

INCOME PROPERTY INPUT FORM for IRESis.com (Page 1 of 4, Rev. 7/26/2017) ***=Required Field,** **MLS #:** _____

***Listing Office:** _____ ***Listing Agent:** _____

***Co-Listed?:** Y / N (If yes, the following fields are required): **Co-Listing Office:** _____ **Co-Listing Agent:** _____

***Property Type:** INCOME PROPERTY **Secondary Property Type:** _____ ***Listing Status:** _____

***List Price:** _____ ***List Date:** ___ / ___ / ___ ***Expire Date:** ___ / ___ / ___

LOCATION

***County:** _____ ***Street #:** _____ **End Street #:** _____ **Street Dir.** _____ ***Street Name** _____
(e.g. for 123-200 Maple) (N,S,E,W)

St Post Dir _____ **St.Type** _____ **Bldg#** _____ **Unit#** _____ ***Mail City:** _____ ***Zip Code:** _____
(N,S,E,W) (e.g. AV, DR, ST)

***Locale:** _____ ***Legal:** _____ ***Subdivision:** _____

***Zoning:** _____ ***Parcel/Account Number:** _____ ***Realist Tax ID:** _____

Driving Directions: _____

Listing web site: http:// _____

LOT SIZE ***Approx. Acres:** _____ ***Lot Size (sq. ft.):** _____

SCHOOLS ***School District:** _____ ***High School:** _____

***Middle:** _____ ***Elem:** _____ **Elem 2:** _____

UTILITIES ***Water Supplier:** _____ **Elec Supplier:** _____ **Gas Supplier:** _____

CONTRACT & COMPENSATION

***Listing Contract: (Check one)**

- Exclusive Right to Sell, Transaction Broker
- Exclusive Right to Sell, Agency
- Exclusive Agency/Brokerage
- Exclusive Rt to Sell, Trans Broker, with Variable Rate Commission
- Exclusive Rt to Sell, Agency, with Variable Rate Commission
- Exclusive Agency with Variable Rate Commission

***Short Pay?:** Y/N

***Buyer Agency:** _____

***Transaction Broker:** _____
(Enter % or \$ amount above)

***Buyer Exclusion: Yes / No**

Min. Earnest Money: \$ _____

Earnest Money Recipient _____

*** Limited Service?:** Y/N If "yes", the listing broker (select one option): _____ will arrange appts for cooperating broker **OR** _____ gives co-op brokers authority to make appts with seller

*** For Showings, contact:** None / Listing Office / Listing Agent / Other: _____

MISC. ***Year Built** _____ ***New Const:** Y / N ***If Yes, Const. Completed?:** Y / N ***If No, Const. Started?:** Y / N ***If yes, Est. Completion Date:** _____

New Construction Notes (limited to 250 characters) _____

Model Name _____ **Builder** _____ ***Water Meter Installed?** Y / N ***Waterfront?** Y / N

ENERGY/GREEN FIELDS –Note: If "Yes, Year Certified/Installed and Score are required. Documents verifying certification are also required and should be uploaded with this listing.

Certifications: **HERS Rating:** _____ **Y / N** ***Year Certified:** _____ ***Score:** _____ (0-240)

ENERGY STAR® Qualified New Home : _____ **Y / N** ***Year Certified:** _____

LEED for Homes: _____ **Y / N** ***Year Certified:** _____

NAHB/NGBS-ICC 700: _____ **Y / N** ***Year Certified:** _____

Solar: **Solar PV:** _____ **Y / N** ***Year Installed:** _____ *** Kilowatts** _____

Solar Thermal: _____ **Y / N** ***Year Installed:** _____ *** Type** _____ (e.g. "Water")

"Green Features Addendum" uploaded? _____ **Y / N**

***Has an HOA?** Y / N If Yes, **1st HOA Name:** _____ **HOA Phone:** _____

HOA Email: _____ **HOA Website:** _____ **Has Covenants?** Y / N

***Has Assn Fee?** Y / N If Yes, ***Assn.Fee = \$** _____ **per** _____ ***Assn.Transfer Fee?** Y / N ***Assn. Reserve?** Y / N

Secondary HOA Name: _____ **HOA Phone:** _____

HOA Email: _____ **HOA Website:** _____ **Has Covenants?** Y / N

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Has Assn Fee? Y / N If Yes, Assn.Fee = \$ _____ per _____ Assn.Transfer Fee? Y / N Assn. Reserve? Y / N

SIZE & UNITS # of Parking Spaces _____ #1 Bdrm Units _____ #2 Bdrm Units _____ #3 Bdrm Units _____ Total # of Units _____

Unit	#Units	Beds	Baths	BSMT(y/n)	SQFT	Rent	#Park Spaces	Park Type	(Park Types:
1 st Type	_____	_____	_____	_____	_____	_____	_____	_____	A=attached
2 nd Type	_____	_____	_____	_____	_____	_____	_____	_____	C=carport
3 rd Type	_____	_____	_____	_____	_____	_____	_____	_____	D=detached
4 th Type	_____	_____	_____	_____	_____	_____	_____	_____	U=underground
5 th Type	_____	_____	_____	_____	_____	_____	_____	_____	O=Off Street
6 th Type	_____	_____	_____	_____	_____	_____	_____	_____	R=Reserved
									N=None)

SQFT
 *Total SqFt (fin+unfin) inc. Bsmt _____ *SqFt Source: Licensee, Prior Appraisal, Building Plans, Assessor, Other

EXPENSES

Tax Year (YYYY): _____
 *1) POTENTIAL RENTAL INCOME \$ _____
 *2) - Vacancy (% of PRI) _____
 3) = EFFECTIVE RENTAL INCOME (autocalculated)
 4) + Other income (laundry,etc.) _____
 5) = GROSS OPERATING INCOME (autocalculated)

OPERATING EXPENSES
 Property Taxes _____
 Building Insurance _____
 Utilities _____
 Common Area Maintenance _____
 Other _____
 Other _____
 Other _____

6) - TOTAL OPERATING EXPENSES (autocalculated)
 7) = NET OPERATING INCOME (autocalculated)

The following fields may be manually or automatically calculated: GRM: _____ CAP Rate: _____

REMARKS

Broker Remarks (Private information for other brokers only (e.g. commission info, bonuses, etc. Will display in IRESis & on printed agent version reports only.)

Listings Comments (Describe the property. Will display on reports and be sent to ColoProperty, MySite, and all other public websites)

*Display on ColoProperty.com Y / N *Realtor.com? Y / N *Zillow Group? Y / N *Exclude from ListHub Syndication *? Y / N

INCOME PROPERTY FEATURES: *=Required Feature. Circle or write feature number on each line provided.

EXTERIOR FEATURES:

- *Style _____
 1. 1 Story/Ranch
 2. Bi-Level
 3. Tri-Level
 4. Four-Level
 5. Five+ Levels
 6. 2 Story
 7. 3 Story
 8. 4 Story
 10. 1 1/2 Story
 11. Raised Ranch
 12. Tri Front/Back
 13. 4 L Front/Back
 *Construction _____
 1. Wood/Frame
 2. Brick/Brick Veneer
 3. Block
 4. Stone
 5. Log
 6. Metal Siding
 7. Vinyl Siding

8. Composition Siding
 9. Stucco
 10. Wood Siding
 11. Wood Shingle
 12. Cedar/Redwood
 13. Painted/Stained
 14. Rolling Shutters
 15. Other Construction
 41. Adobe
 42. Concrete
 43. Moss Rock
- *Roof _____
 1. Composition Roof
 2. Wood Shake/Shingle
 3. Tar & Gravel
 4. Tile Roof
 5. Metal Roof
 6. Slate Roof
 7. Rubber/Membrane
 8. Foam Roof
 9. Fiberglass Shingles
 10. Other Roof

11. Flat Roof
 17. Cement Shake
 18. Concrete Tile
 19. Simulated Shake
Common Amenities _____
 1. Clubhouse
 2. Tennis
 3. Hot Tub
 4. Indoor Pool
 5. Pool
 6. Sauna
 7. Play Area
 8. Exercise Room
 9. Common Rec/Park Area
 10. Extra Storage
 11. Common Laundry
 12. Security Building
 13. Elevator
Assoc Fee Includes _____
 1. Common Amenities
 2. Trash
 3. Snow Removal
 4. Lawn Care

5. Security
 6. Management
 7. Common Utilities
 8. Exterior Maintenance
Type _____
 2. Zero Lot Line
 3. Patio Home
 5. Cottage/Bung
 6. Colonial
 7. Victorian
 8. Tudor
 9. Spanish
 10. Cape Cod
 11. Farm House
 12. Earth Berm
 13. Cabin
 14. A-Frame
 15. Fixer-Upper
 18. Legal, Conforming
 19. Legal, Non-conforming
 20. Duplex

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- 23. Manufactured Home
- 25. Foursquare/Denver Square
- 26. Chalet
- 27. Contemporary/Modern

Outdoor Features _____

- 1. Lawn Sprinkler System
- 2. Storage Buildings
- 3. Balcony
- 4. Patio
- 5. Deck
- 6. Enclosed Porch
- 7. Private Hot Tub
- 15. Tandem Garage
- 16. Carriage House
- 17. Land Lease

Location Description _____

- 1. Cul-De-Sac
- 2. Corner Lot
- 3. Wooded Lot
- 4. Evergreen Trees
- 5. Deciduous Trees
- 6. Native Grass
- 7. Level Lot
- 8. Rolling Lot
- 9. Sloping Lot
- 10. Steep Lot
- 11. Rock Out-Croppings
- 12. Abuts Ditch
- 13. Abuts Golf Course
- 14. Golf Course Nborhood.
- 15. Abuts Pond/Lake
- 16. Abuts Stream/Creek/River
- 17. Abuts Farm Land
- 18. Abuts National Forest
- 19. Abuts Park
- 20. Abuts Public Open Space
- 21. Abuts Priv. Open Space
- 22. Meadow
- 23. Orchard
- 24. Outbuildings
- 25. Airpark
- 26. Historic District
- 27. Co-Housing
- 28. Senior Community
- 29. House/Lot Faces North
- 30. House/Lot Faces South
- 31. House/Lot Faces East
- 32. House/Lot Faces West
- 33. House/Lot Faces NW
- 34. House/Lot Faces NE
- 35. House/Lot Faces SW
- 36. House/Lot Faces SE
- 37. Within City Limits
- 43. Unincorporated

Horse Property _____

- 1. Horse(s) Allowed
- 2. Zoning OK for 1 Horse
- 3. Zoning OK for 2 Horses
- 4. Zoning OK for 3 Horses
- 5. Zoning OK for 4+ Horses
- 6. Barn with 1-2 Stalls
- 7. Barn with 3+ Stalls
- 8. Corral(s)
- 9. Pasture
- 10. Arena
- 11. Tack Room
- 12. Loafing Shed
- 13. Hay Storage Building
- 14. Access to Riding Trails

Fences _____

- 1. Partially Fenced
- 2. Enclosed Fenced Area
- 3. Wood Fence
- 4. Chain Link
- 5. Security Fence
- 6. Other Fence
- 7. Electric Fence
- 8. Wire Fence
- 9. Metal Post Fence
- 10. Dog Run/Kennel

- 11. Vinyl/Composite Fencing

Views _____

- 1. Back Range/Snow Cap'd
- 2. Foothills View
- 3. Plains View
- 4. City View
- 5. Water View

Lot Improvements _____

- 1. Street Paved
- 2. Curbs
- 3. Gutters
- 4. Sidewalks
- 5. Street Light
- 6. Alley
- 7. Fire Hydrant w/in 500 Ft

Road Access _____

- 1. Private, up to Co. Stand
- 2. Private, not up to CoStand
- 3. 4x4 Required to Access
- 4. City Street
- 5. Co. Rd/Co. Maintained
- 6. Co. Rd/Not Maintained
- 7. State Highway
- 8. Interstate
- 9. Easement
- 10. Privately Maintained
- 11. Lack of Rt to Access
- 12. Security Gate
- 13. Alley

Road Surface at Prop. Line _____

- 1. Road Improve Needed
- 2. Dirt Road
- 3. Gravel Road
- 4. Blacktop Road
- 5. Concrete Road

Parking Per Unit _____

- 1. Less Than 1
- 2. 1 Space/Unit
- 3. 1.5 Spaces/Unit
- 4. 2 Spaces/Unit

INTERIOR FEATURES:

***Basement/Foundation** _____

- 1. No Basement
- 2. Partial Basement
- 3. Full Basement
- 4. Unfinished Basement
- 5. 25%+Finished Basement
- 6. 50%+Finished Basement
- 7. 75%+Finished Basement
- 8. 90%+Finished Basement
- 9. Crawl Space
- 10. Slab
- 11. Walk-out Basement
- 12. Daylight Basement
- 13. Structural Floor
- 14. Built-In Radon
- 15. Rough-in for Radon
- 16. Retrofit for Radon
- 17. Radon Test Available
- 19. Sump Pump

***Heating** _____

- 1. No Heat
- 2. Forced Air
- 3. Hot Water
- 4. Heat Pump
- 5. Baseboard Heat
- 6. Gravity Heat
- 7. Wood Stove
- 8. Multi-zoned Heat
- 9. Radiant Heat
- 10. Radiator
- 11. Space Heater
- 12. 2 or more Heat Sources
- 13. Humidifier
- 14. 2 or more H₂O Heaters
- 15. Electric Air Filter
- 16. Common Heat Source
- 17. Individual Heat Source
- 19. Wall Heater

Cooling _____

- 1. Central Air Conditioning
- 2. Room Air Conditioner
- 3. Evaporative Cooler
- 4. Ceiling Fan
- 5. Attic Fan
- 6. Whole House Fan

***Inclusions** _____

- 1. No Units Furnished
- 2. Window Coverings
- 3. Electric Range/Oven
- 4. Gas Range/Oven
- 5. Down-draft Range
- 6. Self-Cleaning Oven
- 7. Continuous-cleanOven
- 8. Double Oven
- 9. Dishwasher
- 10. Refrigerator
- 11. Bar Refrigerator
- 12. Washer
- 13. Dryer
- 14. Microwave
- 15. Compactar
- 16. Freezer
- 17. Jetted Bath Tub
- 18. Central Vacuum
- 19. Intercom
- 20. Security System Owned
- 21. Security System Leased
- 22. Laundry Tub
- 23. Gas Bar-B-Q
- 24. Garage Door Opener
- 25. Satellite Dish
- 26. TV Antenna
- 27. Fireplace Tools Included
- 28. Some Furniture
- 29. Water Softener Owned
- 30. Water Softener Rented
- 31. Water Filter Owned
- 32. Water Filter Rented
- 33. All Units Furnished
- 34. Some Appliances
- 35. All Appliances
- 36. Personal Prop. Inventory
- 37. Disposal
- 38. Smoke Alarm(s)

Energy Features _____

- 1. Solar Domestic Hot Water
- 2. Solar Hot Water Heat
- 3. Solar Rough-In
- 4. Trombe Wall
- 5. Sun Space
- 6. Southern Exposure
- 7. Double Pane Windows
- 8. Triple Pane Windows
- 9. Storm Window
- 10. Storm Doors
- 11. Attached Greenhouse
- 12. High Efficiency Furnace
- 13. Energy Survey Comp.
- 14. Demand Control Limiter
- 15. Set Back Thermostat
- 17. Energy Rated
- 18. Solar PV Leased
- 19. Solar PV Owned

Design Features _____

- 1. Eat-in Kitchen
- 2. Separate Dining Room
- 3. Cathedral/Vaulted Ceil.
- 4. Open Floor Plan
- 5. Workshop
- 6. Pantry
- 7. Wood Windows
- 8. Bay or Bow Window
- 9. Stain/Natural Trim
- 10. Walk-in Closet
- 11. Loft
- 12. Sauna
- 13. Wet Bar
- 14. Fire Sprinklers

- 15. Fire Alarm
- 16. Washer/Dryer Hookups
- 17. Skylights
- 18. Wood Floors
- 19. Shared Kitchen
- 20. Shared Baths
- 21. Outside Entry
- 22. Kitchen Island

Fireplace _____

- 1. Re-circulating Fireplace
- 2. Freestanding Fireplace
- 3. Fireplace Insert
- 4. 2+Fireplaces
- 5. Outside Combustion Air
- 6. Gas Fireplace
- 7. Gas Logs Included
- 8. Electric Fireplace
- 9. Multi-sided Fireplace
- 10. Rough-in Fireplace
- 18. Pellet Stove

Disabled Access _____

- 1. Ramp Access
- 2. Level Lot
- 3. Level Drive
- 4. Near Bus
- 5. Width of Halls 42"/ more
- 6. Low Carpet
- 7. Interior Doors 32" or more
- 8. Exterior Doors 36"/ more
- 9. No Stairs
- 10. Other Access
- 11. Main Floor Bath
- 12. Main Level Bedroom
- 13. Stall Shower

OTHER FEATURES:

***Utilities** _____

- 1. Natural Gas
- 2. Electric
- 3. Propane
- 4. Wood/Coal
- 7. Oil
- 8. No Utilities
- 9. Other Utilities
- 10. Cable TV Available
- 11. Master Meter-Electric
- 12. Master Meter-Gas
- 13. Separate Meter Electric
- 14. Separate Meter Gas
- 29. Satellite Avail
- 30. High Speed Avail

***Water/Sewer** _____

- 1. City Water
- 2. District Water
- 3. Well
- 4. Cistern
- 5. City Sewer
- 6. District Sewer
- 7. Septic
- 8. No Water/Sewer
- 9. Other Water/Sewer
- 10. See Remarks

Mineral & Water Rights _____

- 1. Water Rights Included
- 2. Water Rights Excluded
- 3. Irrigation Well Included
- 4. Irrigation Well Excluded
- 5. Mineral Rights Included
- 12. Mining Claim
- 13. Mineral Rights Excluded

***Ownership** _____

- 1. Lender Owner/REO
- 2. Licensed Owner
- 3. Private Owner
- 4. Corporate Buy-Out
- 5. Partnership
- 6. Other Owner
- 7. Perm. Affordable Housing
- 9. HUD
- 10. Builder

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***Occupied by** _____

- 1. Owner Occupied
- 2. Tenant Occupied
- 3. Vacant for Rent
- 4. Vacant not for Rent

***Possession** _____

- 1. Before Closing
- 2. Delivery of Deed
- 3. 1-3 Days after Closing
- 4. Specific Date
- 5. Tenant Will Vacate
- 6. Owner Will Vacate
- 7. Current Lease Agreement
- 8. See Remarks

***Tenant Pays** _____

- 1. Deposit
- 2. Gas
- 3. Electric
- 4. Water
- 5. Sewer
- 6. Property Taxes

- 7. CPI Annual Escalation
- 8. Building Insurance
- 9. Interior Maintenance
- 10. Site Maintenance
- 11. Exterior Maintenance
- 12. Structural Maintenance
- 13. Association Fees
- 14. Trash
- 15. A/C Maintenance
- 16. Parking
- 17. Janitorial-Common
- 18. Janitorial-Suite
- 19. All Op Costs-used alone
- 20. Nothing

***Grs Schd Income Incl.** _____

- 1. Lease/Rents
- 2. Deposits Forfeited
- 3. Vending Machine
- 4. Common Area Fees
- 5. Lease Overage
- 6. Leased Parking

7. Laundry _____

- *Property Disclosures** _____
- 1. Seller's Disclosure
- 2. No Property Disclosure
- 3. Lead Paint Disclosure

***Flood Plain** _____

- 1. High Hazard/Floodway
- 2. 100 Year/High Risk
- 3. 500 Year/Moderate Risk
- 4. Minimal Risk

Existing Lease _____

- 1. Month-to-Month
- 2. Fixed Term
- 3. 6 Month Lease
- 4. Year Lease
- 5. Other—See Remarks
- 6. Not Leased

Possible Usage _____

- 1. Single Family
- 2. Multi Family
- 3. Mobile Homes

- 4. PUD
- 5. Farm/Ranch
- 6. Business
- 7. Commercial or Industrial
- 8. Additional Units
- New Financing /Lending** _____
- 1. Cash
- 2. Conventional
- 3. FHA
- 4. VA
- 5. Seller Points/Buydown
- 6. Owner Financing
- 7. Wrap/Blend
- 8. Lease Purchase
- 9. Exchange/Trade
- 15. Short Pay
- 16. 1031 Exchange
- 17. Auction
- 18. SS Pend Lender Apprvl

Exclusions (100 characters max.): _____

Showing Info (optional) All showing information is private and can be viewed by Listing Office only.
 Property Vacant? Y / N Showings Allowed? Y / N Sentrilock Lockbox Serial#: _____ Lockbox/CBS Code: _____

Allow online requests? Y / N

Showing Staff Instructions: (500 character max.) _____

Showing Agent Instructions: (500 character max.) _____

Showing Contact Information (Optional. If filled in, First and Last name and one phone number are required.)

First Name: _____ Last Name: _____

Home Phone: _____ Use for text? Y / N

Work Phone: _____ Use for text? Y / N

Mobile Phone: _____ Use for text? Y / N

Other Phone: _____ Use for text? Y / N

Email: _____ Appt. Notices Y / N Feedback Y / N Preferred Contact Method: _____

Customize the Feedback Questionnaire: Select *one* only

(Email, Phone, Text or Other)

- Use the standard showings feedback questionnaire
- Use the customization from your user preferences
- Customize the showings feedback questionnaire for this listing only (If this selection is chosen, select which questions to include below and/or add customized questions)

Is the customer interested in the property?

Did the property show well?

Is the price right?

Feedback on the interior

Feedback on the exterior

Other suggestions/comments

Add custom question 1: _____

Add custom question 2: _____

Open Houses

Open House Date: _____ (mm/dd/yyyy)

Repeat Information: _____ End Open House Date (mm/dd/yyyy) _____ Monday Tuesday Wednesday Thursday Friday Saturday Sunday Start Time (hh:mm): _____ End Time (hh:mm) _____

Comments: (Limited to 255 Characters) _____

Send to ColoProperty.com®, MySite, Listing Links, IDX downloads, Realtor.com®, Zillow Group, and ListHub Channels (if your office is signed up): Yes No

I hereby represent to the MLS that I am in possession of a properly executed Exclusive Right to Sell Listing Contract or an Exclusive Agency Listing Contract signed by the owner(s) of the property and that I have used my best efforts as to accuracy and correctness on this data input form.

Signature _____