

• Indicates Required information ( ) Indicates Maximum Choice \*Indicates "Yes" By Default **LISTING #**

**ADDRESS**

• **State** \_\_\_\_\_ • **County** \_\_\_\_\_ • **City** \_\_\_\_\_

• **ZIP Code** \_\_\_\_\_ + 4 • **Area** N/A • **Community/District** \_\_\_\_\_

• **Street # (HSN)** \_\_\_\_\_ • **Modifier** \_\_\_\_\_

**Direction**  
 N  E  NE  SE  
 S  W  NW  SW

• **Street Name** \_\_\_\_\_

**Suffix**  
 Avenue  Boulevard  Court Ave  Drive Ct  Lane  Parkway  Street  Street Pl  Way  
 Avenue Ct  Circle  Court St  Highway  Loop  Place  Street Ct  Terrace  
 Avenue Pl  Court  Drive  Junction  Park  Road  Street Dr  Trail

**Post Direction**  
 N  NE  
 S  NW  
 E  SE  
 W  SW

**Unit #** \_\_\_\_\_

**LISTING**

\$ \_\_\_\_\_

• **Listing Price** \_\_\_\_\_ • **Listing Date** \_\_\_\_\_ • **Expiration Date** \_\_\_\_\_ • **Tax ID#** \_\_\_\_\_

• **Preliminary Title Ordered**  
 Yes  No

**Title Company** (60 characters maximum) \_\_\_\_\_

• **Offers (1)**  
 Seller intends to review offers upon receipt  
 Seller to review offers on Offer Review Date (may review/accept sooner)

**Offer Review Date** \_\_\_\_\_  
 (required if 2nd "Offers" option is selected)

**FIRPTA withholding required?**  
 Yes  No

**LOCATION INFORMATION**

\_\_\_\_\_

**Lot Number** \_\_\_\_\_ **Block** \_\_\_\_\_

**PROPERTY INFORMATION**

**Year Built** \_\_\_\_\_ **Effective Year Built** \_\_\_\_\_

**Effective Year Built Source**  
 Public Records  See Remarks

**Lot Size (SqFt)** \_\_\_\_\_ **Lot Size Source** \_\_\_\_\_

• **Show Map Link**  \*Yes  No • **Internet Advertising**  \*Yes  No • **Show Address to Public**  \*Yes  No • **Prohibit Blogging**  \*Yes  No • **Allow Automated Valuation**  \*Yes  No

• **Buyer Brkg. Comp. (BBC)** \_\_\_\_\_ • **Compensation Type**  \$  % 0 • **Tail Provision (Days)** \_\_\_\_\_

\*Minus SO Admin Fee \$400, See Remarks

**Buyer Brkg. Compensation Comments** (40 characters maximum) \_\_\_\_\_

**OWNER'S INFORMATION**

• **Owner's Name** \_\_\_\_\_ **Owner's Name 2** \_\_\_\_\_

**Owner's Phone** \_\_\_\_\_ • **Phone to Show** \_\_\_\_\_ • **Owner's City and State** \_\_\_\_\_

• **3rd Party Approval Required (2)**  
 None  Short Sale  
 Other - See Remarks

• **Bank/RE Owned**  Yes  No • **Auction**  Yes  No

**INITIALS:**

Seller

Date

Seller

Date

Broker

Date

**Listing Address:** \_\_\_\_\_

**LAG #** \_\_\_\_\_

**VIRTUAL TOURS**

**Virtual Tour #1 URL** (Please include http:// or https://) \_\_\_\_\_

**Virtual Tour #1 Description** \_\_\_\_\_

**Virtual Tour #2 URL** (Please include http:// or https://) \_\_\_\_\_

**Virtual Tour #2 Description** \_\_\_\_\_

**Virtual Tour #3 URL** (Please include http:// or https://) \_\_\_\_\_

**Virtual Tour #3 Description** \_\_\_\_\_

**ADDITIONAL TAX IDs**

**Additional Tax ID#** \_\_\_\_\_

**Additional Tax ID#** \_\_\_\_\_

**Additional Tax ID#** \_\_\_\_\_

Additional Tax IDs to be listed on attached sheets

**BROKER INFORMATION**

16005

Chris Nye

9991

MLS4owners

• **Listing Broker**  
- ID#

**Broker Name**

**Listing Office - ID#**

**Brokerage Firm Name**

N/A

N/A

N/A

N/A

**Co-Broker - ID#**

**Co-Broker Name**

**Co-Office - ID#**

**Co-Brokerage Firm Name**

**LISTING INFORMATION**

• **Form 17 (1)**

- Exempt
- Not Provided
- Provided

**Right of First Refusal**

- Yes  No

• **Common Interest Cmty (RCW 64.90)**

- Yes  No

• **Possession (3)**

- Closing
- Negotiable
- See Remarks
- Sub. Tenant's Rights

• **Showing Information (5)**

- Appointment
- Call Listing Office
- MLS Keybox
- Owner-Call First
- See Remarks
- ShowingTime
- Vacant
- View with Discretion

**Potential Terms (8)**

- Assumable
- Cash Out
- Conventional
- Lease/Purchase
- Owner Financing
- Rehab Loan
- See Remarks
- Variable Price Lstg

**General Zoning Classification (6)**

- Agricultural
- Business
- Commercial
- Farm & Ranch
- Forestry
- Industrial
- Industrial-Light
- Multi-Family
- Office
- Residential
- Retail
- See Remarks

• **Zoning Jurisdiction (1)**

- City
- County
- See Remarks

**Short Term Rental**

- Yes  No

**FINANCIAL INFORMATION**

**Tax Expenses (\$)** \$ \_\_\_\_\_

**Tax Year** \_\_\_\_\_

**Insurance Expenses (\$)** \$ \_\_\_\_\_

**Gross Scheduled Income (\$)** \$ \_\_\_\_\_

**Water/Sewage/Garbage (\$)** \$ \_\_\_\_\_

**Vacancy Rate (%)** \_\_\_\_\_ %

**Electrical Expenses (\$)** \$ \_\_\_\_\_

**Gross Adjusted Income (\$)** \$ \_\_\_\_\_

**Heating Expenses (\$)** \$ \_\_\_\_\_

**Total Expenses (\$)** \$ \_\_\_\_\_ (Total from all Expenses)

**Other Expenses (\$)** \$ \_\_\_\_\_

**Net Operating Income (\$)** \$ \_\_\_\_\_

**Cap Rate (NOI div by LP) (%)** \_\_\_\_\_ %

**Gross Rent Multiplier** \_\_\_\_\_ LP div by GSI

**INITIALS:**

Seller

Date

Seller

Date

Broker

Date

Listing Address: \_\_\_\_\_

LAG # \_\_\_\_\_

**SITE INFORMATION**

_____	\$ _____	\$ _____
Lot Dimensions	Land Assessed Value (\$)	Improvements Assessed Value (\$)
_____	_____	_____
\$ _____	_____	<b>Free &amp; Clear</b>
Total Assessed Value (\$)	Year Value Assessed	<input type="checkbox"/> Yes <input type="checkbox"/> No

**ADDITIONAL SITE INFORMATION**

<b>Sewer (2)</b> <input type="checkbox"/> Available <input type="checkbox"/> Sewer Connected <input type="checkbox"/> Septic <input type="checkbox"/> STEP System	_____ <b>Site Frontage (Feet)</b>	_____ <b>Depth of Lot</b>
<b>Environmental Survey</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Boundary Survey</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Expansion Area</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Pad Ready</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	_____ <b>Number of Available Pads</b>	_____ <b>Total Covered Parking</b>
_____ <b>Total Uncovered Parking</b>	<b>Water Source (3)</b> <input type="checkbox"/> Community <input type="checkbox"/> See Remarks <input type="checkbox"/> Individual Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Lake <input type="checkbox"/> Shares <input type="checkbox"/> Private <input type="checkbox"/> Water Catchment System <input type="checkbox"/> Public <input type="checkbox"/> Well Needed	<b>Topography (3)</b> <input type="checkbox"/> Level <input type="checkbox"/> Sloped <input type="checkbox"/> Wooded
<b>Waterfront (5)</b> <input type="checkbox"/> Bank-High <input type="checkbox"/> Bulkhead <input type="checkbox"/> Lake <input type="checkbox"/> Saltwater <input type="checkbox"/> Bank-Low <input type="checkbox"/> Canal <input type="checkbox"/> No Bank <input type="checkbox"/> Sea <input type="checkbox"/> Bank-Medium <input type="checkbox"/> Creek <input type="checkbox"/> Ocean <input type="checkbox"/> Sound <input type="checkbox"/> Bay <input type="checkbox"/> Jetty <input type="checkbox"/> River <input type="checkbox"/> Strait	_____ <b>Waterfront Footage</b>	

**BUILDING INFORMATION**

_____ <b>Approx. Office SqFt</b>	_____ <b>Approx. Whse/Mfg SqFt</b>	_____ <b>Approx. Bldg SqFt</b>	<b>• Style Code (1)</b> <input type="checkbox"/> 60 - Comm Bldg Und 10K <input type="checkbox"/> 61 - Comm Bldg Ovr 10K <input type="checkbox"/> 62 - Business Opp. <input type="checkbox"/> 63 - Farm & Ranch <input type="checkbox"/> 64 - Hotel/Motel <input type="checkbox"/> 70 - Industrial <input type="checkbox"/> 71 - Light Indrl. <input type="checkbox"/> 72 - Mobile Home Park <input type="checkbox"/> 73 - Office <input type="checkbox"/> 74 - Recreational <input type="checkbox"/> 75 - Retail <input type="checkbox"/> 76 - RV Park <input type="checkbox"/> 77 - Timber <input type="checkbox"/> 78 - Warehouse
<b>Foundation (3)</b> <input type="checkbox"/> Concrete Block <input type="checkbox"/> Concrete Ribbon <input type="checkbox"/> Post & Block <input type="checkbox"/> Post & Pillar <input type="checkbox"/> Poured Concrete <input type="checkbox"/> See Remarks <input type="checkbox"/> Slab <input type="checkbox"/> Tie down	<b>Loading (4)</b> <input type="checkbox"/> 1-3 Bays <input type="checkbox"/> 4-6 Bays <input type="checkbox"/> 7+ Bays <input type="checkbox"/> 10' Doors <input type="checkbox"/> 10'-15' Doors <input type="checkbox"/> 15" Doors <input type="checkbox"/> Dock High <input type="checkbox"/> Grade <input type="checkbox"/> Ramp	<b>Roof (3)</b> <input type="checkbox"/> Built-Up <input type="checkbox"/> Cedar Shake <input type="checkbox"/> Composition <input type="checkbox"/> Flat <input type="checkbox"/> Green (Living) <input type="checkbox"/> Metal <input type="checkbox"/> See Remarks <input type="checkbox"/> Tile <input type="checkbox"/> Torch Down	<b>Exterior (4)</b> <input type="checkbox"/> Brick <input type="checkbox"/> Cement/Concrete <input type="checkbox"/> Metal/Vinyl <input type="checkbox"/> See Remarks <input type="checkbox"/> Stone <input type="checkbox"/> Stucco <input type="checkbox"/> Tilt-Up <input type="checkbox"/> Wood <input type="checkbox"/> Wood Products
_____ <b>Column Spacing</b>	_____ <b>Ceiling Height</b>	<b>Building Condition (1)</b> <input type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Under Construction <input type="checkbox"/> Fair <input type="checkbox"/> Remodeled <input type="checkbox"/> Very Good <input type="checkbox"/> Fixer <input type="checkbox"/> Restored	

**ASSOCIATION INFORMATION**

<b>• Association</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	\$ _____ <b>Association Dues</b>	<b>Association Dues Freq (1)</b> <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Annually <input type="checkbox"/> Not Applicable
		<b>Other Dues/Fees (see remarks)</b> <input type="checkbox"/> Yes <input type="checkbox"/> No

**ACCESSORY DWELLING UNIT**

<b>Accessory Dwelling Unit (1)</b> <input type="checkbox"/> Attached Dwelling <input type="checkbox"/> Detached Dwelling	_____ <b>Detached Dwelling (Finished SqFt)</b>
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INITIALS:

Seller

Date

Seller

Date

Broker

Date

**Listing Address:**

**LAG #**

**INTERIOR INFORMATION**

**Energy Source (6)**

- Electric
- Geothermal
- Ground Source
- Natural Gas
- Oil
- Pellet
- Propane
- See Remarks
- Solar Hot Water
- Solar PV
- Wood

**Floor Covering (5)**

- Bamboo/Cork
- Ceramic Tile
- Concrete
- Engineered Hardwood
- Fir/Softwood
- Granite
- Hardwood
- Laminate
- Laminate Hardwood
- Laminate Tile
- Marble
- Other Renewable
- See Remarks
- Slate
- Stone
- Travertine
- Vinyl
- Vinyl Plank
- Wall to Wall Carpet

**Features (8)**

- Disabled Access
- Elevator
- Leased Fixtures
- Satellite
- Signage Included
- Sprinklered
- Storage
- Tenant Association

**Heating (8)**

- 90%+ High Efficiency
- Baseboard
- Ductless HP-Mini Split
- Forced Air
- Heat Pump
- High Efficiency (Unspecified)
- Hot Water Recirc Pump
- HRV/ERV System
- Insert
- None
- Other - See Remarks
- Radiant
- Radiator
- Stove/Free Standing
- Tankless Water Heater
- Wall

**Cooling (8)**

- 90%+ High Efficiency
- Central A/C
- Ductless HP-Mini Split
- Forced Air
- HEPA Air Filtration
- High Efficiency (Unspecified)
- Insert
- None
- Other - See Remarks
- Radiant
- Wall
- Window Unit A/C

**UTILITY / COMMUNITY INFORMATION**

Water Company

Power Company

Sewer Company

Cable/TV Provider

Internet Service Provider

**GREEN BUILDING INFORMATION**

**Green Certification (3)**

- LEED™
- Northwest ENERGY STAR®
- Other - See Remarks

**LEED™ (1)**

- Platinum
- Gold
- Silver
- Certified

**Construction Methods (2)**

- Advanced Wall
- Double Wall
- Ins. Concrete Form (ICF)
- Post & Beam
- Standard Frame
- Steel & Concrete
- Strawbale
- Structural Ins. Panel (SIPs)
- Tilt-up

EPS Energy Score (0-99,999kWh)

**Northwest ENERGY STAR® (1)**

- NWESH Certified
- NWESH Presale
- NWESH Under Construction

HERS Index Score (0-150)

**INITIALS:**

Seller

Date

Seller

Date

Broker

Date

**Listing Address:**

**LAG #**

**TENANT INFORMATION**

<b>UN1</b> Tenant 1 Descrp. _____	<b>UN2</b> Tenant 2 Descrp. _____	<b>UN3</b> Tenant 3 Descrp. _____
<b>SF1</b> Approx. SqFt _____	<b>SF2</b> Approx. SqFt _____	<b>SF3</b> Approx. SqFt _____
<b>LX1</b> Lease Expiration _____	<b>LX2</b> Lease Expiration _____	<b>LX3</b> Lease Expiration _____
<b>RN1</b> Base Rent/Month \$ _____	<b>RN2</b> Base Rent/Month \$ _____	<b>RN3</b> Base Rent/Month \$ _____
<b>NN1</b> Est. NNN/Month _____	<b>NN2</b> Est. NNN/Month _____	<b>NN3</b> Est. NNN/Month _____
<b>US1</b> Type of Use _____	<b>US2</b> Type of Use _____	<b>US3</b> Type of Use _____
<b>UN4</b> Tenant 4 Descrp. _____	<b>UN5</b> Tenant 5 Descrp. _____	<b>UN6</b> Tenant 6 Descrp. _____
<b>SF4</b> Approx. SqFt _____	<b>SF5</b> Approx. SqFt _____	<b>SF6</b> Approx. SqFt _____
<b>LX4</b> Lease Expiration _____	<b>LX5</b> Lease Expiration _____	<b>LX6</b> Lease Expiration _____
<b>RN4</b> Base Rent/Month \$ _____	<b>RN5</b> Base Rent/Month \$ _____	<b>RN6</b> Base Rent/Month \$ _____
<b>NN4</b> Est. NNN/Month _____	<b>NN5</b> Est. NNN/Month _____	<b>NN6</b> Est. NNN/Month _____
<b>US4</b> Type of Use _____	<b>US5</b> Type of Use _____	<b>US6</b> Type of Use _____

\$ \_\_\_\_\_

**Total SqFt Rented**

**Total Monthly Rent (\$)**

**Total Monthly NNN**

**REMARKS**

**Marketing Remarks.** CAUTION! The comments you make in the following lines are limited to descriptions of the land and improvements only. These remarks will appear in the client handouts and websites. (750)

\*\*\* Please email your public marketing remarks to sales@mls4owners.com, see Step 4 on our List Now page \*\*\*

**Confidential Broker-Only Remarks.** Comments in this category are for broker's use only. (500)

XA-MLS Input Only. All Questions/Offers/Appointments Call Seller Directly. Sellers represent themselves. MLS4owners is not a party

to the transaction. Seller to close with Ticor. Contact: TeamKate@TicorTitle.com 253-620-1393. Ticor Order# TBA \*Minus SO Admin Fee \$400 \* See

Additional Broker Remarks \* Please send mutual acceptance to sales@mls4owners.com

• **Driving Directions to Property** (200)

\*\*\* Please email your driving directions to sales@mls4owners.com, see Step 5 on our List Now page \*\*\*

**INITIALS:**

Seller

Date

Seller

Date

Broker

Date