

Fee Simple Realty, Inc.

Your Flat Fee Multiple Listing Service Realtor®

THANK YOU FOR CHOOSING FEE SIMPLE REALTY, INC. PLEASE PROVIDE US WITH THE FOLLOWING INFORMATION SO WE MAY LIST YOUR HOME IN OUR REALTOR® MULTIPLE LISTING SERVICE AND CORRESPONDING INTERNET SITES. BE SURE TO ACCURATELY ANSWER EVERY QUESTION TO AVOID ANY DELAYS.

Input Form: Two to Four Flats

Today's Date: _____ List Price: _____

Listing Date: _____ Term: 1 year 9 months 6 months 90 days (circle one)

Property Address: _____

Owner's Name(s): _____

Owner's Address: _____

City, State, Zip: _____

Phone Number: home: _____ alternate: _____

Township, County: _____

Directions to Home: _____

Waterfront: Yes / No (circle one)

Ownership: Condo / Fee Simple / Fee Simple w/H.O. Association (circle one)

Subdivision: _____

Corporate Limits: _____ Unincorporated (circle if applies)

Actual Zoning: _____ (ex. R2, R3, ect.)

Year Built: _____

Acreage: _____

Lot Dimensions: _____ Lot Square Feet: _____

Building Totals: (entire) # of Rooms: _____ # of Bedrooms: _____ # of Baths: full _____ half _____

Total Number of Units: _____

3 Bedroom Unit in Building: Yes / No (circle one)

Basement: Yes / No

Building Square Footage: _____

Parking: Garage / Spaces / None

of Cars: _____

Multiple P.I.N. # : Yes / No

Property Identification Number (PIN#): _____

Taxes: _____ Tax Year: _____ Exemptions: Homeowner / Senior / None / Other

Special Assessments: Yes / No

New Construction: Yes / No

If yes: Insulation "R" Values: walls _____ ceiling _____ Expected Occupancy Date: _____

<u>FLOOR #</u>	<u># OF ROOMS</u>	<u># OF BEDROOMS</u>	<u># OF BATHROOMS</u>	<u>SECURITY DEPOSIT</u>	<u>RENT(\$)</u>	<u>LEASE EXP. DATE</u>
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UNIT #1

UNIT #2

UNIT #3

UNIT #4

ANNUAL EXPENSES

HEAT: _____ MANAGEMENT: _____ WATER/SEWER: _____

GAS: _____ INSURANCE: _____ REPAIRS/MAINTENANCE: _____

SCAVENGER: _____ JANITORIAL: _____ ELECTRICITY: _____

MISCELLANEOUS: _____ GROSS EXPENSES: _____

ANNUAL INCOME

RENTAL INCOME: _____ MISCELLANEOUS INCOME: _____

GROSS INCOME: _____ NET OPERATING INCOME: _____

Grade School: _____ District: _____
 Junior High: _____ District: _____
 High School: _____ District: _____
 Other: _____ District: _____

Map Coordinates

North _____ South _____
 East _____ West _____

Provide a brief description of your home. Be sure to point out any special features and highlights. (Please limit to sixty (60) words or less. May be modified by Fee Simple Realty for size or content)

Cooperating Broker Compensation: _____ (percentage of sale price paid if a Realtor brings you a buyer normally 2.5 - 3.5%)

Do you wish to have your listing appear on the Internet : Yes / No (Ex. Cyberhomes.com, Tribune.com, MLSNI.com)

Do you wish to have a yard / window sign for your property: Yes / No (no extra charge)

Do you wish to have a Key Lock Box for Realtor Showings: Yes / No (\$25 Fee plus \$75 Deposit)

Two to Four Flats

(Circle All Which Apply In Each Category)

<p><u>AGE</u></p> <p>A- 0-5 Years B- 6-10 Years C- 11-25 Years D- 26-50 Years E- 51-100 Years F- 100+ Years H- New I- Recent Rehab K- Proposed Construction L- Under Construction M- Unknown N- Will Build to Suit O- Needs Work</p> <p><u>UNIT 1 FEATURES</u></p> <p>A- Stove B- Refrigerator C- Washer D- Dryer E- Dishwasher F- Microwave G- Disposal H- Compactor I- Central Air J- Window Air K- Fireplace (artificial) L- Fireplace (gas) M- Fireplace (wood) N- Garage/Space O- None</p> <p><u>UNIT 2 FEATURES</u></p> <p>A- Stove B- Refrigerator C- Washer D- Dryer E- Dishwasher F- Microwave G- Disposal H- Compactor I- Central Air J- Window Air K- Fireplace (artificial) L- Fireplace (gas) M- Fireplace (wood) N- Garage/Space O- None</p> <p><u>AMENITIES</u></p> <p>A- Club House B- Park/Playground C- Pool D- Tennis Courts E- Horse - Community Barn F- Horse - Riding Area G- Horse - Riding Trails H- Landing Strip I- Pond/Lake J- Dock Community K- Water Rights</p>	<p><u>ELECTRICITY</u></p> <p>A- Circuit Breakers B- Fuses C- 200+ Amp Service D- 150 Amp Service E- 100 Amp Service F- 60 Amp Service G- 30 Amp Service</p> <p><u>EQUIPMENT</u></p> <p>A- Humidifier B- Water Softener / Owned C- Water Softener / Rented D- Central Vacuum E- Cable TV F- Satellite Dish G- TV Antenna H- TV Rotor I- Security System J- Intercom K- Fire Sprinklers L- CO Detectors M- Ceiling Fan N- Fan (attic exhaust) O- Fan (whole house) P- Sump Pump Q- Sprinkler (lawn) R- Air Cleaner S- Air Exchanger</p> <p><u>EXTERIOR</u></p> <p>A- Aluminum/Vinyl Siding B- Brick C- Cedar D- Frame E- Block F- Dryvit Type G- Glass H- Log I- Massonite J- Shakes K- Stucco L- Stone M- Marble / Granite N- Concrete O- Asbestos Siding P- Limestone Q- Slate R- Other S- Clad Trim</p>	<p><u>GARAGE</u></p> <p>A- Attached B- Detached C- 1 Car Garage D- 1.5 Car Garage E- 2 Car Garage F- 2-.5 Car Garage G- 3 Car Garage H- 3+ Car Garage M- Garage Door Opener(s) N- Transmitter(s) O- Carport P- Heated Q- Leased R- Owned S- Underground U- None</p> <p><u>BASEMENT</u></p> <p>A- Full B- Partial C- Walkout D- Finished E- Partial Finished F- Unfinished G- Crawl H- Cellar I- English J- Sub-basement K- Slab L- Exterior Access M- Other N- None</p> <p><u>ADDITIONAL INCOME</u></p> <p>A- Coin Laundry B- Garage(s) C- Parking Space(s) D- Other</p> <p><u>HEAT / FUEL</u></p> <p>A- Gas B- Electric C- Oil D- Propane E- Solar F- Forced Air G- Hot Water / Steam H- Baseboard I- Radiant J- Gravity Air K- Heat Pump L- Radiators M- Space Heater(s) N- 2+ Sep. Heating Sys. O- Individual Controls P- Zoned Q- Other R- None</p>	<p><u>LOT DESCRIPTION</u></p> <p>A- Beach B- Chain of Lakes Frontage C- Channel Frontage D- Common Grounds E- Corner Lot F- Cul-de-sac G- Dimensions to Road Center H- Fenced Yard I- Forest Preserve Adjacent J- Golf Course Lot K- Horses Allowed L- Irregular M- Lake Front N- Landscaped Professionally O- Legal Non-Conforming P- Paddock Q- Park Adjacent R- Pond S- River Front T- Stream V- Water View W- Wooded X- Rear of Lot</p> <p><u>LOT SIZE</u></p> <p>A- less than .25 Acre B- .25 - .49 Acre C- .50 - .99 Acre D- 1.0 - 1.99 Acres E- 2.0 - 4.99 Acres F- 5.0 - 9.99 Acres G- 10+ Acres K- Oversized Chicago Lot L- Standard Chicago Lot</p> <p><u>MONTHLY ASSESS INCLUDE</u></p> <p>A- Heat B- Air Conditioning C- Water D- Electric E- Gas F- Parking G- Tax H- Common Insurance I- Security J- Security System K- Doorman L- Cable TV M- Club House N- Exercise Facilities O- Pool P- Exterior Maintenance Q- Lawn Care R- Scavenger S- Snow Removal T- Lake Rights U- Other V- None</p>	<p><u>OTHER ROOMS</u></p> <p>A- 1st Floor Bedroom B- Darkroom C- Den/Office/Study D- Enclosed Balcony E- Exercise Room F- Family Room G- Gallery/Foyer H- Great Room I- in-law Arrangement J- Kitchen (second) K- Library L- Loft M- Maid's Room N- Porch Enclosed O- Porch - Screened P- Recreation Q- Sitting Room R- Sun/Florida Room T-Laundry (1st Floor) U-Laundry(2nd Floor) V- Work shop</p> <p><u>POSSESSION</u></p> <p>A- Closing B- Immediate C- Lease Back Req'd D- Negotiable E- Prior to Closing F- Specific Date G- Tenant's Rights H- Other I - Harvest Rights</p> <p><u>ROOF</u></p> <p>A- Rolled B- Shingled C- Metal D- Rubber E- Slate F- Tar & Gravel G- Tile H- Wood Shake L- Other</p> <p><u>STYLE</u></p> <p>A-American 4sq B- Bi-Level C- Brownstone D- Bungalow E- Cape Cod F- Colonial G- Contemporary H- Cottage I- English J- Farmhouse K-French Provincial L- Georgian M- Greystone N- Log</p> <p style="color: red;">Continued Next Page</p>
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UNIT 3 FEATURES

- A- Stove
- B- Refrigerator
- C- Washer
- D- Dryer
- E- Dishwasher
- F- Microwave
- G- Disposal
- H- Compactor
- I- Central Air
- J- Window Air
- K- Fireplace (artificial)
- L- Fireplace (gas)
- M- Fireplace (wood)
- N- Garage/Space
- O- None

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- M- Fireplace (wood)
- N- Garage/Space
- O- None

BATH AMENITIES

- A- Mast. Bed (full)
- B- Mast. Bed (half)
- C- Shared Mast Bath
- D- Whirlpool
- E- Separate Shower
- F- Handicap Shower
- G- Steam Shower
- H- Double Sink
- I- Bidet

TENANT PAYS UNIT 1

- A- All
- B- Electric
- C- Gas
- D- Heat
- E- Parking
- F- Scavenger
- G- Sewer
- H- Water
- I- Other
- J- None

TENANT PAYS UNIT 2

- A- All
- B- Electric
- C- Gas
- D- Heat
- E- Parking
- F- Scavenger
- G- Sewer
- H- Water
- I- Other
- J- None

TENANT PAYS UNIT 3

- A- All
- B- Electric
- C- Gas
- D- Heat
- E- Parking
- F- Scavenger
- G- Sewer
- H- Water
- I- Other
- J- None

TENANT PAYS UNIT 4

- A- All
- B- Electric
- C- Gas
- D- Heat
- E- Parking
- F- Scavenger
- G- Sewer
- H- Water
- I- Other
- J- None

IMPROVEMENTS (Water)

- A- Lake Michigan
- B- Public
- C- Private Company
- D- Well (Community)
- E- Well (Private)
- F- Well (Private Company)
- G- Well (Shared)
- H- Other

IMPROVEMENTS (Sewer)

- A- Septic (Mechanical)
- B- Septic (Private)
- C- Septic (Shared)
- D- Sewer (Public)
- E- Sewer (Storm)
- F- Holding Tanks
- G- Overhead Sewers
- H- Other

IMPROVEMENTS (Other)

- A- Curbs / Gutters
- B- Gated Entry
- C- Sidewalks
- D- Street Lights
- E- Streets Paved
- F- Other

INFORMATION

- A- Exceptions (call Lister)
- B- Exclusions (call Lister)
- C- Home Warranty
- D- Lister Must Accompany
- E- Reserve Fee Required
- F- School Bus Service
- G- Commuter Bus
- H- Commuter Train

NEW / PROPOSED

CONSTRUCTION OPTIONS

- A- Air Purifier/Humidifier
- B- Appliance Package/Allowance
- C- Basmnt/Lower Lvl Ext. Exit
- D- Basmnt/Lower Lvl Finished
- E- Basmnt/Lower Stubb in Bath
- F- Central Air
- G- Central Air Ready
- H- Deck/Patio/Screened Porch
- I- Electrical Allowance
- J- Energy Efficient Package
- K- Exterior Brick / Cedar
- L- Fireplace
- M- Basement
- N- Garage
- O- Hardwood /Ceramic Floors
- P- Hot Tub / Pool
- Q- Landscaping
- R- Oak Trim / Staircase
- S- Roof (Cedar/Shake/Tile)
- T- Skylights
- U- Upgrade Carpet/Pad /Vinyl
- V- Upgrade Interior/Exterior Doors
- W- Vaulted / Cathedral Ceiling
- X- Vinyl Clad Windows
- Y- Whirlpool Tub
- Z- Other

TERMS

- A- Conventional
- B- FHA
- C- VA
- D- Assumption (Conventional)
- E- Assumption (FHA)
- F- Assumption (VA)
- G- Release Required
- H- Contract (Articles) for Deed
- I- Lease / Purchase
- J- Owner May Help/Assist
- K- Purchase Money Mortgage
- L- Rent with Option
- M- Rewrite / Blend
- N- Trade / Exchange
- O- Cash Only
- P- Other

STYLE (continued)

- O- Mediter./Spanish
- P- Prairie
- Q- Quad Level
- R- Queen Anne
- S- Ranch
- T- Row House
- U- Step Ranch
- V- Traditional
- W- Tri-Level
- X- Tudor
- Y- Victorian
- Z- Other

FOUNDATION

- A- Block
- B- Brick
- C- Concrete
- D- Pillars
- E- Reinforced Caisson
- F- Stone
- G- Wood
- H- Other

BUILDING TYPE

- A- 2 Flat
- B- 3 Flat
- C- 4 Flat
- D- 1 story Unit(s)
- E- 2 story Unit(s)
- F- 3 Story Unit(s)
- G- 4 Story Unit(s)
- H- Coach House
- I- Converted Resid.
- J- Duplex Side by Side
- K- Other

We (I) do hereby certify that we are the legal title holders (or legal representative) of said property and that the information given on these forms is true and accurate to the best of our knowledge.

Thank You. *Please Sign & Date Below.*

Date: _____

Date: _____