

Residential Income 2-4 Units
Listing Input Form

SANDICOR , Inc.
*Blue Items are Required

2

*Agent ID: _____ Agent 2 ID: _____ *Office ID: _____
Listing Agent # Agent Name 2nd Listing Agent ID# Listing Office # Office Name

_____/_____/_____
*List Date *Expiration Date *Low List Price *Variable Range Listing (Y/N) *High List Price *Assessors Parcel #

*House Number # *Street Name (insert abbreviation for direction after street name IE - ST, S) Unit#/Space# *State *CITY: _____ *ZIP: _____
(Auto Fill from Tax Record) Zip Code

*Map Code: _____/_____/_____
Thomas Bros Page Column Row *Community: _____ *Neighborhood: _____ *Cross ST(S) _____
Table Driven (30 Characters)

Complex/Park _____ Zoning _____ *Year Built _____ # of Units _____ # of Buildings _____
—
*CBB% _____ *CBB\$ _____ *CVR _____ (Y/N) Listing Service: _____
Compensation to Buyers Broker % Compensation to Buyers Broker \$ Variable Commission *Entry Only: _____ (Y/N) *Limited Service: _____ (Y/N) *Subject to Court/Lender Approval: _____ (Y/N)

Water District

See Drop Down List for Water District Names

School District:

*VOW - Virtual Office Website

☐ Yes
☐ No

*Allow Comments/Review *AUTO VALUATION MODEL

☐ Yes ☐ Yes
☐ No ☐ No

INTERNET Syndication

☐ Yes
☐ No

*Address On The Internet (1)

☐ 1 Full Address (House Number and Street Name)
☐ 2 Partial Address (Street Name Only)
☐ 3 No Address

Sign - Sign On Property (1)

☐ Yes
☐ No

Possession (1)

☐ 1 Call Listing Agent
☐ 2 Close of Escrow
☐ 99 Other Remarks

Jurisdiction (1)

☐ 1 Incorporated
☐ 2 Unincorporated

*Age Restrictions (1)

☐ 1 55 and up
☐ 2 62 and up
☐ 98 None Known
☐ 99 Other Remarks

*Listing Type (1)

☐ 1 Exclusive Right (R)
☐ 2 Exclusive Right W/
Exception (X)
☐ 3 Exclusive Agency (A)
☐ 4 Open Listing (O)
☐ 5 Probate (P)

PETS (1)

☐ 1 Yes
☐ 2 No
☐ 3 Allowed w/Restrictions

Manager Name:

Manager Phone:

(_____)_____-____x_____

UNIT INFORMATION

<u>Unit Numbers</u>	<u>Bedroom</u>	<u>Baths Full</u>	<u>Half Baths</u>	<u>Est Square Footage</u>	<u>Rent Actual</u>	<u>Rent Projected</u>
*UN1_____	*BD1_____	*BA1_____	*HB1_____	SF1_____	*RN1_____	RP1_____
*UN2_____	*BD2_____	*BA2_____	*HB2_____	SF2_____	*RN2_____	RP2_____
*UN3_____	*BD3_____	*BA3_____	*HB3_____	SF3_____	*RN3_____	RP3_____
*UN4_____	*BD4_____	*BA4_____	*HB4_____	SF4_____	*RN4_____	RP4_____

<u>Deposits</u>	<u>Landry Hook Ups (Yes/No/Common)</u>	<u>Exclusive Use Yards (Yes/No)</u>	<u>Occupied (Owner/Tenant/Vacant)</u>	<u>*Gross Scheduled Income Actual</u>	<u>Gross Scheduled Income Projected</u>
*DP1_____	*LH1_____	*EUY1_____	*OC1_____	_____	_____
*DP2_____	*LH2_____	*EUY2_____	*OC2_____	_____	_____
*DP3_____	*LH3_____	*EUY3_____	*OC3_____	<u>*Gross Rent Multiplier Actual</u>	<u>Gross Rent Multiplier Projected</u>
*DP4_____	*LH4_____	*EUY4_____	*OC4_____	_____	_____

<u>*Cap Rate Actual</u>	_____	<u>Number of Units with: (Available Transfers)</u>	_____
<u>Cap Rate Projected</u>	_____	* # of Units w/Cooling	_____
<u>*Annual Expense Actual</u>	_____	* # of Units w/Dishwashers	_____
<u>Annual Expense Projected</u>	_____	* # of Units w/Dryers	_____
<u>*Net Operating Income Actual</u>	_____	* # of Units w/Fireplaces	_____
<u>Net Operating Income Projected</u>	_____	* # of Units Furnished	_____
<u>*Other Income Actual</u>	_____	* # of Units w/Garages	_____
<u>Other Income Projected</u>	_____	* # of Units w/Patios	_____
		* # of Units w/Range/Ovens	_____
		* # of Units w/Refrigerators	_____
		* # of Units w/Washers	_____

* Tenant Pays

- ☐ 1 Association Fee
- ☐ 2 Cable TV
- ☐ 3 Electricity
- ☐ 4 Gardener
- ☐ 5 Gas/Propane
- ☐ 6 Hot Water
- ☐ 7 Other Fees
- ☐ 8 Other Tax
- ☐ 9 Parking Fees
- ☐ 10 Pool/Spa Maint
- ☐ 11 Property Tax
- ☐ 12 Sewer
- ☐ 13 Trash
- ☐ 14 Water
- ☐ 98 None Known
- ☐ 99 Other Remarks

*Stories: (2)

- ☐ 1 Story
- ☐ 2 Story
- ☐ 3 Story
- ☐ 4 Story
- ☐ Split Level
- ☐ Other/Remarks

*Source of Square Feet:(1)

- ☐ 1 Public Records
- ☐ 2 Appraisal
- ☐ 3 Assessor Record
- ☐ 4 Builders Brochure
- ☐ 5 Owner
- ☐ 6 Plans
- ☐ 99 Other/Remarks

SITE INFORMATION

Animal Designator Code:

Additional Property Use (1)

- ☐ 1 Grove
- ☐ 2 With Structures
- ☐ 3 Ranch/Farm
- ☐ 4 Res/Business Use OK
- ☐ 98 None Known
- ☐ 99 Other Remarks

Boat Facilities (1)

- ☐ 1 Yes
- ☐ 98 None Known
- ☐ 99 Other Remarks

***Complex Features: (16)**

- ☐ 1 BBQ
- ☐ 2 Beach Rights
- ☐ 3 Biking/Hiking Trails
- ☐ 4 Clubhouse/Rec Rm
- ☐ 5 Concierge
- ☐ 6 Exercise Room
- ☐ 7 Gated Community
- ☐ 8 Golf
- ☐ 9 Horse Facility
- ☐ 10 Horse Trails
- ☐ 11 Laundry Facility
- ☐ 12 On-Site Guard
- ☐ 13 Pet Restrictions
- ☐ 14 Playground
- ☐ 15 Pool
- ☐ 16 Recreation Area
- ☐ 17 RV/Boat Parking
- ☐ 18 Sauna
- ☐ 19 Spa/Hot Tub
- ☐ 20 Tennis Courts
- ☐ 98 None Known
- ☐ 99 Other Remarks

***Fencing: (3)**

- ☐ 1 Cross Fencing
- ☐ 2 Full
- ☐ 3 Gate
- ☐ 4 Partial
- ☐ 98 None Known
- ☐ 99 Other Remarks

Frontage Length:

Dimensions in Feet

Frontage: (4)

- ☐ 1 Bay
- ☐ 2 BLM/National Forest
- ☐ 3 Canyon
- ☐ 4 Freeway
- ☐ 5 Golf Course
- ☐ 6 Lagoon/Estuary
- ☐ 7 Lake/River
- ☐ 8 Military Land
- ☐ 9 Ocean/Bluff
- ☐ 10 Ocean/Sand
- ☐ 11 Open Space
- ☐ 98 None Known
- ☐ 99 Other Remarks

Heat Equipment (4)

- ☐ 1 Baseboard
- ☐ 2 Combination Heating
- ☐ 3 Fireplace
- ☐ 4 Floor Furnance
- ☐ 5 Forced Air Unit
- ☐ 6 Passive Solar
- ☐ 7 Pellet/Wood Burning Stove
- ☐ 8 Radiant
- ☐ 9 Wall/Gravity
- ☐ 10 Zoned Areas
- ☐ 98 None Known
- ☐ 99 Other Remarks

Heat Source (2)

- ☐ 1 Electric
- ☐ 2 Natural Gas
- ☐ 3 Pellets
- ☐ 4 Propane
- ☐ 5 Solar
- ☐ 6 Wood
- ☐ 99 Other Remarks

Irrigation (5)

- ☐ 1 Automatic
- ☐ 2 Drip
- ☐ 3 Manual
- ☐ 4 Sprinklers
- ☐ 98 None Known
- ☐ 99 Other/Remarks

ACS _____

Apx Acres

LSF _____

Apx Lot Sq. Ft.

LDM: _____

Apx Lot Dimensions

***Land Use Code:**

Auto Fills From Tax

***Lot Size Source: (1)**

- ☐ 1 Appraisal
- ☐ 2 Assessor Record
- ☐ 3 City/County Records
- ☐ 4 Survey
- ☐ 5 Title Company
- ☐ 99 Other Remarks

***Lot Size: (1)**

- ☐ 1) 0 (Common Interest)
- ☐ 2) 1-3999
- ☐ 3) 4000-7499
- ☐ 4) 7500-10889
- ☐ 5) .25 - .5
- ☐ 6) more than .5 up to 1
- ☐ 7) more than 1, up to 2
- ☐ 8) more than 2, up to 4
- ☐ 9) more than 4, up to 10
- ☐ 10) more than 10, up to 20
- ☐ 11) more than 20

Miscellaneous: (14)

- ☐ 1 Aviary
- ☐ 2 Dog Run
- ☐ 3 Elevator/Stair Climber
- ☐ 4 Greenhouse
- ☐ 5 Hdicap/Whlchair
- ☐ 6 Horse Allowed
- ☐ 7 Horse Facilities
- ☐ 8 Horse Trails
- ☐ 9 Kennel
- ☐ 10 Livestock Allowed
- ☐ 11 Livestock Facilities
- ☐ 12 Outbuilding
- ☐ 13 Tennis Court
- ☐ 14 Uninhabitable
- ☐ 15 Value in Land
- ☐ 98 None Known
- ☐ 99 Other Remarks

SITE INFORMATION (continued)

*Parking Garage Spaces

Unit 1: _____

*Parking Garage Description - Unit 1 (3)

- ☐ 1 Assigned
- ☐ 2 Attached
- ☐ 3 Converted
- ☐ 4 Detached
- ☐ 5 Gated
- ☐ 6 Tandem
- ☐ 7 Underground
- ☐ 98 None Known

*Parking Non Garaged Spaces

Unit 1: _____

*Parking Non Garaged Description Unit 1 (3)

- ☐ 1 Assigned
- ☐ 2 Carport
- ☐ 3 Gated
- ☐ 4 Detached
- ☐ 5 Permit/Decal
- ☐ 6 Tandem
- ☐ 7 Uncovered
- ☐ 8 Underground
- ☐ 98 None Known

*Parking Garage Spaces

Unit 2: _____

*Parking Garage Description Unit 2 (3)

- ☐ 1 Assigned
- ☐ 2 Attached
- ☐ 3 Converted
- ☐ 4 Detached
- ☐ 5 Gated
- ☐ 6 Tandem
- ☐ 7 Underground
- ☐ 98 None Known

*Parking Non Garaged Spaces

Unit 2: _____

*Parking Non Garaged Description Unit 2 (3)

- ☐ 1 Assigned
- ☐ 2 Carport
- ☐ 3 Gated
- ☐ 4 Detached
- ☐ 5 Permit/Decal
- ☐ 6 Tandem
- ☐ 7 Uncovered
- ☐ 8 Underground
- ☐ 98 None Known

*Parking Garage Spaces

Unit 3: _____

*Parking Garage Description Unit 3 (3)

- ☐ 1 Assigned
- ☐ 2 Attached
- ☐ 3 Converted
- ☐ 4 Detached
- ☐ 5 Gated
- ☐ 6 Tandem
- ☐ 7 Underground
- ☐ 98 None Known

*Parking Non Garaged Spaces

Unit 3: _____

*Parking Non Garaged Description Unit 3 (3)

- ☐ 1 Assigned
- ☐ 2 Carport
- ☐ 3 Gated
- ☐ 4 Detached
- ☐ 5 Permit/Decal
- ☐ 6 Tandem
- ☐ 7 Uncovered
- ☐ 8 Underground
- ☐ 98 None Known

*Parking Garage Spaces

Unit 4: _____

*Parking Garage Description Unit 4 (3)

- ☐ 1 Assigned
- ☐ 2 Attached
- ☐ 3 Converted
- ☐ 4 Detached
- ☐ 5 Gated
- ☐ 6 Tandem
- ☐ 7 Underground
- ☐ 98 None Known

*Parking Non Garaged Spaces

Unit 4: _____

*Parking Non Garaged Description Unit 4 (3)

- ☐ 1 Assigned
- ☐ 2 Carport
- ☐ 3 Gated
- ☐ 4 Detached
- ☐ 5 Permit/Decal
- ☐ 6 Tandem
- ☐ 7 Uncovered
- ☐ 8 Underground
- ☐ 98 None Known

*Parking for RV (4)

- ☐ 1 Complex/Park
- ☐ 2 Covered
- ☐ 3 Enclosed
- ☐ 4 Garage
- ☐ 5 Gated
- ☐ 6 Hook-ups
- ☐ 7 On-Site Parking
- ☐ 8 Potential Space
- ☐ 9 Restrictions
- ☐ 98 None Known
- ☐ 99 Other Remarks

*Property Restrictions Known

- ☐ 1 Animals
- ☐ 2 CC&R's
- ☐ 3 Coastal Commission
- ☐ 4 Environmental
- ☐ 5 Management Approval
- ☐ 6 Open Space
- ☐ 98 None Known
- ☐ 99 Other Remarks

*Site (10)

- ☐ 1 Alley Access
- ☐ 2 Corner Lot
- ☐ 3 Culdesac
- ☐ 4 Curbs
- ☐ 5 Easement Access
- ☐ 6 Flag Lot
- ☐ 7 Irregular Lot
- ☐ 8 Landlocked No Legal Access
- ☐ 9 National Forest
- ☐ 10 Outside of County Water Authority
- ☐ 11 Private Street
- ☐ 12 Public Street
- ☐ 13 Rear Yard Street Access
- ☐ 14 Reservation Land
- ☐ 15 Sidewalks
- ☐ 16 Street Paved
- ☐ 17 Street Unpaved
- ☐ 18 West of I-5
- ☐ 19 West of 101
- ☐ 98 None Known
- ☐ 99 Other Remarks

Building, Complex and Exterior Features

*Sewer/Septic (2)

- ☐ 1 Sewer Available
- ☐ 2 Sewer Connected
- ☐ 3 Septic Installed
- ☐ 99 Other/Remarks

*Telecommunications (8)

- ☐ 1 Antenna
- ☐ 2 Audio
- ☐ 3 Cable (Coaxial)
- ☐ 4 Computer (Cat5)
- ☐ 5 Intercom
- ☐ 6 Mutiple Phones
- ☐ 7 Satellite Dish
- ☐ 8 Security
- ☐ 98 None Known
- ☐ 99 Other Remarks

*Topography (3)

- ☐ 1 Bluff/Canyon Rim
- ☐ 2 Canyon/Valley
- ☐ 3 Level
- ☐ 4 Mountainous
- ☐ 5 Rolling
- ☐ 6 Slope Gentle
- ☐ 7 Slope Steep
- ☐ 99 Other Remarks

*View (5)

- ☐ 1 Bay
- ☐ 2 City
- ☐ 3 Evening Lights
- ☐ 4 Golf Course
- ☐ 5 Greenbelt
- ☐ 6 Lagoon/Estuary
- ☐ 7 Lake/River

*View (5) - continued

- ☐ 8 Mountains/Hills
- ☐ 9 Ocean
- ☐ 10 Panoramic
- ☐ 11 Parklike
- ☐ 12 Valley/Canyon
- ☐ 98 None Known
- ☐ 99 Other Remarks

*Water (2)

- ☐ 1 Available
- ☐ 2 Meter on Property
- ☐ 3 Meter Paid/Not In
- ☐ 4 Well On Property
- ☐ 5 Well/Irrigation Only
- ☐ 98 None Known
- ☐ 99 Other Remarks

*Construction:

- ☐ 1 Built On Site
- ☐ 2 Factory/Prefab

*Cooling (2)

- ☐ 1 Attic Fan
- ☐ 2 Central Forced Air
- ☐ 3 Heat Pump(s)
- ☐ 4 Swamp Cooler(s)
- ☐ 5 Wall/Window
- ☐ 6 Zoned Areas
- ☐ 98 None Known
- ☐ 99 Other Remarks

*Exterior (3)

- ☐ 1 Adobe
- ☐ 2 Block
- ☐ 3 Brick
- ☐ 4 Metal
- ☐ 5 Stone
- ☐ 6 Stucco
- ☐ 7 Vinyl
- ☐ 8 Wood
- ☐ 9 Wood/Stucco
- ☐ 99 Other/Remarks

*Pool (3)

- ☐ 1 Above Ground
- ☐ 2 Below Ground
- ☐ 3 Community/Common
- ☐ 4 Exercise
- ☐ 5 Lap
- ☐ 6 Private
- ☐ 98 None Known

*Pool Heat (2)

- ☐ 1 Electric
- ☐ 2 Gas
- ☐ 3 Propane
- ☐ 4 Solar
- ☐ 98 None Known

*Roof (2)

- ☐ 1 Concrete
- ☐ 2 Composition
- ☐ 3 Metal
- ☐ 4 Rock/Gravel
- ☐ 5 Rolled/Hot Mop
- ☐ 6 Tile/Clay
- ☐ 7 Wood
- ☐ 99 Other Remarks

*Security (6)

- ☐ 1 Automatic Gate
- ☐ 2 Closed Circuit TV
- ☐ 3 Eqpt Leased
- ☐ 4 Eqpt Owned
- ☐ 5 Gated Community
- ☐ 6 On Site Guard
- ☐ 7 Security Bars
- ☐ 98 None Known
- ☐ 99 Other Remarks

*Spa (3)

- ☐ 1 Community/Common
- ☐ 2 Private Below Ground
- ☐ 3 Private Portable
- ☐ 4 Private w/Pool
- ☐ 5 Yes
- ☐ 98 None Known

*Spa Heat (2)

- ☐ 1 Electric
- ☐ 2 Gas
- ☐ 3 Propane
- ☐ 4 Solar
- ☐ 98 None Known

*Water Heater Type (2)

- ☐ 1 Electric
- ☐ 2 Gas
- ☐ 3 Propane
- ☐ 4 Solar
- ☐ 5 Tankless
- ☐ 99 Other Remarks

Fees, Assessments, and Terms

***Home Owner Fees:** _____

***Amount Reflects:** ☐ 1 Month ☐ 98 None Known
☐ 2 Year

*Home Owner

Payment Frequency

- ☐ 1 Monthly
- ☐ 2 Quarterly
- ☐ 3 Semi-Annually
- ☐ 4 Annually
- ☐ 98 None Known
- ☐ 99 Other/Remarks

*Home Owner Fees Include (11)

- ☐ 1 Cable/TV Service
- ☐ 2 Common Area Maintenance
- ☐ 3 Electricity
- ☐ 4 Exterior
- ☐ 5 Exterior Bldg Maintenance
- ☐ 6 Gas
- ☐ 7 Gated Community
- ☐ 8 Hot Water
- ☐ 9 Limited Insurance
- ☐ 10 Propane
- ☐ 11 Roof Maintenance
- ☐ 12 Sewer
- ☐ 13 Termite
- ☐ 14 Trash/Pickup
- ☐ 15 Water
- ☐ 98 None Known
- ☐ 99 Other Remarks

***Other Fees:** _____

***Amount Reflects:** ☐ 1 Month ☐ 98 None Known

***Other Fee** ☐ 2 Year

Payment Frequency

- ☐ 1 Monthly
- ☐ 2 Quarterly
- ☐ 3 Semi-Annually
- ☐ 4 Annually
- ☐ 98 None Known
- ☐ 99 Other/Remarks

*Type of Other Fees (6)

- ☐ 1 Boat
- ☐ 2 Club Fees
- ☐ 3 Community/Master Home Owner Fees
- ☐ 4 Equestrian
- ☐ 5 Home Owner Assessments
- ☐ 6 Security Gate
- ☐ 7 Security Guard
- ☐ 98 None Known
- ☐ 99 Other/Remarks

***CDF/Mello-Roos:** _____

Amount Reflects: ☐ 1 Month ☐ 98 None
☐ 2 Year

*CDF/Mello Roos

Payment Frequency

- ☐ 1 Monthly
- ☐ 2 Quarterly
- ☐ 3 Semi-Annually
- ☐ 4 Annually
- ☐ 98 None Known
- ☐ 99 Other/Remarks

Monthly Total Fees: _____

System to calculate based on Home Owner
Fees/ Other Fees and MR-CDF Fees

Home Owner Association:

Home Owner Assoc. Phone:

Est% of Owner Occupancy: _____

* Assessments

☐ 1 Yes/Remarks
☐ 98 None Known

*Terms

- ☐ 1 Assumable
- ☐ 2 Cal Vet
- ☐ 3 Cash
- ☐ 4 Conventional
- ☐ 5 Exchange
- ☐ 6 FHA
- ☐ 7 Land Contract
- ☐ 8 Lease Option
- ☐ 9 Seller May Carry
- ☐ 10 Shared Equity
- ☐ 11 VA
- ☐ 99 Other Remarks

Remarks and Showing Information

REMARKS:
450 Characters

Information is published on the Internet, IDX Sites and/or given to clients - please refer to the attributes of the property in this space.

***Confidential REMARKS:**
300 Characters

Information is intended as Broker to Broker Information - Not to be given to Public or published on the internet

Directions:
200 Characters

***Showing Instructions:**
100 Characters

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***Lock Box**

- ☐ 1 Yes
☐ 2 No

***LB Description**

- ☐ 3 Combo
☐ 4 Timed
☐ 5 Sentrilock
☐ 99 Other/Remarks

*****Mandated Remarks - (1) (R)**

- ☐ 1 Offer accepted contingent on court approval (C)
☐ 2 Offer accepted with Lease Option
☐ 3 Offer accepted pending lender approv.of Short Sale(C)
☐ 4 Offer(s) submitted awaiting REO approval (C)
☐ 5 Offer(s) submitted awaiting Short Sale approval (C)
☐ 98 None Known

*****Mandated Remarks - required only when applicable.**

- ☐ Offer accepted with ____ hour first right of refusal (C)

***Sales Restrictions (3)**

- | | |
|--|---|
| <input type="checkbox"/> 1 Probate Subject to Overbid | <input type="checkbox"/> 98 None Known |
| <input type="checkbox"/> 2 Short Sale Approved | <input type="checkbox"/> 99 Other Remarks |
| <input type="checkbox"/> 3 Estate | |
| <input type="checkbox"/> 4 Court Approval Required | |
| <input type="checkbox"/> 5 REO | |
| <input type="checkbox"/> 6 Call Agent | |
| <input type="checkbox"/> 7 Need Short Sale-NoLender Knowledge | |
| <input type="checkbox"/> 8 Pre SS Pkg submitted to lender(s), ready to consider offers | |
| <input type="checkbox"/> 9 NOD Filed/Foreclosure Pending | |

This Information relative to this property is supplied for publication by the owner(s) according to owner's best information and belief and I/We agree the above information is true and correct to the best of my knowledge and belief and authorize agent to submit the above information for publication in the Sandicor, Inc MLS. IT IS HEREIN NOTED THAT SANDICOR, INC MLS WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED ABOVE.

Owner Signature:_____ Date:_____
(Optional)

Owner Signature:_____ Date:_____
(Optional)

Broker certifies that a valid contract for the above property is on file in his/her office.

Broker Signature:_____ Date:_____

Authorized Signature (MLS Participant/Subscriber)_____ Date:_____
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