

FMLS/GAMLS *RESIDENTIAL LEASE* DUAL ENTRY FORM

Part 1

* = Required

House Number Prefix *Street Name Street Type

Suffix Unit # *State *County

*City *Zip *Zip + 4

*FMLS Area *GAMLS Area *Subdivision

*FMLS Tax ID

*GAMLS Tax ID

*Land Lot *District *Section/GMD *Lot

*Block *Unit *Plat Book *Plat Page ES Bus

Deed Book Deed Page MS Bus *Elementary School HS Bus

*Middle School *High School

*Lake Name

Part 2

* = Required

Coming Soon / / Also For Sale

*Monthly Rent *Date Available

On-Market Date / /

* FMLS Expiration Date

*List Date / /

*GAMLS Expiration Date

*FMLS Compensation \$ or %

*GAMLS Compensation \$ or %

Contact Name (System allows up to 25 characters)

Contact Phone

*FMLS Listing Agent ID

*GAMLS Listing Agent ID

OK to Present Offers Includes Auto-Slideshow

List Without Pictures

Co-Listing Agent ID

Listing Agent 2 ID

Refer to GAR Listing Agreement Section 6 A

Allow Internet Display

Allow Comments/Review

Allow Address Display

Send To: FMLS GAMLS

Part 3

Federal law requires sellers to provide certain important information about lead paint and lead based paint hazards before the sale or lease of properties built before 1978. Real estate agents must inform the seller of the disclosure obligation under the Real Estate Notification and Disclosure Rule. The completed form is required prior to binding agreement date. Please reference GAR forms F316, F319 and RE Forms RE140 and RE141.

*** = Required**

(check 1 only)

***Furnished**

(check 1 only)

Bdrms FBath HBath

*Upper

***Year Built**

*Main

*Lower

***Acreage**

Not Available
Appraiser
Assessor
Builder

Estimated
Other
Owner
Plans

Public Record
See Remarks
(check 1 only)

Agent
Appraiser
Acreage Not Entered
(check 1 only)

Other
Public Record
Owner/Seller

Part 4*** = Required*****Square Feet*****Sq Ft Source** (check 1 only)

Appraiser
Builder
Owner
Not available
Tax record

*** Sq Ft Source**

Above Grade Finished

Below Grade Finished

Below Grade Unfinished

Carport Spaces

Garage Spaces

Parking Spaces

Unbranded Virtual Tour

Branded Virtual Tour

This image shows a single sheet of white paper with horizontal blue or grey ruling lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Part 6

*** = Required**

FMLS Private Remarks (1000 character limit)

[illegible]

GAMLS Private Remarks (1000 character limit)

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, and the page contains no handwriting or other markings.

GAMLS Office Remarks (192 character limit)

FMLS Directions (300 character limit)

GAMLS Directions (256 character limit)

Features

<p>*Property Subtype (GAMLS Only)</p> <p>Apartment Condominium Duplex Quadruplex Single Family Residence Townhouse Triplex Other Subtype</p> <p>Conversion Farm Mixed Use</p>	<p>*Lease Term</p> <p>12 Months 6 Months Month to Month Weekly Other Lease Term</p> <p>*Management (check 1)</p> <p>Owner Managed Professionally Managed</p>	<p>*Tenant Pays (check up to 4)</p> <p>None Association Fees Cable TV Electricity Exterior maintenance Gas Grounds Care Pest Control Security Telephone Trash Collection Water</p>
<p>*Rent Includes (check up to 10)</p> <p>Cable TV Facilities Fee Heat/Cooling Insurance Internet Maintenance Exterior Maintenance</p> <p>Grounds Management Fee None Other Pest Control Security</p> <p>Sewer Swimming Tennis Trash Water</p>	<p>*Bedroom (check up to 3)</p> <p>None In-Law Suite/Apartment Master on Main Oversized Master Roommate Floor Plan</p> <p>Sitting Room Split Bedroom Plan Studio Other</p>	
<p>*Master Bath Features (check up to 4)</p> <p>None Bidet Double Vanity Separate His/Hers Separate Tub/Shower</p> <p>Shower Only Skylights Soaking Tub Tub Only Tub/Shower Combo</p> <p>Vaulted Ceilings Whirlpool Tub Other (GAMLS Only) Separate Shower</p>	<p>*Kitchen Features (check up to 10)</p> <p>None Breakfast Bar Breakfast Room Cabinets Other Cabinets Stain Cabinets White Country Kitchen Eat-in Kitchen</p> <p>Keeping Room Kitchen Island Laminated Counters Other Surface Counter Pantry Pantry Walk-in Second Kitchen Solid Surface Counters</p> <p>Stone Counters Tile Counters View to Family Room Wine Rack Other (GAMLS Only) Breakfast Area</p>	
<p>*Dining Room Description (Check up to 2)</p> <p>None Butlers Pantry Dining L Great Room</p> <p>Open Concept Seats 12+ Separate Dng Rm Other</p> <p>(GAMLS Only) Dining Rm/Living Rm</p>	<p>*Laundry Features (check up to 4)</p> <p>None In Basement In Bathroom In Garage In Hall In Kitchen Laundry Chute</p> <p>Laundry Room Lower Level Main Level Mud Room Upper Floor Other</p> <p>(GAMLS Only) Closet Common Area</p>	
<p>*Additional Rooms (check up to 9)</p> <p>Bonus Room Computer Room Den Exercise Room Family Room Game Room Great Room-1 Story</p> <p>Great Room-2 Story Library Living Room Loft Media Room Office Sun Room</p> <p>Wine Cellar Workshop Other</p>	<p>*Basement Description (check up to 6)</p> <p>None Bath/Stubbed Boat Door Crawl Space Daylight Driveway Access Exterior Entry</p> <p>Finished Finished Bath Full Interior Entry Partial Unfinished</p> <p>(GAMLS Only) Block Concrete Dirt Floor Pillar/Post/Pier Slab</p>	
<p>*Interior (check up to 12)</p> <p>Beamed Ceilings Bookcases Cathedral Ceiling(s) Central Vacuum Coffered Ceiling(s) Disappearing Attic Stairs Double Vanity Elevator Entrance Foyer Entrance Foyer 2-Story High Ceilings 9'+ Lower High Ceilings 9'+ Main High Ceilings 9'+ Upper High Ceilings 10'+ Lower High Ceilings 10'+ Main High Ceilings 10'+ Upper High Ceilings 10'+ Lower High Speed Internet</p> <p>His and Hers Closets Low Flow Fixtures Permanent Attic Stairs Sauna Smart Home Tray Ceilings Walk-in Closet(s) Wet Bar Other (GAMLS Only) Attic Expandable High Ceilings Rear Stairs Tile Bath Vaulted Ceiling(s) Water Recycling Whirlpool Bath</p>	<p>*Appliances (check up to 12)</p> <p>Dishwasher Disposal Double Oven Dryer Electric Cooktop Electric Oven Electric Range Electric Water Heater ENERGY STAR Appliances Gas Cooktop Gas Oven Gas Range Gas Water Heater Indoor Grill Microwave Range Hood Refrigerator</p> <p>Self Cleaning Oven Solar Hot Water Tankless Water Heater Trash Compactor Washer Other (GAMLS Only) Convection Oven Cooktop, Separate Icemaker None Oven, Wall Range/Oven Stainless Steel Appliances Water Softener</p>	
<p>*Accessibility (check up to 10)</p> <p>None Accessible Approach with Ramp Accessible Bedroom Accessible Doors Accessible Electric/Environment Accessible Elevator Installed Accessible Entrance Accessible For Hearing-Impairment Accessible Full Bath Accessible Hallway(s) AccessibleKitchen AccessibleKitchen Appliances</p> <p>Accessible Washer/dryer Ceiling Track Grip-Accessible Features Stair Lift (GAMLS Only) Garage Van Access Low Door Handles Other Shower Access Wheelchair</p>	<p>*Heating (check up to 4)</p> <p>None Baseboard Central Electric Forced Air Heat Pump Hot Water Natural Gas Oil Propane</p> <p>Radiant Separate Meters Solar Space Heater Zoned Other</p> <p>(GAMLS Only) Common Dual Floor Furnace Radiant Steam Wood</p>	

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*Cooling (check up to 5) None Attic Fan Ceiling Fan(s) Central Air Electric Air Filter Heat Pump			Humidity Control (GAMLS Only) Whole House Fan Window Unit(s) Zoned Other			Common Dual Electric Gas		
*Electric (GAMLS Only) 220Volts 3 Phase Electricity 440 Volts Generator			*Fireplace (check up to 6) None Basement Blower Fan Circulating Decorative Double Sided Factory Built Family Room			Gas Log Gas Starter Glass Doors Great Room Insert Keeping Room Living Room Masonry		
*Security (check up to 8) None Carbon Monoxide Det Closed Circuit Cam Fire Alarm Fire Sprinkler Sys Intercom			Key Card Entry Open Access Secured Gar/Park Security Gate Security Guard Security Lights			Security Service Security Sys Leased Security Sys Owned Smoke Detector(s)		
*Flooring (check up to 3) None Carpet Ceramic Tile Concrete			Hardwood Pine Sustainable Terrazzo			Vinyl Other (GAMLS Only) Laminated Stone		
*Common Walls (check up to 3) No Common Walls 2+ Common Walls End Unit			No One Above No One Below			1 Common Wall (GAMLS Only)		
*Architectural Style (check up to 3) A-Frame Bungalow Cabin Cape Cod Chalet Cluster Home Colonial Contemp/Modern Cottage Country Craftsman			European Farmhouse French Provincial Garden (1 Level) High Rise (6+ stories) Loft Mediterranean Mid-Rise (up to 5 stories) Mobile Modular Patio Home			Ranch Rustic Townhouse Traditional Tudor Victorian Other (GAMLS Only) Adirondack Country/Rustic Manufactured		
*Levels/Stories (check up to 1) One One and One Half Two Three or More Multi/Split			(GAMLS Only) Multi-Level Split Foyer			*Construction Materials (check up to 3) (GAMLS Only) Aluminum Siding Block Brick 3 Sides Brick 4 Sides Brick Front Cedar Cement Siding Frame		
*Foundation (check up to 3) None Block Brick/Mortar Concrete Perimeter Pillar/Post/Pier			Slab See Remarks			*Roof Type (check up to 4) Composition Concrete Copper Green Roof Metal Ridge Vents		
*Lot (check up to 6) Back Yard Borders US/State Park Corner Lot Cul-de-sac Flood Plain Front Yard Landscaped Level Mountain Frontage Golf Course			Pasture Private Sloped Steep Slope Wooded Zero Lot Line Other			(GAMLS Only) City/Lot Cleared Corner Lot Grassed Greenbelt None Open Lot Other Partially Wooded Waterfall		
*Utilities (check up to 7) None Cable Available Electricity Available Natural Gas Available Phone Available			Sewer Available Sewer Connected Underground Utilities Water Available Other			(GAMLS Only) Propane		
*Other Equipment (check up to 5) None Air Purifier Dehumidifier Generator Home Theater Intercom			Irrigation Equipment Satellite Dish TV Antenna			**Body Type (Mobile or Modular Only) (check up to 1) Double Wide Quad Wide Single Wide Triple Wide Other		
*Spa Features (check up to 1) None Community Private			Bay Window(s) Window Treatments			Window Features (check up to 3) (GAMLS Only) None Insulated Windows Plantation Shutters Shutters		
*Window Features (check up to 3) (GAMLS Only) None Skylight(s) Storm Window(s)			Bay Window(s) Window Treatments			*Fencing (check up to 5) None Back Yard Brick Chain Link		
Fenced Front Yard Invisible Privacy			Stone Vinyl Wood Wrought Iron			(GAMLS Only) Other		

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*Exterior (check up to 5)

None	Private Front Entry	(GAMLS Only)
Balcony	Private Rear Entry	Dock
Courtyard	Rear Stairs	Other Exterior
Garden	Tennis Court(s)	Veranda
Gas Grill	Other	Water Feature

*Pool Features (check up to 3)

None	Indoor Pool
Pool-Above Ground	Screened Enclosure
Pool-Fiberglass	Vinyl
Pool-Gunite	(GAMLS Only)
Heated Pool	Hot Tub
Pool-In Ground	Pool-Salt Water

*Patio and Porch Features (check up to 7)

None	Front Porch	Roof Top
Covered	Glass Enclosed	Screened
Deck	Patio	Side Porch
Enclosed	Rear Porch	Wrap Around
		(GAMLS Only)
		Porch

*Parking Features (check up to 7)

None	Parking Lot
Assigned	Parking Pad
Attached	RV Access/Parking
Carport	Storage
Covered	Unassigned
Deeded	Underground
Detached	Valet
Drive Under Main Level	Varies by Unit
Driveway	Vehicle Charging Station
Garage	(GAMLS Only)
Garage Door Opener	Basement
Garage Faces Front	Guest
Garage Faces Rear	Over 1 Space/Unit
Garage Faces Side	Parking Shed Side/
Kitchen Level	Rear Entrance
Level Driveway	
On Street	

*Water Source (check only 1)

Private	
Public	
Shared Well	
Well	Owner's Init req'd _____

*Sewer Description

Private Sewer	
Public Sewer	
Septic Tank	Owner's Init req'd _____

*Road Frontage Type (check up to 2)

None	Highway	Other
City Street	Interstate	
County Road	Private Road	
Easement	State Road	

*Road Surface Type (check up to 3)

None	Gravel
Asphalt	Paved
Concrete	Other
Dirt	

*Other Structures (check up to 7)

None	Gazebo	Pool House
Airplane Hangar	Green House	RV/Boat Storage
Barn(s)	Guest House	Second Residence
Boat House	Kennel/Dog Run	Shed(s)
Cabana	Outbuilding	Stable(s)
Garage(s)	Outdoor Kitchen	Workshop
	Pergola	Other

**Waterfront Features (check up to 3)

None	(GAMLS Only)
Creek	Corps of Engineers Controlled
Lake	Lagoon/Estuary
Lake Front	Lake Access
Marsh	Private
Ocean Front	Seawall
Pond	Stream
River Front	Swim Deck
	Tidal
	Utility Company Control

Dock (check up to 3)

None	Platform	(GAMLS Only)
Courtesy	Shared	Dock Rights
Covered	Single Slip	Floating Dock
Covered/1 Slip	Other	No Dock Rights
Covered/2 Slips		Stationary Dock
Covered/3+ Slips		
Deepwater Access		
Dock Permit		
Double Slip		
Hoist		
Lights		
Party Deck		

*View (check up to 3)

City	(GAMLS Only)
Golf Course	Seasonal View
Lake	Valley
Marina	Waterfront
Mountain(s)	
Ocean	
River	
Rural	
Other	

Community Features (check up to 12)

None	Lake	Sauna
Airport/Runway	Marina	Sidewalks
Boating	Meeting Room	Ski Accessible
Business Center	Near Beltline	Spa/Hot Tub
Catering Kitchen	Near Marta	Stable(s)
Clubhouse	Near Schools	Street Lights
Community Dock	Near Shopping	Swim Team
Concierge	Near Trails/Greenway	Tennis Court(s)
Country Club	Park	Wine Storage
Dog Park	Pickleball	Other
Dry Dock	Playground	(GAMLS Only)
Fishing	Pool	Tennis Team
Fitness Center	Powered Boats Allow	Walk to Transit
Gated	Public Transportation	Walk to Schools
Golf Course	Racquetball	Walk to Shopping
Guest Suite	Restaurant	
Homeowners Assoc	RV/Boat Storage	

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Green Building Certifications (check up to 4)

EarthCraft Home
 ENERGY STAR Certified Home (GAMLS Only)
 HERS Index Score
 LEED for Homes
 NGBS New Construction
 NGBS Whole-Home Remodel
 Certified Good Cents
 Home Energy Score

*Green Energy Efficient (check up to 6)

None
 Appliances
 Doors
 Exposure/Shade (GAMLS Only)
 Insulation
 Thermostat
 Water Heater
 Windows

*Green Energy Generation

Geothermal
 Solar
 Wind

*Show Instructions (check up to 5)

Anytime Access (GAMLS Only)
 Appointment Only 9am EDT to 10pm EDT
 Call Listing Agent
 Call Listing Office
 Call Owner
 Call Tenant
 Day Sleeper
 Do Not Show
 Key in Office
 No Sign
 Pet(s) on Premises
 Restricted Hours
 Security System
 See Remarks
 Showing Service ShowingTime
 Text Listing Agent
 Vacant
 Courtesy Call - Leave Msg
 Under Construction

*Lockbox Type (check up to 2)

None
 Supra (GAMLS Only)
 Other
 GAMLS/FMLS Supra
 Other Supra

*Occupant Type (check 1 Only)

Owner
 Tenant
 Vacant

Owner agrees (Owners agree) above information is true and correct to the best of his/her/their knowledge

Signature _____

DATE _____

Owner understands and agrees to all information above and property characteristics in the FMLS computer system will be provided to agents who may represent other parties. Owner hereby waives any claims against FMLS and its employees arising out of disclosure of such information to other parties and hereby covenants that owner will not sue FMLS or employees for any and all claims suits or causes of action whenever asserted arising out of such disclosure.

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED