

# FMLS/GAMLS **RESIDENTIAL SALE** DUAL ENTRY FORM

## Part 1

\*Property Type Attached Detached \* = 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

\*Additional Tax ID

\*Land Lot \*District \*Section/GMD \*Lot

\*Block \*Unit \*Plat Book \*Plat Page Land Lease  
ES Bus

Deed Book Deed Page MS Bus \*Elementary School HS Bus

\*Middle School \*High School

\*Lake/Water Body

## Part 2

\* Listing Agreement (1 only)  
 Exclusive Right to Sell  
 Exclusive Agency

\*Required

Coming Soon

\*List Price

VRC

On-Market Date / /

\*FMLS Expiration Date / /

\*FMLS Commission \$ or %

\*List Date / /

\*GAMLS Expiration Date / /

\*GAMLS Commission \$ 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

# FMLS/GAMLS RESIDENTIAL SALE DUAL ENTRY FORM

## Part 3

Bdrms FBath HBath

\*Upper

\*Main

\*Lower

System will Total

\*Year Built

\*Condition (check 1 only)

Fixer Upper  
New Construction  
Updated/Remodeled

Resale  
To Be Built  
Under Construction

\*Constr Status (check 1 only)

New Construction  
Resale

To Be Built  
Under Construction

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

Representative  
of Property

Units  
to Build

# of  
Units

FHA Condo  
Approval

Certified Professional Builder

Builder

\*Lot Dimensions (system allows up to 24 characters)

Waterfront

# of Dock Slips

# of Fireplaces

\* Home Warranty

Private Pool

HERS Index

\*Acreage

\*FMLS Acreage Source (check 1 only)

Not Available  
Appraiser  
Assessor  
Builder

Estimated  
Other  
Owner  
Plans

Public Record  
See Remarks

\*GAMLS Acreage Source

Agent  
Appraiser  
Acreage Not Entered

Other  
Public Record  
Owner/Seller

\*Square Feet

\*Sq Ft Source (check 1 only)

Appraiser  
Builder  
Owner  
Not available  
Tax record

Above Grade Finished

Below Grade Finished

Below Grade Unfinished

\* Sq Ft Source

Appraisal  
Public Record  
Builder Plans  
Owner/Seller  
Agent  
Other  
Square Footage Not Entered

\* Taxes

\* Tax Year

Carport Spaces

Garage Spaces

Parking Spaces

## Part 4

Frequency

\*Required

\*Master Fee

Monthly  
Quarterly

Semi-Annually  
Annually

HOA Rent Restrictions

Assessment Due

Owner Finance

Owner Second

Assumeable

\*\*Frequency (check 1 only)

Monthly  
Quarterly

Semi-Annually  
Annually

\*Desc (check 1 only)

None

Optional

Required

Association

\* FMLS Assoc Fee

\* Swim/Ten Fee

\*GAMLS Assoc Fee

Initiation Fee

Management Company (up to 26 characters)

Management Company E-mail

Management Phone

HOA Contact Phone

Unbranded Virtual Tour

Branded Virtual Tour

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.

**GAMLS Public Remarks** (4000 character limit, but only the first 2133 characters will print from this form)

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\*Required

## Features

<b>*Property Subtype</b> (GAMLS Only) Condominium Single Family Residence Townhouse Conversion Owner/A Farm Mixed Use Other Subtype			<b>*Special Circumstances</b> (check up to 4) None Active Adult Community Agent Related to Seller Cert. Prof. Home Bldr Corporate Owner Estate Owned Government Owned Historical Investor Owned Lease Purchase Live/Work No disclosures from Seller Owner Transferred Owner Consider Exchange Owner/Agent Sold As/Is Other (GAMLS Only) Corporate Relocation Covenants/Restrictions Pre-Foreclosure Real Estate Owned Rental Short Sale		
<b>*Special Listing Conditions</b> (check 1) None Auction HUD Owned In Foreclosure Real Estate Owned Short Sale					
<b>*Ownership</b> Condominium Fee Simple Other					
<b>Assoc. Fee Includes</b> (check up to 10) Cable TV Door Person Electricity Gas Insurance Maint. Exterior Maint. Grounds Pest Control Receptionist Reserve Fund Security Sewer Swim/Tennis Termite Trash Water (GAMLS Only) Facilities Fee Heating/Cooling Management Fee None Other Private Roads Swimming			<b>*Bedroom</b> (check up to 3) None In-Law Suite/Apartment Master on Main Oversized Master Roommate Floor Plan Sitting Room Split Bedroom Plan Studio Other		
<b>*Master Bath Features</b> (check up to 4) None Bidet Double Vanity Separate His/Hers Separate Tub/Shower Shower Only Skylights Soaking Tub Tub Only Tub/Shower Combo Vaulted Ceilings Whirlpool Tub Other			<b>*Kitchen Features</b> (check up to 10) None Breakfast Bar Breakfast Room Cabinets Other Cabinets Stain Cabinets White Country Kitchen Eat-In Kitchen Keeping Room Kitchen Island Laminated Counters Other Surface Counter Pantry Pantry Walk-in Second Kitchen Solid Surface Counter Stone Counters Tile Counters View to Family Room Wine Rack Other		
<b>*Dining Room Description</b> (Check up to 2) None Butlers Pantry Dining L Great Room Open Concept Seats 12+ Separate Dng Rm Other (GAMLS Only) Dining Rm/Living Rm			<b>*Laundry Features</b> (check up to 4) None Common Area In Basement In Bathroom In Garage In Hall In Kitchen Laundry Chute Laundry Room Lower Level Main Level Mud Room Upper Floor Other (GAMLS Only) Closet Other Laundry Type Other Laundry Location		
<b>*Additional Rooms</b> (check up to 9) Bonus Room Computer Room Den Exercise Room Family Room Game Room Great Room-1 Story Great Room-2 Story Library Living Room Loft Media Room Office Sun Room Wine Cellar Workshop Other			<b>*Basement Description</b> (check up to 6) None Bath/Stubbed Boat Door Crawl Space Daylight Driveway Access Exterior Entry Finished Finished Bath Full Interior Entry Partial Unfinished (GAMLS Only) Bath Stubbed Dirt Floor		
<b>*Interior</b> (check up to 12) 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 High Speed Internet His and Hers Closets 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			<b>*Appliances</b> (check up to 12) 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 Self Cleaning Oven Solar Hot Water Tankless Water Heater Trash Compactor Washer Other (GAMLS Only) Alarm - Burglar Convection Oven Cooktop, Seperate Icemaker None Oven, Wall Range/Oven Stainless Steel Appliances Water Softener		
<b>*Accessibility</b> (check up to 10) 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 Accessible Washer/dryer Ceiling Track Grip-Accessible Features Stair Lift (GAMLS Only) Garage Van Access Low Door Handles Other Shower Access Wheelchair			<b>*Heating</b> (check up to 4) None Baseboard Central Electric Forced Air Heat Pump Hot Water Natural Gas Oil Propane Radiant Separate Meters Solar Space Heater Zoned Other (GAMLS Only) Common Floor Furnace Radiant Wood		

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<b>*Cooling</b> (check up to 5) None Attic Fan Ceiling Fan(s) Central Air Electric Air Filter Heat Pump Humidity Control Whole House Fan Window Unit(s) Zoned Other (GAMLS Only) Electric Gas	<b>*Utilities</b> (check up to 7) None Cable Available Electricity Available Natural Gas Available Phone Available Propane Sewer Available Sewer Connected Underground Utilities Water Available Other
<b>*Electric</b> (check up to 3) None 110 Volts 220 Volts 220 Volts in Garage 220 Volts in Laundry 220 Volts in Workshop 440 Volts Energy Storage Device Generator Other (GAMLS Only) 3 Phase Power Available	<b>*Fireplace</b> (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 Master Bedroom Other Room Outside Wood Burning Stove (GAMLS Only) Factory Built Family Room Metal Other Fireplace Feature
<b>*Security</b> (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)	<b>*Other Equipment</b> (check up to 5) None Air Purifier Dehumidifier Generator Home Theater Intercom Irrigation Equipment Satellite Dish TV Antenna
<b>*Flooring</b> (check up to 3) None Carpet Ceramic Tile Concrete Hardwood Pine Sustainable Terrazzo Vinyl Other (GAMLS Only) Laminate Tile	<b>*Window Features</b> (check up to 3) (GAMLS Only) None Insulated Windows Plantation Shutters Shutters Skylight(s) Storm Window(s) Bay Window(s)
<b>*Common Walls</b> (check up to 3) (GAMLS Only) No Common Walls 2+ Common Walls End Unit No One Above No One Below 1 Common Wall	<b>*Spa Features</b> (check up to 1) None Community Private
<b>*Architectural Style</b> (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	<b>**Body Type (Mobile or Modular Only)</b> (check up to 1) Double Wide Quad Wide Single Wide Triple Wide Other
<b>*Levels/Stories</b> (check up to 1) (GAMLS Only) One One and One Half Two Three or More Multi/Split Multi-Level Split Foyer	<b>*Construction Materials</b> (check up to 3) (GAMLS Only) Aluminum Siding Block Brick 3 Sides Brick 4 Sides Brick Front Cedar Cement Siding Frame Log Metal Siding Shingle Siding Stone Stucco Synthetic Stucco Vinyl Siding Other Brick/Frame Concrete Press Board Siding Rough-Sawn Siding Steel Frame Stone/Frame Stucco Real Stucco-Unspecified Tabby
<b>*Foundation</b> (check up to 3) None Block Brick/Mortar Concrete Perimeter Pillar/Post/Pier Slab See Remarks	<b>*Roof Type</b> (check up to 4) (GAMLS Only) Composition Concrete Copper Green Roof Metal Ridge Vents Shingle Slate Tar/Gravel Tile Wood Other Tin
<b>*Lot</b> (check up to 6) Back Yard Borders US/State Park Corner Lot Creek on Lot Cul-de-sac Flood Plain Front Yard Lake/Pond on Lot Landscaped Level Mountain Frontage Navigable River On Golf Course Pasture Private Sloped Spring on Lot Steep Slope Stream or River Wooded Zero Lot Line Other (GAMLS Only) City/Lot Cleared Corner Lot Grassed Greenbelt None Open Lot Other Partially Wooded Waterfall	<b>*Fencing</b> (check up to 5) None Back Yard Brick Chain Link Fenced Front Yard Invisible Privacy Stone Vinyl Wood Wrought Iron

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## \*Exterior (check up to 5)

None	Private Front Entry	(GAMLS Only)
Awning(s)	Private Rear Entry	Dock
Balcony	Private Yard	Other Exterior
Courtyard	Rain Barrel/Cistern(s)	Tennis Court(s)
Garden	Rear Stairs	Veranda
Gas Grill	Storage	Water Feature
Gray Water System	Tennis Court(s)	
Permeable Paving	Other	

## \*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

## \*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	Guest Parking
Garage Faces Front	Over 1 Space/Unit
Garage Faces Rear	Parking Shed
Garage Faces Side	Side/Rear Entrance
Kitchen Level	
Level Driveway	
On Street	

## \*Water Source (check only 1)

Private	(GAMLS Only)	
Public	Shared Well	
Well		
Other		Owner's Init req'd _____

## \*Sewer Description (check up to 2)

Public Sewer	(GAMLS Only)	
Septic Tank	Private Sewer	
Other		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)
Carriage House	Outdoor Kitchen	Workshop
Garage(s)	Pergola	Other
		2nd Residence (GAMLS)

## \*Horse Amenities (check up to 5)

None	Corral(s)	Round Pen
Arena	Hay Storage	Stable(s)
Barn	Pasture	
Boarding Facilities	Riding Trail	

## \*\*Waterfront Features (check up to 3)

None  
Creek  
Lake  
Lake Front  
Marsh  
Ocean Front  
Pond  
River Front

## \*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	

# FMLS/GAMLS *RESIDENTIAL SALE* DUAL ENTRY FORM

## Green Building Certifications (check up to 4)

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

## \*Green Energy Efficient (check up to 6)

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

## \*Green Energy Generation (check up to 4)

None  
Solar  
Water  
Wind  
(GAMLS Only)  
Lighting

## Show Instructions (check up to 5)

Anytime Access	(GAMLS Only)
Appointment Only	9am EDT to 10pm EDT
Call Listing Agent	Courtesy Call - Leave Msg
Call Listing Office	Under Construction
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	<b>ShowingTime</b>
Text Listing Agent	
Vacant	

## \*Lockbox Type (check up to 2)

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

## \*Occupant Type (check 1 Only)

Owner  
Tenant  
Vacant

## \*Photo (GAMLS only)

Broker Will Provided Photo  
No Photo Desired By Seller  
Under Construction

## \*Possession (GAMLS only)

Close Plus 3-5 Days	Negotiable
At Closing	Other Possession Date

## \*Listing Terms

	(GAMLS only)	
1031 Exchange	FHA	Owner 1st
Assume	FNMA Appv	Owner 2nd
Cash	FNMC Appv	Private Financing
Conventional	GHFA Load (GRFA)	USDA
Credit Report Req.	Lease Purchase	VA
	Other	

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**