septic
- Well

***Landlord Expenses** (check up to 4)

- None
- Insurance
- Janitor Svcs
- Maintenance
- Managment
- Security
- Special Assessment
- Taxes
- Other

***Disability Access** (check up to 10)

- None
- 32 inch or + doors
- Bath Acc Whlchair
- Elev Acc Whlchair
- Garage Van Access
- Levered Door Handle
- Low Kit Counters
- Low Switches
- LwrD Door Handles
- Ramps to Doorways
- Shwrs Acc Whlchair
- Stepless Entry
- Wide Hallways
- Other

Miscellaneous (check up to 10)

- 1-Story Building
- 2-Story Building
- 3 Or More Stories
- 10' or Higher Ceiling
- 220 Volt
- 440 Volt
- Display
- Live-In
- Outside Storage
- Paved
- Reception Area
- Restrooms
- Security Fencing
- Vending Machine
- (additional MLS fields)
- Hydrants
- Public Trans
- Semi Turning Avail

Proposed Financing (check up to 3)

- Assumable
- Cash
- Conventional
- Land Bank
- Owner
- Other

***Showing** (check up to 5)

- Anytime Access
- Appointment Only
- Call Listing Office/ Agent before Showing
- Caution Pets
- Courtesy Call-Agent
- Courtesy Call-Owner
- Courtesy Call-Tenant
- Key in Office
- Lockbox - Supra
- Lockbox - Other
- No Disturb
- No Lockbox
- No Showings in the AM
- No Sign
- Security
- Vacant
- (additional MLS fields)
- 9am EDT to 10pm EDT
- Appt Agent
- Appt Owner
- Appt Tenant
- Day Sleeper
- Lockbox GAMLs Compatible
- Lockbox GAMLs Non-Compatible
- See Remarks to Show
- Under Construction

FMLS COMMERCIAL - MLS COMMERCIAL DUAL ENTRY FORM

*Required

Features (cont.)

Square Footage (MLS only)

- | | | |
|---|---|--|
| <input type="checkbox"/> Under 2,000 | <input type="checkbox"/> 10,000 - 20,000 | <input type="checkbox"/> 100,000 - 200,000 |
| <input type="checkbox"/> 2,000 - 5,000 | <input type="checkbox"/> 20,000 - 50,000 | <input type="checkbox"/> 200,000 Plus |
| <input type="checkbox"/> 5,000 - 10,000 | <input type="checkbox"/> 50,000 - 100,000 | |

Lot Size (MLS only)

- | | | |
|---|--------------------------------------|---|
| <input type="checkbox"/> Less Than 1/3 Acre | <input type="checkbox"/> 2-5 Acres | <input type="checkbox"/> 50-100 Acres |
| <input type="checkbox"/> 1/3 - 1/2 Acre | <input type="checkbox"/> 5-10 Acres | <input type="checkbox"/> 100 plus Acres |
| <input type="checkbox"/> 1/2 - 1 Acres | <input type="checkbox"/> 10-20 Acres | |
| <input type="checkbox"/> 1-2 Acres | <input type="checkbox"/> 20-50 Acres | |

Date of Possession (MLS only)

- 3-7 Days After Closing
 At Closing
 Negotiable
 Other Possession Date

Extended Data - Virtual Tour (added after listing is submitted)

http:// _____

Farm Buildings (MLS only)

- | | | |
|--|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Barn | <input type="checkbox"/> Hay Shed | <input type="checkbox"/> Smoke House |
| <input type="checkbox"/> Chicken House | <input type="checkbox"/> House | <input type="checkbox"/> Stables |
| <input type="checkbox"/> Feed Barn | <input type="checkbox"/> Other | <input type="checkbox"/> Tractor Shed |
| <input type="checkbox"/> Garage | <input type="checkbox"/> Packing Shed | <input type="checkbox"/> Work Shop |

Parking (MLS only)

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Other | <input type="checkbox"/> Paved Lot |
| <input type="checkbox"/> Lot Security | <input type="checkbox"/> Paid Parking | <input type="checkbox"/> Underground Parking |

Photo (MLS only)

- Broker Provided Photo
 No Photo Desired
 Under Construction

Owner agrees (Owners agree) above information is true and correct to the best of his/her/their knowledge.

Signature _____

DATE _____

Owner understands and agrees to all information above and property characteristics in the FMLS computer system will be provided to agents who may represent other parties. Owner hereby waives any claims against FMLS and its employees arising out of disclosure of such information to other parties and hereby covenants that owner will not sue FMLS or employees for any and all claims suits or causes of action whenever asserted arising out of such disclosure.

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED