

Expenses

- Date Avail: _____ Tax Year: _____ *Operating Expenses* Other: _____
1. ***Potential Rental Income:** \$ _____ Property Taxes: _____ Other: _____
2. ***Vacancy (% of PRI):** _____ Building Insurance: _____ Other: _____
3. Vacancy Dollars: Auto calculated Utilities: _____ 6. Total Operating Expenses: Auto calculated
4. Effective Rental Income: Auto calculated Common Area Maintenance: _____ 7. New Operating Income: Auto calculated
5. Other Income (laundry, etc.): _____
5. Gross Operating Income: Auto calculated

The following fields may be manually or automatically calculated CAP: _____ GRM: _____

Remarks (limited to 2000 characters for Listing Comments and Broker Remarks with the first 500 appearing on print reports)

Listing Comments (Describe the property. Will display on reports and be sent to ColoProperty, MySite, and all other public websites): _____

Broker Remarks (Private Information for other brokers only— e.g. commission info, bonuses, etc. Will display on IRESis & printed agent version reports only): _____

Internet Marketing

*Display on Internet: Y / N *Display Address: Y / N *Allow 3rd Party Comments: Y / N *Allow 3rd Party AVMs: Y / N

*Attribution Contact (Phone or Email): _____ *ColoProperty.com@: Y / N *Homes.com@: Y / N

*Exclude from ListHub Syndications?: Y / N

Exterior Features

*Construction: _____

1. Wood/Frame
2. Brick/Brick Veneer
3. Block
4. Stone
5. Log
6. Metal Siding
7. Vinyl Siding
8. Composition Siding
9. Stucco
10. Wood Siding
11. Wood Shingle
12. Cedar/Redwood
13. Painted/Stained
14. Rolling Shutters
15. Other Construction
16. Tilt-Up
17. Metal/Frame
18. Twin Tee
19. Wall: Block
20. Wall: Tilt-Up
21. Wall: Metal/Frame
22. Wall: Wood/Frame
23. Wall: Brick
24. Wall: Stone
25. Wall: Twin Tee
26. Wall: Other
27. Ceiling: 8 Feet or Less
28. Ceiling: 8-10 Feet
29. Ceiling: 10-12 Feet
30. Ceiling: 12-14 Feet
31. Ceiling: 14-16 Feet
32. Ceiling: 16-20 Feet
33. Ceiling: Over 20 Feet
34. Floor: Concrete
35. Floor: Sealed
36. Floor: Vinyl
37. Floor: Ceramic Tile
38. Floor: Wood
39. Floor: Carpet
40. Floor: Drains
41. Adobe

42. Concrete
 43. Moss Rock
- *Roof: _____
1. Composition Roof
 2. Wood Shake/Shingle
 3. Tar & Gravel
 4. Tile Roof
 5. Metal Roof
 6. Slate Roof
 7. Rubber Membrane
 8. Foam Roof
 9. Fiberglass Shingles
 10. Other Roof
 11. Flat Roof
 12. Built up
 13. More Than 1
 14. Wood Deck
 15. Metal Deck
 16. Twin Tee/Concrete
 17. Cement Shake
 18. Concrete Tile

Commercial/Indust Type: _____

1. Incorporated Area
2. Unincorporated Area
3. Office
5. Office Condominium
7. Executive Suites
8. Retail-Freestanding
9. Retail-Strip
10. Retail-Showroom
11. Retail-Downtown
12. Retail-Regional
13. Retail-Community
14. Retail-Neighborhood
15. R & D Park
16. Industrial/High Tech
17. Industrial/Warehouse
18. Industrial/Manufacturing
19. Mini-Warehouse
20. Other Commercial
21. Other Industrial
22. Religious Facility

23. Live/Work
24. Class "A"
25. Class "B"
26. Class "C"
27. Flex Space

Location Desc: _____

1. Cul-De-Sac
2. Corner Lot
3. Wooded Lot
4. Evergreen Trees
5. Deciduous Trees
6. Native Grass
7. Level Lot
8. Rolling Lot
9. Sloping Lot
10. Steep Lot
11. Rock Out-Croppings
12. Abuts Ditch
13. Abuts Golf Course
14. Golf Course Neighborhood
15. Abuts Pond/Lake
16. Abuts Stream/Creek/River
17. Abuts Farm Land
18. Abuts National Forest
19. Abuts Park
20. Abuts Public Open Space
21. Abuts Private Open Space
22. Meadow
23. Orchard
24. Outbuildings
25. Airpark
26. Historic District
37. Within City Limits
44. Lake Access
45. Lake Front
46. Marina in Community
47. River Access
48. River Front
49. Stream
50. Waterfront
51. Lake on Lot
52. Pond on Lot
53. Waterfall

Fences: _____

1. Partially Fenced
2. Enclosed Fenced Area
3. Wood Fence
4. Chain Link
5. Security Fence
6. Other Fence
7. Electric Fence
8. Wire Fence
9. Metal Post Fence
11. Vinyl/Composition

Property Features: _____

14. Fire Sprinklers
22. Lawn Sprinkler System
23. Covenants
24. "Clean" Room
25. Freight Elevator
26. Public Elevator
27. Storage on Site
28. Paved Parking
29. Public Transportation
30. Loading: Double Door
31. Loading: Drive-in
32. Loading: Dock High
33. Loading: Truck Well
34. Loading: Dock leveler
35. Loading: Railroad Dock
36. Loading: Drive-in Overhead Doors

Views: _____

1. Back Range/Snow Capped
2. Foothills View
3. Plains View
4. City View
5. Water View
6. 360 Degrees

Lot Improvements: _____

1. Street Paved
2. Curbs
3. Gutters
4. Sidewalks

- 5. Street Light
- 6. Alley
- 7. Fire Hydrant within 500 Ft

Road Access: _____

- 1. Private, up to Co. Standards
- 2. Private, not up to Co. Standard
- 3. 4x4 Required to Access
- 4. City Street
- 5. Co. Rd/ Co. Maintained
- 6. Co. Rd/ Not Maintained
- 7. State Highway
- 8. Interstate
- 9. Easement
- 10. Privately Maintained
- 11. Lack of Legal Right to Access
- 12. Security Gate
- 13. Alley

Rd Surface at Prop Line: _____

- 1. Road Improvement Needed
- 2. Dirt Road
- 3. Gravel Road
- 4. Blacktop Road
- 5. Concrete Road

Railroad Access: _____

- 1. Railroad Adjacent
- 2. Rail Served
- 3. Railroad Available
- 4. Call Listor

Parking/Building SqFt: _____

- 1. 1: 100 or better
- 2. 1: 150
- 3. 1: 200
- 4. 1: 250
- 5. 1: 300
- 6. 1: 350
- 7. 1: 400
- 8. Over 1: 400

Interior Features

Bsmt/Foundation: _____

- 1. No Basement
- 2. Partial Basement
- 3. Full Basement
- 9. Crawl Space
- 10. Slab
- 11. Walk-Out Basement
- 12. Daylight Basement
- 20. Post & Pier

***Heating:** _____

- 1. No Heat
- 2. Forced Air
- 3. Hot Water
- 4. Heat Pump
- 5. Baseboard Heat
- 6. Gravity Heat
- 8. Multi-Zoned Heat
- 9. Radiant Heat
- 10. Radiator
- 11. Space Heater
- 12. Two or More Heat Sources
- 13. Humidifier
- 14. Two or More H2O Heaters
- 15. Electric Air Filter
- 16. Common Heat Source
- 17. Individual Heat Source
- 18. Suspended Heaters
- 19. Wall Heater
- 20. Oil

***Cooling:** _____

- 1. Refrigeration/HVAC
- 2. Window A/C Units
- 3. Evaporative Cooler
- 4. Ceiling Fan
- 5. Attic Fan
- 6. Variable Air Volume
- 7. Combo Refrig & Evap Cooler
- 8. Two or More Units
- 9. No Cooling

Inclusions: _____

- 1. No Inclusions
- 19. Intercom
- 21. Security System
- 28. Some Furniture
- 38. Smoke Alarm(s)
- 39. Kitchenette
- 40. Break Room

Energy Features: _____

- 1. Solar Domestic Hot Water
- 2. Solar Hot Water Heat
- 3. Solar Rough-In
- 4. Trombe Wall
- 5. Sun Space
- 6. Southern Exposure
- 7. Double Pane Windows
- 8. Triple Pane Windows
- 9. Storm Window
- 10. Storm Doors
- 11. Attached Greenhouse
- 12. High Efficiency Furnace
- 13. Energy Survey Complete
- 14. Demand Control Limiter
- 15. Set Back Thermostat

Disabled Access: _____

- 1. Ramp Access
- 2. Level Lot
- 3. Level Drive
- 4. Near Bus
- 5. Width of Halls 42" or More
- 6. Low Carpet
- 7. Interior Doors 32" or More
- 8. Exterior Doors 36" or More
- 9. No Stairs
- 10. Other Access
- 15. Elevator

Other Features

Utilities: _____

- 1. Natural Gas
- 2. Electric
- 3. Propane
- 4. Wood/Coal
- 7. Oil
- 8. No Utilities
- 9. Other Utilities
- 10. Cable TV Available
- 11. Master Meter- Electric
- 12. Master Meter- Gas
- 13. Separate Meter Electricity
- 14. Separate Meter Gas
- 15. 200V Electric
- 16. 440V Electric
- 17. 3-Phase Electric
- 18. Electricity at Property
- 19. Electricity within 100 ft
- 20. Electricity more than 100 ft
- 21. Natural Gas at Property
- 22. Natural Gas within 100 ft
- 23. Natural Gas more than 100 ft
- 24. Gas Tap Paid
- 25. Gas Tap Available

- 26. Propane Installed
- 29. Satellite Available
- 30. High Speed Available
- 31. Underground

***Water/Sewer:** _____

- 1. City Water
- 2. District Water
- 3. Well
- 4. Cistern
- 5. City Sewer
- 6. District Sewer
- 7. Septic
- 8. No Water/Sewer
- 9. Other Water/Sewer
- 10. See Remarks
- 11. Septic Field
- 12. Septic Vault

***Ownership:** _____

- 1. Private Owner
- 2. Licensed Owner
- 3. Lender Owner/REO
- 4. Corporate Buy-Out
- 5. Partnership
- 6. Other Owner
- 9. HUD
- 10. Builder

***Occupied By:** _____

- 1. Owner Occupied
- 2. Tenant Occupied
- 3. Vacant for Rent
- 4. Vacant Not for Rent

***Possession:** _____

- 4. Specific Date
- 5. Tenant Will Vacate
- 6. Owner Will Vacate
- 7. Current Lease Agreement
- 8. See Remarks

***Tenant Pays:** _____

- 1. Deposit
- 2. Gas
- 3. Electric
- 4. Water
- 5. Sewer
- 6. Property Taxes
- 7. CPI Annual Escalation
- 8. Building Insurance
- 9. Interior Maintenance
- 10. Site Maintenance
- 11. Exterior Maintenance
- 12. Structural Maintenance
- 13. Association Fees
- 14. Trash
- 15. A/C Maintenance
- 16. Parking
- 17. Janitorial- Common
- 18. Janitorial- Suite
- 19. All Operating Costs (used alone)
- 20. Nothing
- 21. Fixed Annual Escalation

Gross Schldd Incm Incds: _____

- 1. Lease/Rents
- 2. Deposits Forfeited
- 3. Vending Machine
- 4. Common Area Fees
- 5. Lease Overage
- 6. Leased Parking

***Flood Plain:** _____

- 1. High Hazard/Floodway
- 2. 100 Year/High Risk

- 3. 500 Year/Moderate Risk
- 4. Minimal Risk

Existing Lease: _____

- 1. Month-to-Month
- 2. Fixed Term
- 3. 6 Month Lease
- 4. Year Lease
- 5. Other- See Remarks
- 6. Not Leased

Sale Includes: _____

- 1. Building(s)
- 2. Land
- 3. Leases
- 4. Fixtures/Equipment
- 5. Business

Lease Information: _____

- 9. Offer Net Lease
- 10. Offer Triple Net Lease
- 11. Offer Percentage Lease
- 12. Offer Gross Lease
- 13. Offer Modified Gross
- 14. Offer Gross Plus Utilities
- 15. Offer Fixed
- 16. Offer Escalate
- 7. Offer Mixed
- 18. Purchase Options Available
- 19. Offer Renewable
- 20. Exclusivity
- 21. Restrictions

Possible Usage: _____

- 1. Single Family
- 2. Multi Family
- 3. Mobile Homes
- 4. PUD
- 5. Farm/Ranch
- 6. Business
- 7. Commercial or Industrial
- 8. Additional Units

New Financing/Lending: _____

- 1. Cash
- 2. Conventional
- 5. Seller Points/Buydown
- 6. Owner Financing
- 7. Wrap/Blend
- 8. Lease Purchase
- 9. Exchange/Trade
- 10. Lease Back
- 11. Subordination to New 1st Loan
- 12. Subordination to Construction
- 13. Government
- 15. Short Pay
- 16. 1031 Exchange
- 17. Auction
- 18. SS Pending Lender Approval
- 20. FIRPTA

Showing Instructions: _____

- 1. Lockbox
- 2. Call First, Then Go
- 3. Vacant
- 4. Appointment Only
- 5. Business Hours
- 6. Call Listor
- 7. Call Tenant
- 8. Call Manager
- 9. Do Not Disturb Occupants
- 10. Listing Agent Must be Present
- 11. Key in Listing Office
- 12. Make Offer Subject to Inspection

Exclusions

Exclusions (Limit to 1500 Characters): _____

.....

Showing Information (Optional) All showing information is private and can be viewed by Listing Office only.

Property Vacant?: Y / N Showings Allowed?: Y / N Allow online requests?: Y / N

Minimum Notice Before Showings: None 30 Min 60 Min 120 Min Custom: _____

SentriLock Serial #: _____ Lockbox/CBS Code: _____

Showing Staff Instructions (500 Character Max): _____

Showing Agent Instructions (500 Character Max): _____

Showing Contact Information (Optional. If filled in, First & Last name and 1 phone number are required.)

First Name: _____ Last Name: _____

Home Phone: _____ Use for text?: Y / N Work Phone: _____ Use for text?: Y / N

Mobile Phone: _____ Use for text?: Y / N Other Phone: _____ Use for text?: Y / N

Email: _____ Appt. Notices?: Y / N Receive Feedback?: Y / N Preferred Contact Method: _____

Customize the Feedback Question: Select 1: Email, Phone, Text, Other

Use the standard showings feedback questionnaire. Use the customization from your user preferences.

Customize the showings feedback questionnaire for this listing only (If this option is selected, choose which questions to include below and/or add customized questions in the fields provided).

Is the customer interested in the property?

Is the price right?

Feedback on the exterior

Did the property show well?

Feedback on the interior

Other suggestions/comments

Custom question 1: _____

Custom questions 2: _____

Open Houses

Open House Date: _____ (mm/dd/yyyy) Start Time: _____ (hh:mm) End Time: _____ (hh:mm)

Repeat: Y / N If yes, Monday Tuesday Wednesday Thursday Friday Saturday Sunday

Comments: Limited to 255 characters) _____

Hosting Agent: _____

Display Open Houses on Internet: Y / N

ColoProperty.com®, MySite, Listing Links, IDX
downloads, Realtor.com®, and ListHub Channels (if your
office is signed up)

I hereby represent to the MLS that I am in possession of a property executed Exclusive Right to Sell Listing Contract or an Exclusive Agency Listing Contract signed by the owner(s) of the property and that I have used my best efforts as to accuracy and correctness on this data input form.

Signature:
