

State-Wide Multiple Listing Service, Inc. Category 4



Vacant Land - LND

KEYWORDS: Fill in the Blanks for each keyword, enter information as prompted by the computer. (R)'s denote required entries for adding a listing. Shaded Keywords are explained on Back of Form

(R)Listing Member ID: _____ (R)Company Code: _____ Showing Associate ID: _____ Showing Associate Phone: _____
 Showing Assoc. Email: _____ (R)List Date: ___/___/___ (R)Exp Date: ___/___/___ (R)List Price: \$ _____
 (R)Compensation to Coop. Broker: _____ (R)Lockbox: _____ (R)Photo Instructions: _____ Enhanced Photo Service: _____
 44 CHARACTERS MAX

Choose Your Internet Display Options:
 If the fields below are N, then all other Internet display options will not apply and Seller Opt out form must be completed.

Display Property on Agent/Broker Sites Y/N (R)IDX: _____ Display Property Address on Agent/Broker Sites Y/N (R)IDX Address Display: _____	Display Property on Consumer Sites (i.e. RILiving.com) Y/N (R)Consumer Sites: _____ Display Property Address on Consumer Sites (i.e. RILiving.com) Y/N (R)Consumer Sites Address Display: _____	Allow Property Value Estimates on VOWs Y/N Allow AVM: _____ Allow Property Comments/Reviews on VOWs Y/N Allow Comments: _____
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(R)Internet Display: _____
 (R)Internet Address Display: _____

(R)State: _____ (R)County: _____ (R)Municipality: _____ (R)Street Number: _____ - _____ (R)Street Name: _____
ADDL ST. # 50 CHARACTERS MAX

(R)Street Suffix: _____ (R)Zip: _____ - _____ (R)Neighborhood: _____ (R)Assessor's Plat/Map: _____ Block: _____
ZIP + 4 22 CHARACTERS MAX

(R)Lot/Parcel: _____ Potential Lots: _____ (R)Assessment: \$ _____ (R)Real Estate Taxes: \$ _____ (R)Tax Year: _____
TO THE NEAREST \$

(R)Fire District Tax: _____ Zoning: _____ (R)Lot Frontage: _____ (R)Approx. Lot Square Ft: _____ (R)Under Ground Tank: _____ - _____
Not intended for Legal Use SIZE TYPE

Assoc. Fee: \$ _____ per _____ (R)Subdivision/Lot approved: _____ (R)No. Approved Lots: _____ (R)Estimate Field: _____% (R)Estimate Woods: _____%
Y/M (Yearly/Monthly) Y/N

(R)Sign on Property: _____ (R)RE Licensee Owner: _____ (R)Entry Only Listing: _____ (R)Limited Service Listing: _____ Short Sale: _____ (R)REO/Lender Owned: _____
Y/N Y/N Y/N Y/N Y/N Y/N

Showing Instructions: _____
 (200 CHAR. MAX)

Compensation Comments: _____
 (62 CHARACTERS MAX)

FEATURES: For "Equipment Feature" choose only those included in list price

<p>(R)TYPE</p> <p>___ A. Residential ___ B. Total Resid. Develop. ___ C. Commercial ___ D. Retail ___ E. Office ___ F. Industrial ___ G. Agriculture ___ H. Mixed Use ___ Z. Other</p> <p>(R)LOCATION</p> <p>___ A. Urban ___ B. Suburban ___ C. Rural</p> <p>(R)STATUS</p> <p>___ A. Raw Land ___ B. Rough Grade ___ C. Approval(s) Needed ___ D. Finished Lot ___ Z. Other</p> <p>(R)BEST USE</p> <p>___ A. Industrial ___ B. Industrial Park ___ C. Warehouse ___ D. Commercial ___ E. Shopping Center ___ F. Strip Stores ___ G. Hotel/Motel ___ H. Office Building ___ I. Residential Development</p>	<p>___ J. Single Family ___ K. Multi Family ___ L. Condominium ___ M. Agriculture ___ N. Recreation ___ O. Mobile Park ___ P. Marina ___ Q. Mixed Use</p> <p>(R)PROPERTY ZONING</p> <p>___ A. Residential ___ B. Cluster ___ C. Multi-Family ___ D. Condominium ___ E. Commercial ___ F. Limited Business ___ G. General Business ___ H. Industrial-Light ___ I. Industrial-Heavy ___ J. Agriculture ___ K. Open Space ___ L. Needs Change ___ Z. Other</p> <p>(R)ROAD</p> <p>___ A. None ___ B. Private ___ C. Municipal ___ D. State ___ E. Unimproved ___ F. Dirt ___ G. Gravel</p>	<p>___ H. Tar & Chip ___ I. Blacktop ___ J. Concrete ___ K. High Traffic ___ L. Paper ___ M. Oil</p> <p>VISIBILITY</p> <p>___ A. High ___ B. Interstate ___ C. Highway</p> <p>(R)UTILITIES</p> <p>___ A. Storm Sewer ___ B. Sanitary Sewers ___ C. Municipal Water ___ D. Private Well ___ E. Common Well ___ F. Gas ___ G. Electric ___ H. 3-Phase Electric ___ I. Telephone ___ J. Fiber Optic ___ K. Street Lights ___ L. Cable TV ___ M. Rail Spur ___ N. Underground ___ O. Other ___ Z. None</p> <p>(R)UTILITIES IN AREA</p> <p>___ A. Electric ___ B. Sewer</p>	<p>___ C. Gas ___ D. Municipal Water ___ Z. None</p> <p>(R)BUILDING</p> <p>___ A. None ___ B. Livable ___ C. Abandoned ___ D. Condemned ___ E. Residence ___ F. Utility ___ Z. Other</p> <p>(R)WATER SUPPLY</p> <p>___ A. Connected ___ B. Available ___ C. Assessment Buyer ___ D. Assessment Seller ___ E. Well ___ Z. None</p> <p>(R)TOPOGRAPHY</p> <p>___ A. Level ___ B. Rolling ___ C. Lowland ___ D. Wetlands ___ E. Rocky ___ F. Wooded ___ G. Open</p> <p>SOIL</p> <p>___ A. Unknown ___ B. Sandy</p>	<p>___ C. Gravel ___ D. Marsh/Swamp ___ E. Clay ___ F. Loam ___ G. Ledge ___ Z. Other</p> <p>HAVE</p> <p>___ A. Boundary Survey ___ B. Topography Survey ___ C. Engineer Study ___ D. Freshwater Wetlands</p> <p>Approval</p> <p>___ E. CRMC Approval ___ F. Perc Test ___ G. Water Table Verification ___ H. ISDS (Septic) Design ___ I. Septic Installed ___ J. Well Installed ___ K. Site Plan ___ L. Building Plan ___ M. Air Photo ___ N. Feasibility Study ___ O. Arch. Drawing ___ P. Investment Analysis</p> <p>APVLS NOT OBTAINED</p> <p>___ A. Freshwater Wetlands ___ B. CRMC ___ C. Envir. Site Assessment ___ D. Perc Test ___ E. ISDS (Septic) Design</p>
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FEATURES (continued)

(R)SUBJECT TO

- A. Flood Plain
- B. Watershed
- C. Deed Restrictions
- D. Leases
- E. Easements
- F. Mineral Rights
- Z. None

WILL

- A. Sub-Divide
- B. Build Suit
- C. Sell as Package Only
- D. Lease

LOT

- A. Horse Perm.
- B. Sidewalks
- C. Private Compound
- D. Corner
- E. Cul De Sac
- F. Paved

WATER/AMENITIES

- A. Front Salt
- B. Front Fresh
- C. View Salt
- D. View Fresh
- E. River
- F. Walk To Water

- G. Access
- H. Flood Insurance
- I. Dock
- J. Beach
- K. Mooring
- L. Oceanfront
- M. Walk to Salt Wtr
- N. Walk to Fresh Wtr

NEAR

- A. Shopping
- B. Bus
- C. Commuter Bus
- D. Highway Access
- E. Private School

- F. Public School
- G. Hospital
- H. Rec. Facilities
- I. Swimming
- J. Tennis
- K. Golf
- L. Marina
- M. Railroad

TERMS

- A. Assumable
- B. Seller 1st
- C. Seller 2nd
- D. Rent w/ Option
- E. Exchange Consd.

- F. Joint Venture
- G. Closing Cost Asst.
- H. Special

(R)CLOSE

- A. 1-30 Days
- B. 30-60 Days
- C. Negotiable

(R)LISTING CONTRACT

- A. Exclusive Right to Sell
- B. Exclusive Brokerage

Remarks: (250 CHAR. MAX)

SELLER(S) AGREE(S) ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE OR AGREE(S) TO CHANGES IN ORIGINAL AGREEMENT. The listing broker has gathered the above information to the best of his/her ability based on information provided from other sources, including but not limited to the seller. This should in no way be a substitution for independent inquiries by the buyer.

Seller(s) _____ Date: _____

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Seller(s) _____ Date: _____

Category 4 - Vacant Land Listing

The Seller must initial any and all crossovers. All owners must sign where indicated.

<p>VOW KEYWORDS</p> <p>Internet Display = Y/N Does the seller want their listing to appear on the web? <i>If answer is No, the Seller Opt Out form is required</i></p> <p>Internet Address Display = Y/N Does the seller want their address to appear on the web? <i>If answer is No, the Seller Opt Out form is required</i></p> <p>Allow AVM = Y/N Does the seller want automated price estimates to appear on the web?</p> <p>Allow Comments = Y/N Does the seller want comments about their property to appear on the web?</p> <p>IDX Address Display = Y/N Allow the display of a listing's address to appear on IDX sites?</p> <p>Consumer Sites = Y/N Allow the display of a listing to appear on public sites like RILiving?</p> <p>Consumer Sites Address Display = Y/N Allow the display of a listing's address to appear on public sites like RILiving?</p>	<p>PHOTO INSTRUCTIONS</p> <p>In the first field, enter the letter value that corresponds with the meaning. In the second field, enter the number of photos sent in or to be taken by the MLS photographer.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Value</th> <th style="text-align: left; border-bottom: 1px solid black;">Meaning</th> </tr> </thead> <tbody> <tr><td>M</td><td>MLS Exterior Standard (one exterior shot only-no appointment needed).</td></tr> <tr><td>O</td><td>Exterior Rush (1 day turnaround)</td></tr> <tr><td>F</td><td>REALTOR photo to follow</td></tr> <tr><td>R</td><td>REALTOR Photo (s) submitted</td></tr> <tr><td>N</td><td>No photo is to be printed (owners' authorization on contract)</td></tr> <tr><td>C</td><td>Under Construction</td></tr> </tbody> </table>	Value	Meaning	M	MLS Exterior Standard (one exterior shot only-no appointment needed).	O	Exterior Rush (1 day turnaround)	F	REALTOR photo to follow	R	REALTOR Photo (s) submitted	N	No photo is to be printed (owners' authorization on contract)	C	Under Construction
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<p>COMPENSATION TO COOPERATING BROKER</p> <p>MLS cannot accept the listing unless the CB keyword is completed. Specifying the compensation of each listing is necessary because the cooperating Broker has a right to know what the compensation shall be prior to his/her endeavor to sell.</p> <p>The compensation shall be shown in one of the following forms:</p> <ol style="list-style-type: none"> 1. By showing a percentage of the gross selling price 2. By showing a definite dollar amount <p>If you offer a DUAL OR VARIABLE RATE COMMISSION (i.e. one in which the seller agrees to pay a specified commission if the property is sold by the listing broker without assistance, and a different commission if the sale results through the efforts of a cooperating broker) the listing broker must disclose by either one of the below formats followed by "V".</p> <p>EXAMPLE: CB: -%V</p> <p>If you take an EXCLUSIVE-RIGHT-TO-SELL contract with Named Prospects Exempted (Reservations) you will denote the compensation in either one of the below formats followed by "R".</p> <p>EXAMPLE: CB: -%R</p> <p>If you take an EXCLUSIVE AGENCY CONTRACT the standard Exclusive-Right -to-Sell contract cannot be used. Fill in the keywords and features page (reverse side of page) in the usual manner and denote the compensation in either one of the below formats followed by the code *XA".</p> <p>EXAMPLE: CB: -%XA</p> <p><i>* All compensation offered through MLS to the cooperating company is paid based exclusively on its becoming procuring cause of the purchaser.</i></p> <p>Add to Compensation to Cooperating Broker -</p> <p>If you list a SHORT SALE property, denote the compensation in one of two forms: Example: X% SS OR X% of total commission received -SS</p> <p>This will alert a cooperating broker that the listing is a short sale</p> <p>When disclosed, participants may, at their discretion, advise other participants whether and how any reduction in the gross commission established in the listing contract, required by the lender as a condition of approving the sale, will be apportioned between listing and cooperating participants.</p> <p>Deductions from Compensation on non-service related fees or expenses are not allowed. Only fees which are payable to a third party such as MLS Photographer, Home Warranty plan, sharing of a referral fee, etc., are allowed.</p> <p>The amount or percentage that is to be deducted, must specify and describe the deduction.</p>	<p>ENHANCED PHOTO SERVICES</p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr><td>A</td><td>Appt. needed - Interior/Exterior Enhanced Photos</td></tr> <tr><td>E</td><td>Supplement Photos</td></tr> <tr><td>S</td><td>"Rush" Supplement Photos</td></tr> <tr><td>V</td><td>Visual Tour</td></tr> </tbody> </table>	A	Appt. needed - Interior/Exterior Enhanced Photos	E	Supplement Photos	S	"Rush" Supplement Photos	V	Visual Tour						
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<p>REALTOR OWNED Y/N</p> <p>This field should be filled in with "Y" if the property is considered to be a broker owned property according to RI State law and/or defined by the Code of Ethics of the National Association of REALTORS</p>	<p>STREET NUMBER</p> <p>Street number is limited to two sets of six characters. Therefore, in some instances it is necessary to abbreviate information about the type of number that you are using to identify the property. The street number must comply with the 911 system whenever possible. The first six-digit field is required and can be filled with numbers only. The second six character field is not required and should be used for all additional information (i.e. Box #, Pole #, opposite pole, lot, 1/2 ending house #) as shown below:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">EXAMPLE</th> <th style="text-align: left; border-bottom: 1px solid black;">Street Address</th> <th style="text-align: left; border-bottom: 1px solid black;">With Additions</th> </tr> </thead> <tbody> <tr> <td>123- PL 1957</td> <td>123 Main Street</td> <td>Pole 1957</td> </tr> <tr> <td>123-A</td> <td>123 A Main Street</td> <td></td> </tr> </tbody> </table>	EXAMPLE	Street Address	With Additions	123- PL 1957	123 Main Street	Pole 1957	123-A	123 A Main Street						
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<p>YEAR BUILT</p> <p>Year Built is a numeric field (i.e. no alphabetic characters will be accepted). Year Built is the year that the property was built. When the property listed is in new construction, enter as the current year. When the age of the building is unknown, show its age as 9999.</p>	<p>EO = "MLS Entry-Only Listing" shall mean a form of listing submitted to the Service under which the listing broker will provide none of the following services: (a) present offers to purchase directly to the seller; (b) advise the seller as to the merits of the offer; (c) assist the seller in developing, communicating or presenting counteroffers; and (d) participate on the seller's behalf in negotiations leading to the sale of the listing property. Indicate by Y (yes) or N (no) in this field.</p>														
<p>COMPENSATION COMMENTS</p> <p>This field is to be used to explain any deductions or terms from the compensation fields - CB (Compensation to Cooperating Broker) If there are any deductions to be made from compensation, the deduction MUST be stated in the CB field. This is just an additional field to accommodate the explanation.</p>	<p>UNDERGROUND STORAGE TANK</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">SIZE</th> <th style="text-align: left; border-bottom: 1px solid black;">TYPE</th> </tr> </thead> <tbody> <tr><td>N=None</td><td>N=None</td></tr> <tr><td>U=Unknown</td><td>U=Unknown</td></tr> <tr><td>O=Over 1,100 Gallons</td><td>H=Heating Oil</td></tr> <tr><td>L=Less than 1, 100 Gallons</td><td>O=Other</td></tr> </tbody> </table> <p>EX: If an underground storage tank contains over 1, 100 gallons of heating oil, you would enter: O - H EX: If an underground tank held less than 1, 100 gallons of an unknown substance, you would enter: L - U</p>	SIZE	TYPE	N=None	N=None	U=Unknown	U=Unknown	O=Over 1,100 Gallons	H=Heating Oil	L=Less than 1, 100 Gallons	O=Other				
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