

Residential 1-3

LIST FIRM NAME

LIST AGENT NAME

Co-list Agent Name

LIST PRICE

LIST DATE

EXP DATE

OFFICE EXCLUSIVE Y/N

Cert. of Occ. Y/N

BLOCK #

LOT #

HOUSE

STREET

CITY

STATE | New York |

ZIP CODE

NEIGHBORHOOD (PLEASE SELECT BOROUGH FIRST)

BOROUGH

CROSS ST. 1

Cross St. 2

LISTING DETAILS

OF FAMILIES

TOTAL ROOMS

BEDROOMS

BATHS

PARTIAL BATHS

BLDG WIDTH

BLDG LENGTH

Stories

APX TOTAL BLDG SQFT

Style

A/C Units

Waterfront Y/N

BUILDING TYPE

Apx. Yr Built

Hndcp Access Y/N

Road Frontage

LOT WIDTH

LOT LENGTH

APX TOTAL LOT SQFT

Est. Water/Sewer \$ Yr.

Est. Insurance \$ Yr.

Est. Fuel \$ Yr.

Est. Taxes \$ Yr.

Basement Type

Zoning

OWNER INFORMATION

OWNER

PRINT OWNER PH. Y/N

OWNER PHONE EX.9999999999

Alt. Phone Ex.9999999999

Premesis Owner Y/N

Owner Address

Owner City

Owner State

Owner Zip

APT. INFORMATION

Level 1 Description

Apt. 1 Lease Y/N

Rent Apt. 1

# Rms	<input type="text"/>	#BR	<input type="text"/>
#BA	<input type="text"/>		
Level 2 Description	<input type="text"/>		
Apt. 2 Lease Y/N	<input type="text"/>	Rent Apt. 2	<input type="text"/>
# Rms	<input type="text"/>	#BR	<input type="text"/>
#BA	<input type="text"/>		
Level 3 Description	<input type="text"/>		
Apt. 3 Lease Y/N	<input type="text"/>	Rent Apt. 3	<input type="text"/>
# Rms	<input type="text"/>	#BR	<input type="text"/>
#BA	<input type="text"/>		
Level 4 Description	<input type="text"/>		
Apt. 4 Lease Y/N	<input type="text"/>	Rent Apt. 4	<input type="text"/>
# Rms	<input type="text"/>	#BR	<input type="text"/>
#BA	<input type="text"/>		

COMMISSION INFORMATION

FULL COMM:	<input type="text"/> %	Neg Thru	<input type="text"/>	Broker	<input type="text"/>
SUB AGENT COMM:	<input type="text"/> %	BUYER COMM:	<input type="text"/> %		
BROKER COMM:	<input type="text"/> %				

REMARKS

Remarks (Maximum 400 Characters)

Showing Instructions/Realtor Remarks

REALTOR.COM Y/N	<input type="text"/>	LIST ON INTERNET Y/N	<input type="text"/>
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Virtual Tour Y/N	<input type="text"/>	Show Internet Address Y/N	<input type="text"/>
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Virtual Tour URL
Ex. http://www.website.com

VOW Comments Y/N	<input type="text"/>	VOW AVM Y/N	<input type="text"/>
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Open House Info (Optional)

Date: Format: MM/DD/YYYY	<input type="text"/>	Time: Format: HH:MM	<input type="text"/>
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Broker Open House

Hosting Agent:

250 Characters Left

Coded Features

NOTE: Do not exceed the maximum number of choices for each coded feature listed.

PARKING (max 10)

- 1 Space
- 2 Spaces
- 3 Spaces
- 4 Spaces
- 5 Spaces
- 6+ Spaces
- Attached Garage
- Built-In Garage
- Carport
- Community Drive
- Detached Garage
- None
- Off Site
- Parking Area
- Private Drive
- Shared Drive
- Street
- Other

BASEMENT (max 5)

- Finished
- Full
- None
- Partial
- Semi-Finished
- Unfinished
- Other

YARD (max 4)

- Back
- Front
- None
- Side
- Other

FOUNDATION (max 2)

- Basement
- Block
- Poured Concrete
- Slab Concrete
- Stone
- Other

CONSTRUCTION (max 2)

- Block
- Brick
- Brick Veneer
- Frame
- Masonry
- Other

HOT WATER (max 2)

- Built in Boiler
- Electric
- Gas
- Oil
- Other

ELECTRIC (max 2)

- 110
- 200 Amp
- 220
- Circuit Breakers
- Fuses
- Mixed
- Other

HEAT SOURCES (max 3)

- Electric
- Gas
- Oil
- Radiant
- Solar
- Other

HEAT DELIVERY (max 3)

- Heat Pump
- Hot Air
- Hot Water
- None
- Space Htr(s)
- Steam
- Other

EXTERIOR (max 3)

- Aluminum Siding
- Brick
- Brick Face
- Brownstone
- Limestone
- Stucco
- Vinyl Siding
- Other

ROOF (max 3)

- Asphalt/Tar
- Concrete
- Flat
- Metal
- Pitched
- Rubber
- Shingle
- Slate
- Other

FEATURES (max 17)

- A/C Unit
- Alarm
- Central Air
- Central Vac
- Deck
- Dishwasher
- Disposal
- Dryer
- Elevator
- Fireplace
- Garage Door Opener(s)
- Laundry Area
- Microwave
- Patio Garden
- Pool
- Porch

- Refrigerator
- Stove
- Terrace
- Washer
- Window Treatments
- Other

FLOORING (max 5)

- Carpeting
- Ceramic
- Concrete
- Granite
- Hardwood
- Heavy Duty
- Laminate
- Linoleum
- Parquet
- Slate
- Tile
- Other

TERMS (max 3)

- Assumable
- Cash
- Negotiable
- Owner Finance
- Other

FINANCING (max 3)

- Assumption
- Bank Mortgage
- Cash
- Conventional
- Exchange
- Considered
- Lease/Purchase
- Owner
- Other

Agent

Broker

Seller

Seller

Date

Date

Date

Date

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Charles Olson (print name of licensee) of Keller Williams Realty Empire (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- | | |
|---|--|
| <input type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input type="checkbox"/> Seller's agent | <input type="checkbox"/> Buyer's agent |
| <input type="checkbox"/> Broker's agent | <input type="checkbox"/> Broker's agent |
| <input type="checkbox"/> Dual agent | |
| <input type="checkbox"/> Dual agent with designated sales agent | |

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance informed consent dual agency
 Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) _____ acknowledge receipt of a copy of this disclosure form: signature of { } Buyer(s) and/or { } Seller(s):

Date: _____

Date: _____

BROOKLYN NEW YORK
MULTIPLE LISTING SERVICE INC.

28 Village Road North
Brooklyn, New York 11223
Phone 718-253-8815 Fax 718-692-1508

PRIVACY REQUEST FORM

Date:

To Whom It May Concern:

I, _____, owner of property located at _____ have been advised that not publishing my phone number on the printed listing could interfere with the sale of my home. However, it is my wish to keep this information private.

I understand that this must be verified by the Multiple Listing Service. My home phone number is _____; my business number is _____. The best time to call me, Monday through Friday, from 9:00 a.m. to 5:00 p.m., is _____.

Owner's Signature

Owner's Signature



Seller Obligations Regarding Property Condition Disclosure

As the seller of residential real property, you are required by law to complete and sign a Property Condition Disclosure Statement as prescribed by Real Property Law 462(2) and cause it, or a copy thereof, to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale. A copy of the Property Condition Disclosure Statement containing the signatures of both the buyer and the seller must be attached to the real estate purchase contract.

If you acquire knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, you must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, will you be required to provide a revised Property Condition Disclosure Statement, after the transfer of title from you to the buyer or after the buyer has commenced occupancy of the property.

If you fail to deliver a Property Condition Disclosure Statement to the buyer prior to the buyer signing a binding contract of sale, the buyer will be entitled to a credit in the amount of \$500.00 against the purchase price of the property upon the transfer of the title.

I have received and read this disclosure notice.

Date: _____

Seller: _____

Date: _____

Seller: _____



Date: _____

Property: _____

I / We _____, hereby verify that I / We choose to have all proposals for the property located at _____ communicated through my listing agent (s) _____ of Keller Williams Realty Empire.

Owner: _____

Each Office is Independently Owned &
Operated 9201 4th Ave. 3rd Floor, Brooklyn, NY