

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

ADDRESS

• State _____ • County _____ • City _____
 • ZIP Code _____ + 4 • Area _____ • Community/District _____
 • Street # (HSN) _____ Modifier _____ Direction
 N E NE SE
 S W NW SW • Street Name _____
 Suffix _____ Post Direction
 N NE
 S NW
 E SE
 W SW Unit # _____
 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

LISTING

\$ _____ • Preliminary Title Ordered
 • Listing Price _____ • Listing Date _____ • Expiration Date _____ • Tax ID# _____ Yes No
 • Offers (1)
 Seller intends to review offers upon receipt
 Seller to review offers on Offer Review Date (may review/accept sooner)
 Offer Review Date _____ FIRPTA withholding required?
 (required if 2nd "Offers" option is selected) Yes No

LOCATION

Lot Number _____ Block _____
~~MAP BOOK~~
 Thomas RR Mason RR Shelton P Grant Yellow Page
 RR Kitlap RR Thars RR Grays P Kittitas P A Clark
 RR Jeff RR Lewis Teton P Yakima Unknown
 N/A Map Page N/A Top Map Coord. N/A Side Map Coord.

PROPERTY INFORMATION

Year Built _____ Effective Year Built _____ Effective Year Built Source
 Public Records See Remarks
 Lot Size (Square Feet) _____ 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 ID

Add'l Tax ID# _____

(Additional Tax IDs to be listed on attached sheets)

Add'l Tax ID# _____

Add'l Tax ID# _____

BROKER INFORMATION

16005

Chris Nye 253-460-1900

9991

MLS4owners 253-460-1900

• **LAG**
Listing Broker ID#

Broker Name and Phone

Listing Office - ID#

Brokerage Firm Name and Phone

N/A

N/A

N/A

N/A

Co Broker - ID#

Co Broker Name and Phone

Co Office - ID#

Co Brokerage Firm Name and Phone

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 (\$)
\$ _____	_____	Free & Clear
Total Assessed Value (\$)	Year Value Assessed (\$)	<input type="checkbox"/> Yes <input type="checkbox"/> No

ADD'L SITE INFORMATION

Sewer (2) <input type="checkbox"/> Available <input type="checkbox"/> Sewer Connected <input type="checkbox"/> Septic	_____ Site Frontage (Feet)	_____ Depth of Lot
Environmental Survey <input type="checkbox"/> Yes <input type="checkbox"/> No	Boundary Survey <input type="checkbox"/> Yes <input type="checkbox"/> No	Expansion Area <input type="checkbox"/> Yes <input type="checkbox"/> No
Pad Ready <input type="checkbox"/> Yes <input type="checkbox"/> No	_____ Number of Available Pads	_____ Total Covered Parking
_____ Total Uncovered Parking	Water Source (3) <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	Topography (3) <input type="checkbox"/> Level <input type="checkbox"/> Sloped <input type="checkbox"/> Wooded

BUILDING INFORMATION

_____	_____	_____	• Style Code (1) <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
Approx. Office Square Feet	Approx. Whse/Mfg Square Feet	Approx. Bldg Square Feet	
Foundation (3) <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	Loading (4) <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	Roof (3) <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	Exterior (4) <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
_____	_____	_____	Building Condition (1) <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
Column Spacing	Ceiling Height		

ASSOCIATION INFORMATION

• Association <input type="checkbox"/> Yes <input type="checkbox"/> No	\$ _____ Association Dues	Association Dues Freq (1) <input type="checkbox"/> Annually <input type="checkbox"/> Monthly <input type="checkbox"/> Not Applicable <input type="checkbox"/> Quarterly
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ACCESSORY DWELLING UNIT

Accessory Dwelling Unit (1) <input type="checkbox"/> Attached Dwelling <input type="checkbox"/> Detached Dwelling	_____ Detached Dwelling (Finished Square Feet)	_____
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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

Heating/Cooling (8)

- 90%+ High Efficiency
- Baseboard
- Ductless HP-Mini Split
- Forced Air
- Heat Pump
- HEPA Air Filtration
- Hot Water Recirc Pump
- HRV/ERV System
- Insert
- Radiant
- Radiator
- Stove/Free Standing
- Tankless Water Heater
- Wall

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

UTILITY / COMMUNITY

Water Company _____

Power Company _____

Sewer Company _____

Cable/TV Provider _____

Internet Service Provider _____

GREEN BUILDING INFO.

Green Certification (3)

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

LEED™ (1)

- Platinum
- Gold
- Silver
- Certified

Northwest ENERGY STAR® (1)

- NWESH Certified
- NWESH Presale
- NWESH Under Construction

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) _____

HERS Index Score (0-150) _____

TENANT INFORMATION

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

_____ \$ _____

Total Square Feet Rented **Total Monthly Rent (\$)** **Total Monthly NNN**

INITIALS:

 Seller Date Seller Date Broker Date

Listing Address:

LAG #

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