Multiple Listing Service of the Memphis Area Association of REALTORS®
CATEGORY 1 - RESIDENTIAL/SINGLE FAMILY   Page 1 of 2

1 | **RES**

All properties are posted on the Internet unless the MLS Department is notified by the listing broker.
Keywords: Fill in the boxes for each keyword. Shading denotes required entries for Adding a Listing.

Category: **1** (RES)

MLS Number:

Listing Date: ___ / ___ / ___ (Month / Day / Year)

Expiration Date: ___ / ___ / ___ (Month / Day / Year)

List Price:

Sales Type: ☐ Bank-Owned/Foreclosure ☐ Corporate-Owned/Relocation ☐ Short Sale ☐ Normal Sale ☐ Relocation

County: ___ Parcel ID: ___ (Will autofill if property is in public record.) MLS Map#: ___ Map Coordinate: ___

Address: ___ (Number) ___ (Pre-Direction (N, S, E, W)) ___ (Street Name) ___ Suffix: ___ Pre-Direction (N, S, E, W): ___ Unit #: ___

City: ___ St: ___ Zip Code: ___ Handy Map: ___

For Appt. Call: ___ - ___ - ___ Listing Agent Code: ___ Co-Listing Agent Code: ___

Commission: (Only one entry is required)

Commission to Sub-Agent: ___ . ___ Commission to Buyer's Agent: ___ . ___ Commission to Transaction Broker: ___ . ___

Variable Commission* (Y/N): ___ Listing Type: ___
*A Variable Commission rate exists if the seller has agreed to a lesser amount of gross commission if property is sold by the listing broker or seller.)

1. Exclusive Right to Sell
2. Exclusive Agency

Service Type: ___
1. Full Service Listing
2. Limited Service Listing
3. Entry Only Listing

Take Photo: ___
1. Take Photo (Add'l Charge) 2. No Photo
3. Photo Submitted 4. 9/Int/Ext Photos (Add'l Charge)

Showing Service ID: ___ Virtual Tour Link: ___

DIRECTIONS (Do Not Enter Contact Info.)

PROPERTY DESCRIPTION

Bedrooms: ___ Full Baths: ___ Half Baths: ___

Bedrooms Down: ___ # of Rooms: ___ # of Stories: ___ . ___ # of Fireplaces: ___

Living Room: ___ X ___ Dining Room: ___ X ___ Den/Great Room: ___ X ___

Kitchen: ___ X ___ Breakfast: ___ X ___ Keeping/Hearth Room: ___ X ___

Master Bedroom: ___ X ___ Bedroom 2: ___ X ___ Bedroom 3: ___ X ___

Bedroom 4: ___ X ___ Bedroom 5: ___ X ___ Play/Bonus Room: ___ X ___

Office: ___ X ___ Property Construction Status: ___ Estimated Date of Completion: ___ / ___ / ___

1. New Construction (Never Occupied) 3. Proposed Construction
2. Under Construction 4. Existing Construction

Year Built: ___ Carport/Garage (C or G): ___ # Covered Parking Spaces: ___ Attached/Detached (A or D): ___

Neighborhood Association: (Y/N) ___ Annual Association Fee: ___

Cross Street: ___ Acreage: ___

Food Insurance Required (Y/N): ___ Termite Contract (Y/N): ___ Pool: ___ 1.=Above Ground 2.=InGround 3.=None

If your listing is to be loaded by MLS Staff, by leaving keywords blank you are authorizing staff to load these keywords with information from MAARdata.

MAARdata Information:

Legal Subdivision: ___ Lot Size: ___

Annual County Tax: ___ Annual City Tax: ___ Lot #: ___

REALTOR REMARKS

PUBLIC REMARKS (Do Not Enter Contact Info.)

HFS Mag. Ad.: ☐
1. Run Ad Until Cancelled
2. No Ad or Cancel Ad

NOTE: Public Remarks will auto-fill Ad with an option to modify.

HFS Overlay (Optional): ___

Allow Internet Display: (Y/N) ___

SEE REVERSE SIDE FOR FEATURES

6/2009

FEATURES: (R)'s denote required feature groups

1. TYPE (R)
1. General Residential
2. Zero-Lot Line
3. P.U.D.
4. Modular
5. Manufactured

2. STYLE (R)
1. Traditional
2. Soft Contemporary
3. Contemporary
4. Colonial
5. Williamsburg
6. French
7. English
8. Victorian
9. Spanish
10. Split Level
11. Ranch
12. Bungalow
13. Other (See REMARKS)

3. ADDITIONAL BR/BATH INFO (R)
1. All Bedrooms Up
2. All Bedrooms Down
3. 1 or More BR Down
4. Master Down
5. Master Up
6. Vaulted/Coffered Master
7. Two Masters
8. Split Bedroom Plan
9. Renovated Bathroom
10. Luxury Master Bath
11. Double Vanity Bath
12. Whirlpool (s)
13. Separate Tub & Shower
14. Sky Light(s) in Bath
15. 2 Full Master Baths
16. Full Bath Down
17. Other (See REMARKS)

4. MASTER BEDROOM
1. Basement
2. Level 1
3. Level 2
4. Walk-in Closet
5. Full Bath
6. Half Bath
7. Fireplace
8. Sitting Area
9. Built-in Cabinets/Bookcases
10. Vaulted/Coffered Ceiling
11. Smooth Ceiling
12. Tile Floor
13. Hardwood Floor
14. Carpet

5. BEDROOM/OFFICE DESCRIPTION

	2	3	4	5	OFFICE
1. Basement					
2. Level 1					
3. Level 2					
4. Walk-in Closet					
5. Pullman Bath					
6. Private Full Bath					
7. Private Half Bath					
8. Shared Bath (Jack & Jill)					
9. Built-in Cabinets/Bookcases					
10. Vaulted/Coffered Ceiling					
11. Smooth Ceiling					
12. Tile Floor					
13. Hardwood Floor					
14. Carpet					

6. MASTER BATH
1. Double Sinks
2. Whirlpool Tub
3. Separate Shower
4. Separate His and Her Baths
5. Fireplace
6. Dressing Area
7. Vaulted/Coffered Ceiling
8. Smooth Ceiling
9. Tile Floor
10. Carpet

7. LIVING/DINING/KITCHEN (R)
1. Separate Living Room
2. Separate Dining Room
3. Separate Den
4. Great Room
5. LR/DR Combination
6. Up-Dated/Renovated Kitchen
7. Eat-in Kitchen
8. Breakfast Bar
9. Separate Breakfast Room
10. Pantry
11. Island in Kitchen
12. Washer/Dryer Connections
13. Keeping Room/Hearth Room
14. Other (See REMARKS)

8. INTERIOR EQUIPMENT
1. Range/Oven
2. Continuous Cleaning Oven
3. Self Cleaning Oven
4. Double Oven
5. Cooktop
6. Gas Cooking
7. Disposal
8. Dishwasher
9. Microwave
10. Trash Compactor
11. Refrigerator
12. Washer
13. Dryer
14. Intercom
15. Instant Hot Water
16. Cable Wired
17. Cable Available
18. Cable Not Available
19. Satellite Dish
20. External Rotary Antenna
21. Separate Ice Maker
22. Other (See REMARKS)

9. OTHER ROOMS
1. Laundry Room
2. Laundry Closet
3. Library/Study
4. Sun Room
5. Play Room
6. Bonus Room
7. Office/Sewing Room
8. Internal Expansion Area
9. In-Law Quarters
10. Separate Guest House
11. 2nd Kitchen
12. Unfinished Basement
13. Finished Basement
14. Entry Hall
15. Loft/Balcony
16. Media Room
17. Other (See REMARKS)

10. MISC. INTERIOR
1. All Window Treatments
2. Exclude Some Window Treatments (See REMARKS)
3. Wet Bar
4. Walk-in Closet(s)
5. Cedar Lined Closet(s)
6. Permanent Attic Stairs
7. Pull Down Attic Stairs
8. Attic Access
9. Walk-In Attic
10. Central Vacuum
11. Rear Stairs to Playroom
12. Sky Light(s)
13. Fire Sprinklers
14. Mud Room
15. Powder/Dressing Room
16. Handicap Design (32" Minimum Doors)
17. Cat/Dog Free House
18. Security System
19. Smoke Detector(s)
20. Monitored Alarm
21. Other (See REMARKS)

11. HANDICAP DESIGN
1. Wide Doors (32" Minimum)
2. Accessible Fixtures
3. Ramp
4. Grab Bars
5. Wheelchair Mobility
6. Other (See REMARKS)

12. FLOORS/CEILINGS (R)
1. Hardwood Throughout
2. Wall to Wall Carpet
3. Part Hardwood
4. Wood Laminate Floors
5. Part Carpet
6. Tile
7. Slate
8. Marble/Terrazzo
9. Vinyl Floor
10. Brick Floor
11. Parquet Floor
12. Concrete Floor
13. Smooth Ceiling
14. Sprayed Ceiling
15. Textured Ceiling
16. 9+ Ft. Ceiling
17. Vaulted/Coffered/Tray Ceiling
18. Two Story Foyer
19. Other (See REMARKS)

13. FIREPLACE
1. Masonry
2. Prefabricated
3. Ventless Gas Fireplace
4. Vented Gas Fireplace
5. Presently Inoperative
6. Decorative Only
7. In Living Room
8. In Den/Great Room
9. In Master Bedroom
10. In Keeping/Hearth Room
11. In Other Room
12. Gas Starter
13. Gas Logs
14. Blower
15. Wood Stove Insert
16. Glass Doors
17. Ash Cleanout
18. Other (See REMARKS)

DO NOT ENTER FOR ONE STORY HOUSES
14. 1st STORY FLOOR PLAN
1. Living Room
2. Dining Room
3. Den/Great Room
4. Kitchen
5. Master Bedroom
6. 2nd Bedroom
7. 3rd Bedroom
8. 4th or More Bedrooms
9. 1/2 Bath
10. 1 Bath
11. 1-1/2 Bath
12. 2 or More Baths
13. Play Room/Recreation Room
14. Laundry Room
15. Media Room
16. Keeping/Hearth Room
17. Sun Room
18. Breakfast Room
19. Office
20. Other (See REMARKS)

15. 2ND STORY FLOOR PLAN
1. Living Room
2. Dining Room
3. Den/Great Room
4. Kitchen
5. Master Bedroom
6. 2nd Bedroom
7. 3rd Bedroom
8. 4th or More Bedrooms
9. 1/2 Bath
10. 1 Bath
11. 2 or More Baths
12. Play Room/Recreation Room
13. Office
14. Laundry Room
15. Bonus Room
16. Media Room
17. Other (See REMARKS)

16. HEATING (R)
1. Central
2. Gas
3. Electric
4. Electric Heat Pump
5. Propane Gas
6. Floor Furnace
7. Radiator
8. Wall Unit
9. Baseboard Electric
10. Dual System
11. 3 or More Systems
12. Floor Heating Strips
13. Wood Stove
14. Fireplace Blower
15. Ceiling Heat
16. Other (See REMARKS)

17. COOLING (R)
1. Central
2. Window Unit(s)
3. No Cooling

4. Attic Fan
5. Ceiling Fan(s)
6. Dual System
7. 3 or More Systems
8. 220 Wiring
9. Other (See REMARKS)

18. WATER & SEWER
1. Electric Water Heater
2. Gas Water Heater
3. Solar Water Heater
4. 2+ Water Heaters
5. Public Water
6. Well Water
7. Public Sewer
8. Septic Tank
9. Other (See REMARKS)

19. ROOF
1. Composition Shingles
2. Wood/Shake
3. Tile/Slate
4. Built-Up/Flat
5. Other (See REMARKS)

20. FOUNDATION
1. Slab
2. Conventional
3. Full Basement
4. Partial Basement
5. Walk-Out Basement
6. Other (See REMARKS)

21. EXTERIOR/WINDOWS (R)
1. Brick/Veneer
2. Wood/Composition
3. Aluminum/Steel Siding
4. Vinyl Siding
5. Stone
6. Stucco
7. Synthetic Stucco
8. R-Factor (Information Available at listing office or in Remarks for New Homes) RTC Reg.
9. Wood Window(s)
10. Aluminum Window(s)
11. Double Pane Window(s)
12. Storm Window(s)
13. Casement Window(s)
14. Storm Door(s)
15. Steel Insulated Door(s)
16. Other (See REMARKS)

22. PARKING/STORAGE (R)
1. Driveway/Pad
2. Circular Drive
3. More than 3 Covered Spaces
4. Storage Room(s)
5. Workshop(s)
6. Garage Door Opener(s)
7. Front - Load Garage
8. Back - Load Garage
9. Side - Load Garage
10. Street Parking Only
11. Gated Parking
12. Gate Clickers
13. Other (See REMARKS)

23. LOT DESCRIPTION (R)
1. Wooded
2. Some Trees
3. Level
4. Lake/Pond on Property
5. Lake/Pond Frontage
6. Lake/Pond View
7. Lake/Pond Access
8. Golf Course Frontage
9. Cove
10. Corner
11. Landscaped
12. Professionally Landscaped
13. Wood Fenced
14. Chain Fenced
15. Brick/Stone Fenced
16. Iron Fenced
17. Brick/Ironed Fenced
18. Other (See REMARKS)

24. MISC. EXTERIOR (R)
1. Wrought Iron Security Door(s)
2. Auto Lawn Sprinkler
3. Pool Cleaning Equipment
4. Pool Heater
5. Gas Grill
6. B-B-Q Pit
7. Dog Run
8. Storage Building
9. Porch
10. Screen Porch
11. Patio
12. Covered Patio
13. Deck
14. Gazebo
15. Pool House
16. Hot Tub

17. Sauna
18. Tennis Court
19. Barn/Stable
20. Greenhouse
21. Garage Apartment
22. Neighborhood Recreation Facilities
23. Guarded Gate
24. Historic District
25. Courtyard
26. On-site Storage
27. Other (See REMARKS)

25. NEIGHBORHOOD AMENITIES
1. Club House
2. Lake
3. Gated Neighborhood
4. Golf Course
5. Pool
6. Tennis Court
7. Barn/Stable
8. Recreation Facilities
9. Other (See REMARKS)

26. HISTORIC DISTRICT
1. Annesdale Park HP
2. Annesdale-Snowden HP
3. Central Gardens HC
4. Collins Chapel HP
5. Cotton Row HP District
6. Evergreen HC District
7. Gayoso-Peabody HP
8. Glenview HP District
9. Maxwelton HP District
10. South Main Street HP
11. Victorian Village
12. Lea's Woods HC District

27. APPROX. HEATED SQ. FT. RANGE (R)
1. Not Available
2. 0-999
3. 1000-1199
4. 1200-1399
5. 1400-1599
6. 1600-1799
7. 1800-1999
8. 2000-2199
9. 2200-2399
10. 2400-2599
11. 2600-2799
12. 2800-2999
13. 3000-3199
14. 3200-3399
15. 3400-3599
16. 3600-3799
17. 3800-3999
18. 4000-4499
19. 4500-4999
20. 5000-5499
21. 5500+

28. NEW FINANCE
1. Conventional
2. FHA
3. Assumption
4. VA
5. Owner
6. Lease to Purchase
7. Other (See REMARKS)

29. WARRANTY/POSSESSION REQUIRED ADDENDUMS (R)
1. Possession by Agreement
2. Possession at Closing
3. Tenants Rights
4. Extended Warranty/10 Years
5. 1 Year Builder's Warranty
6. 1 Year Home Warranty
7. Other Warranty
8. Special Contract Addendum Required - Call Listing Agent
9. List Agent to Hold Earnest Money
10. Equitable Interest Ownership (Call LA)
11. Other (See REMARKS)

30. SHOWING INSTRUCTIONS (R)
1. Open Key Box - Call After Showing
2. Closed Key Box
3. Key in Office
4. Appointment Only
5. Call Listing Agent
6. Call Appointment Secretary
7. Listing Agent Must Meet
8. Occupied by Owner
9. Tenants
10. Warning - Pets
11. No Sign
12. On-Site Sales Office
13. New Home - Open Daily
14. Advance Notice Required
15. Preclude (Forbid) Showing and Direct Negotiations With The Seller
16. Other (See REMARKS)

PENDING INFORMATION:

Pending Contract Date:

	/		/	
Month		Day		Year

Closing Date: ☐☐ / ☐☐ / ☐☐☐☐
Month Day Year

Sale Price: ☐☐☐☐☐☐☐

Terms of Sale: ☐☐☐☐☐☐☐☐
(FHA, VA, Conv, Assum, Cash, Owner

Down Payment Assistance (Y/N): ☐
First Time Buyer (Y/N): ☐

Selling Agent Code: ☐☐☐☐☐☐

Co-Selling Agent Code: ☐☐☐☐☐☐

Dollar Amount of Seller Contribution (Including Discount Points): ☐☐☐☐☐

Sold Square Feet: ☐☐☐☐☐☐

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