5

*Listing Agent (DRE) _____ MLS # Assigned by MLSListings Pro _____

Class 5- Residential Lots and Lands

*Required Information

MLSListings

Overview: Fill in the boxes for each section. When the listing is entered using MLSListings Pro, available system information will auto-populate (verify for accuracy).

Listing Agent Information

*Office (At "Start" **available** system info will auto-populate this section) | Preferred Phone Number | Agent Fax Number

Listing Agent or Team | Office Phone Number | Office Fax Number

Location

*County | *APN - Parcel Number (enter zeros & dashes)

*Street Number | Street Direction (N, S, E, W) | *Street Name | Street Designator | Lot Number

*MLS City | *Zip Code | *State | *Postal City | *Listing Area | *Unincorporated:* ☐ Yes ☐ No

Description & Maps

*Zoning | Tract Name | *Acres | *Number of Buildings | *Lot Size ☐ *Sqft.* ☐ *Acres* | *Source: ☐ Unreported ☐ CO. Assessor ☐ Agent ☐ Seller

*Cross Street | *Barclay* Page # | Horizontal | Vertical | *Thomas Brothers* Page # | Grid #

Listing Agreement & Schools

*Listing Agreement Type: ☐ Exclusive Right To Sell ☐ Exclusive Agency ☐ Open ☐ Exclusive Right to Sell with Reservations (to named parties) *Subtypes:* ☐ Net ☐ In-House Variable Rate Commission

Listing Agreement Scope: ☐ Entry Only ☐ Full Service ☐ Limited Service | *List Date (MM/DD/YYYY) | *Expiration Date (MM/DD/YYYY)

*Elementary School District Name | *High School District Name

Elementary School Name | Middle School Name | High School Name

Financial

$ *List Price | *Commission Rate | *Type: ☐ Dollar Amount ☐ Percentage ☐ UCB ☐ LAL ☐ Open | *Sale Type: ☐ Lender Approval Listings (Short Sale) ☐ Unconfirmed Cooperating Broker's Compensation ☐ N/A

☐ Yes ☐ No City Transfer Tax? | $ Current Rent (if rented)

Lot: Place an x in the ☐ to the left of the applicable characteristics. *Required Information

*Listing Assets Included

- ☐ Call L/A - Included Property
- ☐ Equipment Included
- ☐ Farm Equipment
- ☐ Irrigation Equipment
- ☐ Livestock Included
- ☐ No Included Property
- ☐ Orchard Equipment
- ☐ Personal Property Included

Characteristics

***Property Type:**

- ☐ Single Family Residential Land
- ☐ Multi Family Residential Land
- ☐ Planned Unit Development Land

*Present Use

- ☐ Commercial
- ☐ Dairy
- ☐ Farm/Ranch
- ☐ Grazing
- ☐ Greenhouse
- ☐ Multiple Dwelling
- ☐ Orchard
- ☐ Pasture
- ☐ Poultry
- ☐ Recreational
- ☐ Req Zoning Change
- ☐ Residential
- ☐ Row Crop
- ☐ Timber Zone
- ☐ Under Construction
- ☐ Vacant
- ☐ Other

*Topography/ Improvements

- ☐ Building Pad
- ☐ Curbs/Gutters
- ☐ Gently Sloped Lot
- ☐ Hillside Lot
- ☐ Level Lot
- ☐ Lot Sloped Down from Street
- ☐ Lot Sloped Up from Street
- ☐ Mostly Level Lot
- ☐ Other Lot Topography/ Improvements
- ☐ Rolling Topography
- ☐ Sidewalks
- ☐ Staked Boundary
- ☐ Steep Slopes

*Parcel Access

- ☐ No Parcel Access
- ☐ Bridge Access
- ☐ City Street Access
- ☐ County Maintained Road Access
- ☐ Gravel Road Access
- ☐ Highway Access
- ☐ Oiled Road Access
- ☐ Paved Road Access
- ☐ Private Road Access
- ☐ Private Road-Shared Access
- ☐ Privately Maintained Access
- ☐ Unpaved Road Access

*Development Status

- ☐ Architectural Review Committee
- ☐ Building Site Cleared
- ☐ Final Map Approved
- ☐ Final Map Pending
- ☐ Final Map Required
- ☐ Have Building Permits
- ☐ Have Building Plans
- ☐ May not be Subdivided
- ☐ Minor Subdivision (2-4 Parcels)
- ☐ No Site Approval
- ☐ Possible Lot Split
- ☐ Possible Subdivision
- ☐ Public Report Available
- ☐ Public Report Pending
- ☐ Recorded Parcel Map
- ☐ Required Improvement Completed
- ☐ Site Approval at L/O
- ☐ Tentative Map Approved
- ☐ Tentative Map Pending
- ☐ Topographical Map Available
- ☐ Unimproved Land

*Existing Structure

- ☐ No Existing Structures
- ☐ Barn
- ☐ Building Pad
- ☐ Garage
- ☐ Misc. Building(s)
- ☐ Mobile Home
- ☐ Non-Conforming Structure
- ☐ Residence

*Fence

- ☐ No Fencing
- ☐ Barbed Wire Fencing
- ☐ Chain Linked Fenced
- ☐ Complete Perimeter Fencing
- ☐ Cross-Fenced
- ☐ Electrified Fencing
- ☐ Fencing not Surveyed
- ☐ Fencing Surveyed
- ☐ Partial Perimeter Fencing
- ☐ Rail Fenced
- ☐ Wood Fenced

View and Lot

***View:**

- ☐ Bay View
- ☐ Canyon View
- ☐ Lake View
- ☐ Marina View
- ☐ Neighborhood View
- ☐ Ocean View
- ☐ Valley View
- ☐ View of City Lights
- ☐ View of Golf Course
- ☐ View of Greenbelt
- ☐ View of Mountains

Lot Description:

- ☐ Bay Lot
- ☐ Corner Lot
- ☐ Cul-de-sac Lot
- ☐ Flag Lot
- ☐ Ocean Lot
- ☐ River/Stream/Lake Lot
- ☐ Waterfront Lot
- ☐ Zero Lot Line

*Water Sources

- ☐ Individual Well
- ☐ No Well but Required
- ☐ Private/Mutual Water Supply
- ☐ Water Available at Site
- ☐ Water Available in Street
- ☐ Water Company
- ☐ Water not Available
- ☐ Water Over 500 Feet
- ☐ Water Rights - Not Included
- ☐ Water Within 500 Feet

Sewer/Septic

***Sewer:**

- ☐ Sewer Available
- ☐ Sewer Available at Site
- ☐ Sewer not Available
- ☐ Sewer Required but over 500 Feet
- ☐ Sewer Within 500 Feet

Septic:

- ☐ Existing Septic
- ☐ Septic Perc Test Required
- ☐ Septic Required

Utilities

***Utilities:**

- ☐ No Utilities
- ☐ Underground Utilities

Gas:

- ☐ Gas not Available
- ☐ Bottled Gas Available
- ☐ Gas Available at Lot Line
- ☐ Gas Available in Street

***Utilities Electric:**

- ☐ Electricity not Available
- ☐ Electricity Available at Lot Line
- ☐ Electricity Available at Street
- ☐ Generator Permitted

Other Utilities:

- ☐ Phone not Available
- ☐ Cable TV Available

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5 Class 5 - Continued *Required Information

Additional: Place an x in the ☐ to the left of the applicable characteristics.

Documents Available:
- ☐ Appraisal Available
- ☐ Arial Map/Photo(s)
- ☐ Association Documents
- ☐ Bond/Assessments
- ☐ CC & Rs
- ☐ Coastal Development Permit
- ☐ Contractor's Bid
- ☐ Density Matrix
- ☐ DRE Public Report
- ☐ Engineering Report
- ☐ Environmental Impact Report
- ☐ Existing Structure Report
- ☐ Geological Report
- ☐ Geotechnical Report
- ☐ Land Lease
- ☐ Parcel Map
- ☐ Preliminary Title Report
- ☐ Private Agreements
- ☐ Real Estate Transfer Disclosure Statement
- ☐ Recorded Survey
- ☐ Road Maintenance Agreement
- ☐ Sewer Septic Report
- ☐ Soil Engineer's Map
- ☐ Soil Report/Test
- ☐ Topography Map
- ☐ Water Agreement
- ☐ Water Agreement/Deeded Rights
- ☐ Water Test Logs
- ☐ Well Production Log

Disclosures Link

Link: http://_____

_____

Special Info:
- ☐ Agent has not Inspected Property
- ☐ Agent Related to Seller
- ☐ Agreements of Record
- ☐ Building Moratorium
- ☐ Call L/A Before Writing Deposit Receipt
- ☐ Coastal Jurisdiction
- ☐ Deed Restrictions
- ☐ Easements Existing
- ☐ Fire Protection District
- ☐ Fire Protection Restriction
- ☐ Hazard Area Map Provided by Seller
- ☐ Land Trust Restrictions
- ☐ Mineral Rights not Included
- ☐ Scenic Corridor
- ☐ School District Under Court Ruling
- ☐ Seller is Licensed R.E. Agent
- ☐ Sewer Lateral Inspection Required
- ☐ Subject to Court Confirmation
- ☐ Subject to Lease Agreement
- ☐ Subject to Option
- ☐ Subject to Right of First Refusal
- ☐ Unrecorded Restrictions/ Easements
- ☐ Urban Service Area
- ☐ Use Permit Exists
- ☐ Williamson Act Contract

Earthquake Fault Zone & Flood Area

***Fault Zone:**
- ☐ No-Fault Zone
- ☐ Yes-Fault Zone
- ☐ Fault Zone-See Report

***Flood Area**
- ☐ Flood Plain
- ☐ Flood Way
- ☐ Flood Zone- See Report
- ☐ No-Flood Zone
- ☐ Yes-Flood Zone

Bond Assessment & Special Requirements

***Bond Assessment:**
- ☐ Assessment District Agreement
- ☐ Buyer to Assume Bonds/ Assessments
- ☐ Future Assessment Agreement
- ☐ Homeowners' Association Bonds/Agreement
- ☐ Improvement Bond
- ☐ Seller to Pay Bonds/ Assessments
- ☐ Unknown Bonds/ Assessments
- ☐ Utility Bond(s) Pending

Special Requirements:
- ☐ Access Easement Required
- ☐ Deferred Improvement Agreement Required
- ☐ Environmental Impact Report Required
- ☐ Fill Needed
- ☐ Geological Survey Required
- ☐ Land Survey Required
- ☐ Local Site Approval Required
- ☐ Property Line Survey Required
- ☐ Road Maintenance Required
- ☐ Soils Report Required
- ☐ Use Permit Required
- ☐ Variance Required

Remarks: Place an x in the ☐ to the left of the applicable characteristics.

Owner Occupant

Owner _____ Additional Owner _____

Possession: ☐ Immediate ☐ COE ☐ COE + 3-5 days ☐ COE + 30 days ☐ Negotiate ☐ Tenant Rights

Existing Financing

First Loan:
- ☐ None
- ☐ Conventional
- ☐ Private
- ☐ VA
- ☐ CAL-VET
- ☐ FHA
- ☐ Contract of Sale
- ☐ AITD
- ☐ Impounds Included
- ☐ Balloon Payments
- ☐ Graduated Payment Mortgage
- ☐ Adjustable Rate Mortgage
- ☐ Assumable
- ☐ Fully Amortized
- ☐ Payment Includes PITI
- ☐ MIP/PMI Included in Payment
- ☐ Prepayment Penalty
- ☐ Seller May Carry

Second Loan:
- ☐ Private
- ☐ Conventional
- ☐ Assumable
- ☐ Not Assumable
- ☐ Fully Amortized
- ☐ Balloon

Third Loan:
- ☐ Private
- ☐ Conventional
- ☐ Assumable
- ☐ Not Assumable
- ☐ Fully Amortized
- ☐ Balloon

Total Loans:
$_____

Monthly Payment:
$_____

Cash To Assume Loan:
$_____

***New Terms:**
- ☐ All Cash or Conventional
- ☐ Assumable by Qualified Veteran
- ☐ Assumable Financing
- ☐ Buyers Financial Statement is Required
- ☐ CAL-VET Possible
- ☐ Contract of Sale
- ☐ FHA Possible
- ☐ Lease Option
- ☐ New AITD
- ☐ Replace Trust Fund
- ☐ Seller May Carry 1st
- ☐ Seller May Carry 2nd or Other
- ☐ Seller May Pay Points
- ☐ Seller May Share Equity
- ☐ Trade Possible
- ☐ Use Existing Lender
- ☐ VA Possible

***Showing Instructions and Special Info**
- ☐ No Keysafe
- ☐ Supra Keysafe
- ☐ Other Keysafe-Call
- ☐ Combination Key Box
- ☐ Key in Listing Office
- ☐ Call First - Then Keysafe
- ☐ Appointment Only
- ☐ Call Listing Agent
- ☐ Go Direct
- ☐ Locked Main Entrance Gate (see remarks)
- ☐ Do Not Disturb Occupants
- ☐ Restricted Hours
- ☐ 24-Hour Notice Required
- ☐ Make Offer Subject to Inspection
- ☐ No Sign On Property
- ☐ Other Show Instructions

Internet Options

***List Address Format:**
- ☐ Show Full Address
- ☐ Do Not Show Address
- ☐ Show Partial Address
- ☐ Do Not Show in Public Listings

***Internet Listing?:**

Yes ☐ **No** ☐

Sites Advertised:
- ☐ MLSListings.com
- ☐ CA MLSAlliance
- ☐ Realtor.com

Property Remarks - Public: **400 characters.** Information in the Public Remarks shall only relate to the marketing, description and the condition of the property. DO NOT enter contact information, showing or selling instructions, phone or fax numbers, email addresses, website addresses, virtual tours, lockbox or other security codes. **See the MLS Rules and Regulations for the schedule of fines for misuse of Public Remarks.**

Property Remarks - Agent: **256 characters.** Agent Remarks are intended for real estate agents or brokers only and do not appear in the Client Copy report.

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5 Class 5 - Continued

Open House: Place an x in the ☐ to the left of the applicable characteristics.

Tour Information:

Tour

1st Tour Association | Tour Date 1 (MM/DD/YYYY) | 2nd Tour Association | Tour Date 2 (MM/DD/YYYY)

Tour Remarks: **156 characters** including spaces and punctuation.

Open House Information:

1st

Date (MM/DD/YYYY) | Start Time ☐ AM ☐ PM

Agent /Host | End Time ☐ AM ☐ PM

2nd

Date (MM/DD/YYYY) | Start Time

Agent /Host | End Time

1st Open House Remarks : **100 characters** including spaces and punctuation.

2nd Open House Remarks : **100 characters** including spaces and punctuation.

Branded & Unbranded Virtual Tour Links: **Unbranded:** **http://** _____

Branded: **http://** _____

Signatures: Broker hereby certifies that she/he has a valid written listing agreement pertaining to the above property executed by all of the sellers and which meets all the requirements of law including the California Civil Code Sections 1086 - 1090.

Broker Signature: _____ Listing Agent: _____ Date: _____

Seller Signature(s) : _____ Date: _____

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