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AUSTIN LISTING INFORMATION

The following information is requested when a listing is entered into the MLS database. Some items are required, and others are optional. It is important to be as complete and accurate as possible, because the information you provide appears not only on MLS, but also on Realtor.com in the "Listing Details" section. In addition, agents will run searches based on criteria entered, and you want your property to be selected if it matches the criteria.

Required items are underlined, in bold, and marked with an asterisk (*). (Note that some of the items indicated as required will only be required if a related preceding item applies. For example, "Waterfront Description" will only be required if "Waterfront?" is marked "Yes")

***Property Address** _____

***City** _____ ***County** _____ TEXAS ***Zip** _____

If you have a preferred title company, enter here. If you have no preferred title company, leave this blank.

Title Co _____ Phone _____ Contact Name _____

Address _____

Please choose one of the 3 showing options instructing Realtors how they should give notification and have access to the property. The first 2 options require a keybox.

- Show Any Time - No notice required (Typically used for vacant homes.)
- "Courtesy Call" - Call or leave message to inform of planned showing. No confirmation required.
- Confirmed Appointment Only (Note: This option will reduce your number of showings)

Special Showing Instructions _____

Property Type: Residential Multi-Family Farm/Ranch/Acreage Lot Other _____

Mapsco Map page (if known) _____ Mapsco Map Grid _____

Subdivision Name* _____ Flood Plain? Yes No

School District* _____

Elementary School(s)* _____

Middle School* _____

Jr. High School* _____

High School* _____

Type of Property*

- Condominium
- Garden Home
- House
- Loft
- Manufactured
- Mobile Home
- Townhouse

Number of Stories*

- 1 Story
- 2 Story
- 3 Story
- Multiple Stories

No. of Living Areas* _____

No. of Dining Areas* _____

No. of Bedrooms* _____

Full Baths* _____

Half Baths* _____

No. of Garage Spaces* _____

Garage Description* (Select up to 3)

- Attached
- Detached
- Garage Door Opener
- Multi-doors
- Single Door
- Entry – Swing-in
- Entry - Front
- Entry - Rear
- Entry - Side
- Other _____

Dining Area(s)* (Select up to 2)

- Breakfast Area
- Dining "L"
- Formal Dining
- Kitchen/Dining Combo
- Living/Dining Combo
- No Dining
- Other _____

Parking Description (Select up to 3)

- 1 Car Carport
- 1 Reserved Space
- 2 Car Carport
- 2 Reserved Space
- 3 Car Carport
- 3 Reserved Space
- Off Street
- Outside
- Other _____

Disability Features? Yes No

Year Built* _____

Builder Name (if known) _____

Year Built Description* (Select 1)

- Approximate
- Historical Designation
- New
- Resale
- Tax Record
- To Be Built
- Under Construction
- Unknown
- Updated/Remodeled

Construction of Dwelling* (Select up to 3)

- Masonry on 1 side
- Masonry on 2 sides
- Masonry on 3 sides
- Masonry on All sides
- Aluminum Siding
- Brick Veneer
- Clapboard
- Composition Shingle
- Concrete Block
- Double Wide
- Frame
- Frame/Brick Veneer
- Frame/Stone
- HardiPlank Type
- Log
- Metal Siding
- Modular
- Single Wide
- Steel
- Stone Veneer
- Stucco
- Triple Wide
- Vertical Siding
- Vinyl Siding
- Wood Shingle
- Other _____

Square Feet* _____

Square Foot Source*

- Appraisal
- Builder
- Tax Record
- Owner

Roof Description* (select up to 2)

- Built-Up
- Composition Shingle
- Metal
- Slate/Imitation Slate
- Tile
- Wood Shake
- Wood Shingle
- Other _____

Seller's Disclosure Notice. Most sellers provide the Notice, and check "See Seller's Disclosure Notice"

View From Property* (select up to 2)

- City
- Creek/Stream
- Fields
- Golf Course
- Green Belt
- Hill Country
- Lake/River
- No View
- Panoramic
- Pond
- Woods
- Other _____

Waterfront?* Yes No

Waterfront Description* (Select up to 2)

- Canal
- Creek
- Lake
- Pond
- River
- Other _____

Foundation Description* (select up to 2)

- Pier & Beam
- Slab
- Other _____

Property Condition* (Select 1)

- Sold "As Is"
- Latent Defect(s)
- New Construction
- See Seller's Disclosure Notice

Note: "As Is" implies problems with the property (i.e. bad foundation), and that the seller is not providing a

Lot Size / Dimensions _____

Acres* _____

Directions to Property* _____

Bedrooms on Main Level* _____

Bedrooms on Upper Level* _____

Blocks to UT Shuttle _____

Blocks to Metro Bus _____

Horses Allowed?* Yes No N/A

Number of Horses Allowed* _____

Flooring* (Select up to 3)

- Carpeting
- Concrete
- Hard Tile

Dwelling Faces (select 1)

- East
- North
- North-East
- North-West
- South
- South-East
- South-West
- West

Deed Restrictions* Yes No

Note: Typical in subdivisions, but not so typical in rural areas. Deed restrictions prevent homeowners from using their properties in ways that would be detrimental to the local community, and are normally a positive feature.

Lot Description (select up to 3)

- Backs to Golf Course
- Backs to Greenbelt
- Corner Lot
- Cul-De-Sac
- Flag Lot
- Irregular Lot
- Lake on Lot
- Level Lot
- Open Lot
- Pond on Lot
- Private Road
- Public Maintained Road
- Stream on Lot
- Wooded Lot
- Xeriscape
- Other _____

- Laminate
- Marble
- Parquet
- Sheet Vinyl
- Slate
- Stained Concrete
- Stone
- Vinyl Tile
- Wood
- Other _____

Master Bedroom Description (Select up to 3)

- 2 Master Suites
- Bidet
- Double Vanity
- Dressing Room

- Fireplace
- Full Bath
- Half Bath
- In-Law Plan
- Jacuzzi Type
- Main Level
- Other Room
- Separate Shower
- Sitting Room
- Upper Level
- Walk-In Closet

- Pantry Closet
- Second Kitchen
- Tile Counters
- Other _____

Laundry Location*

- Carport
- Chute
- Closet
- Garage
- Hall
- Kitchen
- Main Level
- None
- Upper Level
- Utility Room
- Other _____

Additional Rooms (Select up to 8)

- Bedroom/Office
- Conservatory
- Converted Garage
- Exercise Room
- Family Room
- Formal Living
- Foyer
- Game Room
- Great Room
- Library
- Loft
- Media Room
- Office/Study
- Pantry
- Screened Porch/Patio
- Storage Room
- Sun Room
- Utility Room
- Wine Cellar
- Workshop
- Other _____

Appliances/Equipment (Select up to 12)

- Bar Ice Maker
- Built-In Oven(s)
- Carbon Monoxide Detector
- Central Vacuum
- Cook Top
- Dishwasher
- Disposal
- Double Oven
- Dryer
- Instant Hot Water
- Jennaire Type
- Microwave Oven
- None
- Free Standing Range
- Re-Circulated Exhaust Fan
- Refrigerator
- Refrigerator Sub-Zero Type
- Self Cleaning Oven
- Single Oven
- Trash Compactor
- Vented Exhaust Fan
- Washer
- Water Filter Leased
- Water Filter Owned
- Water Softener Leased
- Water Softener Owned
- Other _____

Guest Accommodations?* Yes No

Guest Accommodations Description

- Connected
- Garage Apartment
- Main Level
- Not Connected
- Room with Private Bath
- Separate Entrance
- Separate Kitchen Facilities
- Separate Utilities
- Other _____

Kitchen Area (Select up to 6)

- Breakfast Area
- Breakfast Bar
- Center Island
- Corian Type Counters
- Country Kitchen
- Galley Type
- Gourmet Kitchen
- Granite/Marble Counters
- Kitchenette
- Natural Stone Counters
- Open to Family Room

Interior Features (Select up to 12)

- Cedar Closets
- Beam Ceilings
- Cathedral Ceiling
- Coffered Ceiling
- High Ceilings
- Vaulted Ceiling
- Disabled Modified – See Remarks
- Double Vanity
- Fire Alarm System
- High Speed Internet Connection
- In-Law Plan
- Indoor Utilities

- Intercom
- Jacuzzi Type
- Modified for Hearing Impaired
- Modified for Wheelchair
- Modified Site
- Security System Leased
- Security System Owned
- Separate Shower
- Shutters
- Skylight
- Smoke Detector
- Stereo System
- Track Lighting
- Walk-In Closet
- Wet Bar
- Window Treatments
- Wired for Cable
- Wired for Security
- Wired for Stereo
- Wired for Surround Sound
- Other _____

Number of Fireplaces* _____

Fireplace Description* (Select up to 2)

- Bathroom
- Bedroom
- Dining Room
- Family Room
- Formal Living
- Game Room
- Gas Log Fireplace
- Great Room
- Guest Accommodations
- Heatilator
- Kitchen
- Library
- Living Room
- Log Lighter
- Nonfunctional
- Pellet Stove
- See Through
- Wood Burning
- Wood Stove Insert
- Wood Stove – Freestanding
- Other _____

Fencing on Property* (Select up to 2)

- Cedar
- Chain Link
- Electric
- Goat Type
- Invisible
- Livestock
- Masonry
- No Fence
- Partial Fence
- Privacy Fence
- Split Rail
- Vinyl

- Wire
- Wood
- Wrought Iron
- Other _____

Trees on Property

- Heavily Treed
- Large (Over 40')
- Medium (20'-40')
- Moderate
- None
- Small (Under 20')
- Sparse

Exterior Features (Select up to 12)

- Balcony
- Barbecue
- Barn/Stable
- Cabana
- Curbs
- Deck
- Decorative Pond
- Dock
- Dog Run
- Gazebo
- Greenhouse
- Horse Facilities
- Hot Tub
- Outbuilding(s)
- Patio - Covered
- Patio - Uncovered
- Plays cape
- Porch - Enclosed
- Porch - Open
- Satellite Dish Leased
- Satellite Dish Owned
- Sauna
- Sidewalk
- Sprinkler System
- Storage
- Tennis Court(s)
- Waterfall
- Workshop
- Other _____

Pool on Property?* Yes No

Pool Description* (Select up to 2)

- Above Ground
- Diving
- Heated
- In-Ground Pool
- Indoor Pool
- Lap Pool
- Negative Edge
- Sport
- Other _____

Area Amenities Available (Select up to 8)

- Billiard Rooms

- Club House
- Common Grounds
- Elevator
- Equestrian Community
- Exercise Room
- Game Room
- Gated Community
- Golf Course
- Jogging/Bike Path
- Kitchen Facilities
- Lake Privileges
- Play Ground
- Pool - Above Ground
- Pool - Community
- Pool - Diving
- Pool - Heated
- Pool - In-Ground
- Pool - Indoor
- Pool - Sport
- Sauna
- Storage
- Tennis Court(s)
- Other _____

Type of Heating* (Select up to 2)

- Central Heat
- Electric
- Floor Furnace
- Heat Pump
- Natural Gas
- No Heat
- Radiant
- Radiator
- Space Heater
- Wall unit
- Other _____

Air Conditioning* (Select up to 2)

- Central Air
- No A/C
- Wall Unit
- Window Unit
- Other _____

Utilities* (Select up to 2)

- Electric
- Natural Gas
- None Available
- Other – See Remarks
- Propane
- Solar
- Underground
- Other _____

Water Supply* (Select up to 2)

- City
- Municipality Utility District
- None Available
- Private
- Water District

- Well Needed
- Well On Property
- Other _____

Sewer* (Select up to 2)

- City
- Municipality Utility District
- None Available
- Private
- Septic
- Other _____

Energy Savers (Select up to 8)

- Ceiling Fan(s)
- Double Pane Windows
- Energy Audit
- Heat Pump
- Programmable Thermostat
- Solar Heat
- Solar Screen
- Solar Water Heater
- Storm Door(s)
- Storm Windows
- Whole House Fan
- Zone Air/Heat

Homeowner Assoc. Dues?*

HOA Amount* _____

HOA Requirement*

- Mandatory
- Voluntary

Payment Frequency*

- Annually
- Monthly
- Quarterly

HOA Fee Includes (Select up to 5)

- Cable
- Common Area Maintenance
- Common Insurance
- Electric
- Exterior Maintenance
- Gas
- Heat
- Insurance
- Landscaping
- Sewer Fees
- Trash Collection
- Water Fees
- Other _____

HOA Transfer Fee _____

Property Taxes* _____

Tax Year* _____

Tax Rate _____

Special Assessment? Yes No

Exemptions*

- Agricultural
- Disability
- Historical
- Homestead
- None
- Over 65
- Wildlife
- Other _____

Possession*

- Funding
- Immediate
- Lease Back
- Negotiable

How to Sell / Proposed Financing* (Select up to 5)

- Assumable – Non-Qual
- Assumable – Qualify

- Buyer Assistance Programs
- Cash
- Committed Money
- Conventional
- Court Approval
- Exchange
- FHA
- Lease Purchase
- Lender Approval
- Owner Financing - 1st Mortgage
- Owner Financing – 2nd Mortgage
- Texas Vet
- VA
- Zero Down
- Other _____

Occupancy*

- Owner
- Tenant
- Vacant

DESCRIPTION

Please email your **TYPED** description of the property. You may want to emphasize major selling points that don't already appear elsewhere. (For example, "4 bedroom, 2 bath home on 1/4 acre . . ." is redundant and unnecessary to repeat.) This is the description that will be entered in MLS. The space for descriptions on MLS is limited to **250 characters only including spaces** (in Microsoft Word, you may click tools, then word count to view the characters used). Please type the description on your computer, or in the body of your email to the following: nicole@vallurealty.com.

By submitting this form, I hereby certify that I am the Seller of the above property, and that all of the foregoing is true and accurate to the best of my knowledge. I agree to inform Vallure Realty in writing if there are any material changes to this information.

Seller Signature _____ Date _____

Seller Signature _____ Date _____

How did you first hear about Vallure Realty? _____

Please fax completed form to 512-266-3884. No cover page is necessary.