

BAREIS MLS

Listing Input Fields Definitions - Multi Unit 5+

Fields with asterisks (*) are required fields

Address	The address of the property. It is important to enter the correct information before submitting the listing, because any change to address fields must be done by BAREIS.
*Street #	The listing's street number. (Example, <u>1</u> Main Street)
*Modifier	The street number modifier (Example: A , 1/2 , etc.)
Direction	(Example: North, East, etc.)
*Street Name	(Example: Main)
*Suffix	(Example: Avenue, Road, etc.)
Post Direction	If the street direction follows the street name (example: Mulberry Road <u>West</u>)
Unit#	Used to identify an individual dwelling in a complex (example: 153 Stony Circle, <u>#200</u>)
*City	The city where the property is located, as designated by the U.S. Postal Service or the County planning department. You can click the "Select" link to choose from a list of cities based on the County you previously selected.
*Zip Code	Use the first field to enter the first five digits and use the second field to enter the remaining four digits (if you have the ZIP+4).
*Address on Internet	The portion of the address is displayed to the public. (Example: Full, Partial)
*Agent ID	The listing agent's Agent ID. If you don't know the ID, click the icon to choose from a list of agents based on the office ID you entered.
*APN	The Assessor's Parcel Number (Book, Page, Lot Number) assigned by the County Assessor used for property identification. NOTE: The fields are automatically formatted to accept the numbers in the proper format for the county selected.
*Approx Sq Ft	The structure's approximate size in square feet. If unknown, choose "Against Co. Policy" in the Sq Ft Source field to leave this field blank.
*Area	The geographical area as defined by BAREIS in which the property is physically located.
*City Transfer Tax	A no/yes field to indicate if a city transfer tax will be assessed.
Cty Transfer Tax Rat	The city transfer tax rate, if applicable.
Co-Office ID	If there are two offices listing the property, enter the second office's ID in the Co-Office ID field.
Co-Agent ID	If there are two agents listing the property, enter the second agent's ID in the Co-Agent ID field. If you do not know the agent's ID, click the "Select Co-Agent" link to select from a list of agents based on the office ID you entered.
*Commission	The commission/compensation being paid to the selling office expressed in either a dollar amount or percentage (For example: \$3,000 or 2.5%)

*Comp to S.O.	Compensation to Selling Office
*Dual Variable Commission	A yes/no field. A dual or variable rate commission arrangement is one in which, for example (a) the seller agrees to pay a specified commission if the property is sold by the listing broker without assistance and a different commission if the sale results through the efforts of a cooperating broker, or (b) a different commission if the sale results through the efforts of the seller.
Comments	A text field for commission remarks.
*Comm Units Rent Rang	The range of rent currently being charged expressed in a dollar amount.
*Common Int Dev	A no/yes/unknown field to indicate if the listing is located in a development or with private ownership but having common areas.
Conf/Show Instr	Confidential comments and showing instructions that you want other agents to see. You may want to include information such as dogs on the property, work in-progress, motivated seller, etc. NOTE: Conf/Show Instr do not display on client-viewable or public-viewable screens and reports.
*Cross Street	The nearest intersecting street.
*Directions to Property	Detailed driving directions on how to find the property.
Elementary School	The name of the elementary school where the listing is located. (Example: Rainbow Elementary.)
Est. Annual Expenses & Income	Estimated expenses and income expressed in a dollar amount per year.
Expense Source	The source of the expense information. (Owner, Accountant, Tax Return, Property Management)
*Est. Misc. Expenses	Miscellaneous expenses.
*Est. Insurance Exp.	Insurance
*Est. Management	Management fees.
*Est. Utilities Exp.	Utilities
*Est. Taxes	Taxes
*Est. Maintenance Exp	Maintenance expenses
*Gross Scheduled Inc	The total income before any expenses are deducted.
Cap Rate	The capitalization rate expressed in a percentage.
*Actual/Projected	A field to indicate if expenses are projected or actual.
*Lease Deposit	The deposit required, if for Lease-Rent
Fixer	A yes/no field to indicate if the listing is in need of repairs or upgrades.
High School	The name of the high school where the listing is located. (Example: Walt Whitman High.)

Jr/Middle School	The name of the junior/middle school where the listing is located. (Example: Sierra Middle School).
*Lease Price	The dollar amount charged per month, if the listing is for Lease-Rent.
*Listing Period	The beginning and ending dates of the listing agreement.
	<p>*Listing Date The date all necessary signatures have been obtained on the listings or the effective date of the contract, whichever is greater.</p> <p>*Expiration Date The date the listing agreement ends.</p>
*Listing Price	The dollar amount the seller is asking a buyer to pay to purchase the property. Enter the Listing Price for the property using the first entry field. Exclude the last three digits of the listing price. For example: enter 350 for a listing price of \$350,000).
*Listing Type	The type of written listing agreement between the seller and the listing agent. An <u>Exclusive Right to Sell</u> listing entitles the listing broker to a commission if the property is sold by anyone during the term of the agreement. An <u>Exclusive Agency</u> gives a sole agent the right to sell a property for a specified time, but the owner has the right to sell the property himself without paying a commission. An <u>Open</u> listing is an authorization gives the listing agent a non-exclusive right to secure a purchaser. An open listing can be given to any number of brokers who can work simultaneously to sell the owner's property. The first broker to secure a buyer ready, willing and able to meet the terms of the listing, or secures the acceptance by the seller of a satisfactory offer, earns the commission. A <u>Probate</u> listing is where the amount of commission is fixed by the court and commissions are payable only from the proceeds of sale. A broker is not entitled to a commission unless the court approves the sale.
Lot Size	The approximate size of the property's lot, displayed in a measuring unit of square feet or acreage.
Lot Size Source	The source of the lot size. (Tax Records, Owner, Not Verified, etc.)
*Map Book	The Thomas Guide street guide and directory used to determine the property's map page. (Napa & Sonoma, Marin, Solano, Mendocino, Other, Sacramento, Alameda, Contra Costa, San Mateo, San Francisco)
	<p>Map Page The page number from the map book. Click the "Look up Map Pages" link to display a list of map pages and their coordinate ranges. For example, 465-A1 would have a map page of "465."</p> <p>Top & Side Map Coordinates The reference coordinates from the map book. Click the "Look up Map Coordinates" to display a list of possible coordinates based on the map page you previously entered. (Example, for 465-A1, "A" is the top, and "1" is the side)</p>
*New Construction Resale	A field to specify if the listing is new construction or resale.
# of Buildings	The number of buildings including in the listing.
	<i>NOTE: The following 4 fields apply to Studios, 1 bedrooms, 2 bedrooms, 3 bedrooms, 4 bedrooms, and Furnished Units.</i>
# of Studios	The total number of studios included in the listing.
# Studios Occupied	The number of studios currently occupied.

*Studio Rent Range	The range of rent currently being charged expressed in a dollar amount.
*Studio Ann Occupancy	The occupancy rate per year expressed as a percentage.
*#Furnished Units	The number of furnished units included in the listing.
*# Commercial Units	The number of commercial units included in the listing.
Owner Name	The name of the current property owner.
Owner Phone	The phone number of the property owner.
*Office ID	The listing office's Office ID.
*On Market Date	The date the listing should be available and on the market. Enter today's date or a previous date to make the listing active immediately. NOTE: If you enter a future date, the listing will only be visible to the Listing Agent Broker, and will be "unapproved" (suppressed from the market), until that date.
Parking Per Unit	Fields to indicate the number and type of parking spaces for each unit. # of Garage(s) # of Guest Space(s) # of Carport(s) # of Open/Uncovered # of RV/Boat # Underground
*Pass to Internet	A yes/no field to indicate whether the listing is displayed to the public. Selecting Yes will make the listing accessible in the public MLS, in IDX, and in third-party exports.
Pending Litigation	A no/yes field to indicate if there is litigation pending on the property or subdivision.
*Photos Provided By	The person who will provide the listing's picture(s). (Photographer, Agent, None)
Photographer Instr	Instructions you want to give the photographer. For example, you might want to specify how and when the property should be photographed. This information prints on the photographer's report.
*Probate Sale	A no/yes field to indicate if the property is being handled by an administrator of an estate in probate.
Property Mgmt Co	The name of the property management company.
Property Mgmt Phone	The phone number of the property management company.
*Property Type	The property type choices are Residential, Mobile/Floating Homes, Multi-Unit 2-4, Multi-Unit 5+, Lots & Land, Commercial. It is important to select the correct property type here, as what you select determines the entry fields displayed in the second Enter Listing page. Please refer to "BAREIS Property Classifications" for a detailed description of each type.
Public/Internet Remarks	Remarks that describe important features of the property. This is the advertising text you want to appear on client-viewable, public-viewable and agent-viewable screens and reports. NOTE: There is a \$300 fine for entering any confidential or contact information here (lockbox code, phone number, email, etc.).

*Sale/Lease-Rent	The type of transaction, either for sale or for lease.
School District	The name of the school district where the listing is located. For example: Santa Rosa.
Signs	A no/yes field to indicate if signs are on the property.
Special Assessment	A no/yes field to indicate if there is a special assessment.
*Sq Ft Source	The source of square footage information. (Appraiser, tax records, etc.)
Subject to Crt Conf	A no/yes field to specify if court confirmation/approval is required. NOTE: This is a required field if Probate Sale is 'yes.'
Unit/Blk/Lot	Fields used to enter information for up to 4 units.
*Year Built	The year the property was built. (Against Company Policy, Unknown)
Zoning	The code or designation assigned by the County Planning Department describing the legal uses of a property.
<u>FEATURES:</u>	All features are check-box fields, listed in alphabetical order, and contain the choices "Other," "None" or "Unknown."
Accessibility Feat	A Features field to indicate the features available for disabled access. (Accessible, Bath, Flashing Doorbell, Wheelchair Ramp, etc.)
Basement	A Features field to indicate if a basement is included. (Finished, Full, Partial, etc.)
Comm/Rec	A Features field to indicate the common and recreational areas available. (Club Room, Gym, Playground, Tennis Courts, etc.)
Drainage	A Features field to indicate the type of drainage. (Public Storage Drain, Sump Pump)
Energy Conservation	A Features field to indicate the types of energy conservation features. (Caulked/seal, Dual Pane Windows, Low-Flow Shower, etc.)
*Exterior	A Features field to indicate the type of exterior. (Brick, Concrete Block, Redwood Siding, etc.)
Finance Terms	A Features field to indicate the type of financing available. (1031 Exchange, CTNL, Loans Assumable, etc.)
Floors	A Features field to indicate the type of flooring throughout the property. (Concrete, granite, hardwood, marble, laminate, etc.)
*Heat/Cool	A Features field to indicate the type of heating and cooling systems. (1 Window Unit Incl., Ceiling Fan(s), Central Air, etc.)
Height Limit	A Features field to indicate the height limit for vehicles, if applicable. (16, 20, etc.)
*Laundry/Appliance	A Features field to indicate the features and location of the laundry appliances. (Dryer Included, Gas, Hookups only, etc.)
*Lease Terms	A Features field to indicate the length and/or terms of a lease. (1 Year, Month to Month, Sublease, etc.)
Loading	A Features Field to indicate the type of loading available (Dock High, Elevator-Freight, Truck Door, etc.)
Location	A Features field to indicate the geographical feature of the property. (Coast, Forest, Hillside, etc.)

*Lot Description	A Features field to indicate the description of the lot. (Agricultural, Level, etc.)
*On Site Parking	A Features Field to indicate the type of parking available on site. (Attached, Covered, Garage, Off Street, etc.)
*Operating Exp. Inc	A Features Field to indicate the expenses included in the operating expenses (Acctg, Electricity, Garbage, etc.) NOTE: applies to 5+ also.
*Possession	A Features field to indicate the when possession will be transferred the new owner. (Close escrow, negotiable, etc.)
*Roof	A Features field to indicate the type of roofing material. (Shingle, Tile, etc.)
Safety/Security	A Features field to indicate the security features included. (Security Alarm, Smoke Alarms, etc.)
Separate Meters	A Features Field to indicate if there are separate meters for each unit. (Common Area Meter, Electricity, Gas, Water, etc.)
*Sewer/Septic	A Features field to indicate the type of sewer or septic system. (Sewer Public, Standard Septic, etc.)
Sale Conditions	A Features field to indicate the conditions that apply to the sale. (In foreclosure, offer as is, etc.)
*Showing	A Features field to indicate the showing instructions. (Go Directly, Leave Card, Lockbox, etc.)
Special Zones	A Features field to indicate if the property is located in any special zoning. (Flood, Historical, Seismic, etc.)
Tenant Pays	A Features field to indicate the utilities paid by the tenant. (Cable TV, Electricity, Garbage, etc.)
*Type	A Features field to indicate the type and style of units. (2-story, Apartments, Duplex, etc.)
Utilities	A Features field to indicate the type and source of utilities available. (Cable TV, Electric, PG&E, etc.)
View(s)	A Features field to indicate the views available from the property. (Bay, Bridges, Canyon, City, Forest/Woods, etc.) NOTE: text can be entered to further describe the view. For example: San Francisco (Bay), Golden Gate (Bridge).
*Water Source	A Features field to indicate the source of water. (Irrigation District, Water Public, Well Private, etc.)
Yard/Grounds	A Features field to indicate the features of the yard and grounds. (Dog Run, Landscaped, Sprinklers, etc.)