

馬折扣房地產

[www.madiscountralty.com](http://www.madiscountralty.com)

**MADISCOUNT REALTY**

**Tuan T. Le**  
**Real Estate Broker / Sales**

Phone: 617-872-9067

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Mail to:

PO Box 484

Milton, MA 02186

50% Commission Rebate on Transactions over \$500,000; 35% Commission Rebate on Transactions under \$500,000; \$295 Listing Services; \$2,500 Flat Fee Listings. 50 %的佣金回扣交易超過 \$500,000; 35 %的佣金回扣交易 \$500,000; \$295元上市服務; \$2500單位收費一覽



\* Denotes Required Fields

Listing Number Listing Option 2

Revised 01/11/2007

List Office Name MADISCOUNT REALTY List Agent Name Tuan T. Le

\*List Office ID NB 3874 Mail to: PO Box 484 Milton, MA 02186 Fax to: 617-479-5302 E-mail: listings@madiscountrealty.com

\*List Agent ID BB 807127 \*List Price

\*List Date / / \*Expiration Date / /

- \*Type of Listing Agreement: A-Exclusive Right To Sell, B-Exclusive Right To Sell With Named Exclusion, D-Exclusive Agency, E-Exclusive Right To Sell With Variable Rate of Commission, F-Exclusive Right To Sell With Dual Rate of Commission, G-Facilitation/Exclusive Right To Sell, H-Facilitation/Exclusive Right To Sell With Named Exclusion, I-Facilitation/Exclusive, J-Facilitation/Exclusive Right To Sell With Variable Rate of Commission, K-Facilitation/Exclusive Right To Sell With Dual Rate of Commission

\*Entry Only Yes No If entering YES in the Entry Only field you are hereby indicating that this listing is an Entry Only Listing and as such you will be providing no other services to the seller other than the entering of this listing into the MLS system. Please refer to Sec. 1.0 (b) Note 2 and the Definitions section of the Rules & Regulations for more information. Where incomplete, we will enter data based on the information from the Public Records Assessment and Sales Report

\*House # \*Street Name \*Unit # Parcel ID Number / PIN

\*Town \*State \*Zip Code Zip 4 Area

Complex Name \*Type of CC (choose only one) A -Condo B -Co-Op C -Condo

Grade School (Max. 15 characters) Middle School (Max. 15 characters) High School (Max. 15 characters)

\*Directions (Max. 100 characters)

\*Sub-Agency Relationship Offered Yes No Select No to protect owner from vicarious liabilities

Sub-Agent Showing

- A-Call List Office, B-Owner, C-Call List Agent, D-Call Tenant, E-Lock Box, F-Key in Office, G-Go Direct, H-Accompanied Showings, I-Appointment Required, J-Sign, K-Call MA-Pass at 508-389-1780, L-Other (See Rmk), M-Call Centralized Showing Service at 888-866-8388

Buyer's Agent Showing

- A-Call List Office, B-Owner, C-Call List Agent, D-Call Tenant, E-Lock Box, F-Key in Office, G-Go Direct, H-Accompanied Showings, I-Appointment Required, J-Sign, K-Call MA-Pass at 508-389-1780, L-Other (See Rmk), M-Call Centralized Showing Service at 888-866-8388

Facilitator Showing

- A-Call List Office, B-Owner, C-Call List Agent, D-Call Tenant, E-Lock Box, F-Key in Office, G-Go Direct, H-Accompanied Showings, I-Appointment Required, J-Sign, K-Call MA-Pass at 508-389-1780, L-Other (See Rmk), M-Call Centralized Showing Service at 888-866-8388

Special Showing Instructions (Max. 100 characters)

Special Showing Instructions input field

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CC Listing Input Form, Page 2

**\*Condo Association**

Yes  No

**\*Association Fee**

**\*Association Fee Includes**

- |   |   |
|---|---|
| <input type="checkbox"/> A-Heat               | <input type="checkbox"/> R-Tennis Court           |
| <input type="checkbox"/> B-Hot Water          | <input type="checkbox"/> S-Playground             |
| <input type="checkbox"/> C-Electric           | <input type="checkbox"/> T-Park                   |
| <input type="checkbox"/> D-Gas                | <input type="checkbox"/> U-Rec. Facilities        |
| <input type="checkbox"/> E-Water              | <input type="checkbox"/> V-Paddle Tennis          |
| <input type="checkbox"/> F-Sewer              | <input type="checkbox"/> W-Exercise Room          |
| <input type="checkbox"/> G-Master Insurance   | <input type="checkbox"/> X-Sauna/Steam            |
| <input type="checkbox"/> H-Security           | <input type="checkbox"/> Y-Clubroom               |
| <input type="checkbox"/> I-Swimming Pool      | <input type="checkbox"/> Z-Walking/Jogging Trails |
| <input type="checkbox"/> J-Laundry Facilities | <input type="checkbox"/> 1-Beach Rights           |
| <input type="checkbox"/> K-Elevator           | <input type="checkbox"/> 2-Dock/Mooring           |
| <input type="checkbox"/> L-Exterior Maint.    | <input type="checkbox"/> 3-Extra Storage          |
| <input type="checkbox"/> M-Road Maint.        | <input type="checkbox"/> 4-Refuse Removal         |
| <input type="checkbox"/> N-Landscaping        | <input type="checkbox"/> 5-Garden Area            |
| <input type="checkbox"/> O-Snow Removal       | <input type="checkbox"/> 6-Valet Parking          |
| <input type="checkbox"/> P-Golf Course        | <input type="checkbox"/> 7-N/A                    |
| <input type="checkbox"/> Q-Putting Green      |   |

**Optional Services Fee**

**Optional Fee Includes**

- |   |   |
|---|---|
| <input type="checkbox"/> A-Heat               | <input type="checkbox"/> Q-Putting Green          |
| <input type="checkbox"/> B-Hot Water          | <input type="checkbox"/> R-Tennis Court           |
| <input type="checkbox"/> C-Electric           | <input type="checkbox"/> S-Playground             |
| <input type="checkbox"/> D-Gas                | <input type="checkbox"/> T-Park                   |
| <input type="checkbox"/> E-Water              | <input type="checkbox"/> U-Rec. Facilities        |
| <input type="checkbox"/> F-Sewer              | <input type="checkbox"/> V-Paddle Tennis          |
| <input type="checkbox"/> G-Master Ins.        | <input type="checkbox"/> W-Exercise Room          |
| <input type="checkbox"/> H-Security           | <input type="checkbox"/> X-Sauna/Steam            |
| <input type="checkbox"/> I-Swimming Pool      | <input type="checkbox"/> Y-Clubroom               |
| <input type="checkbox"/> J-Laundry Facilities | <input type="checkbox"/> Z-Walking/Jogging Trails |
| <input type="checkbox"/> K-Elevator           | <input type="checkbox"/> 1-Beach Rights           |
| <input type="checkbox"/> L-Ext. Maint.        | <input type="checkbox"/> 2-Dock/Mooring           |
| <input type="checkbox"/> M-Road Maint.        | <input type="checkbox"/> 3-Extra Storage          |
| <input type="checkbox"/> N-Landscaping        | <input type="checkbox"/> 4-Refuse Removal         |
| <input type="checkbox"/> O-Snow Removal       | <input type="checkbox"/> 5-Garden Area            |
| <input type="checkbox"/> P-Golf Course        | <input type="checkbox"/> 6-Valet Parking          |

**Unit Placement**

- A-Below Grade
- B-Street
- C-Upper
- D-Top/Penthouse
- E-End
- F-Middle
- G-Corner
- H-Front
- I-Back

**\*Unit Level**

**\*# of Units in Complex**

**# of Units Owner Occupied**

**# of Units Owner Occupied Source**

**Complex Complete**

Yes  No

**\*# of Living Levels**

**\*Year Built**

**\*Assessed Value**

**\*Taxes**

**\*Style**

- A-Detached
- B-Townhouse
- C-Rowhouse
- D-Garden
- E-Half-Duplex
- F-Hi-Rise
- G-Mid-Rise
- H-Low-Rise
- I-2/3 Family
- J-Brownstone
- K-Courtyard
- L-Motel/Cottage/Efficiency
- M-Other (See Rmk)
- N-Loft

**Year Converted**

**Map**

**\*Fiscal Year**

**\*Year Built Source**

(choose only one)

- AP-Appraiser
- BU-Builder
- OW-Owner
- PR-Public Record

**Block**

**Master Book Master Page**

**Lot**

**\*Book**

**\*Page**

**\*Year Built Description**

- A-Actual
- B-Approximate
- C-Certified Historic
- D-Renovated Since
- E-To Be Built
- F-Under Construction
- G-Unknown/Mixed
- H-Finished, Never Occupied

**\*Specific Zoning Code**

**Cert. # or Deed Date**

**Year Round**

Yes  No

**Approx. Lot Size (Sq. Ft.)**

**Approx. Acres**

**\*Approx. Living Area**

(Sq. Ft.)

Includes Finished Basement

**Living Area Disclosures**

**\*Living Area Source** (choose only one)

- AP-Appraiser
- FC-Field Card
- MD-Master Deed
- MS-Measured
- OT-Other
- OW-Owner
- UP-Unit Floor Plan

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**Area Amenities**

- A-Public Transportation
- B-Shopping
- C-Swimming Pool
- D-Tennis Court
- E-Park
- F-Walk/Jog Trails
- G-Stables
- H-Golf Course
- I-Medical Facility
- J-Laundromat
- K-Other (See Rmk)

**\*Waterfront**

- Yes  No

**Waterfront Description**

- A-Ocean
- B-Sound
- C-Lake
- D-River
- E-Pond
- F-Bay
- G-Harbor
- H-Dock/Mooring
- I-Frontage
- J-Walk to
- K-Waterview Only
- L-Access
- M-Other (See Rmk)

**\*Beach**

- Yes  No

**Beach Approx. Miles to**

(choose only one)

- A-0 to 1/10 Mile
- B-1/10 to 3/10 Mile
- C-3/10 to 1/2 Mile
- D-1/2 to 1 Mile
- E-1 to 2 Miles

**Beach Description**

- A-Bay
- B-Creek
- C-Harbor
- D-Lake/Pond
- E-Ocean
- F-River
- G-Other (See Rmk)

**Beach Ownership**

- A-Private
- B-Public
- C-Association
- D-Deeded Rights
- E-Other (See Rmk)

**Pets Allowed**

- N-No
- R-Yes w/Restrictions (See Rmk)
- Y-Yes

**Management**

- A-Professional - On Site
- B-Professional - Off Site
- C-Developer Control
- D-Owner Association
- E-Developer Advisory Board
- F-Resident Superintendent
- G-No Management
- H-Other (See Rmk)

**Documents in Hand**

- A-Master Deed
- B-Unit Deed
- C-Rules & Regs
- D-Master Plan
- E-Management Association Bylaws
- F-Floor Plans
- G-Association Financial Statements
- H-Certificate of Insurance
- I-Other (See Rmk)

**Assoc. Pool**

- Yes  No

**Pool Description**

- A-Above Ground
- B-Inground
- C-Indoor
- D-Heated
- E-Lap

**Restrictions**

- A-Adult Community
- C-Rentals
- D-RV/Boat/Trailer
- E-Other (See Rmk)

**Assoc. Security**

- A-Fenced
- B-Intercom
- C-TV Monitor
- D-Doorman
- E-Private Guard
- F-Security Gate
- G-Other (See Rmk)

**Roof Material**

- A-Asphalt/Fiberglass Shingles
- B-Wood Shingles
- C-Tile
- D-Slate
- E-Tar & Gravel
- F-Shake
- G-Rubber
- H-Other (See Rmk)
- I-Metal

**Exterior**

- A-Clapboard
- B-Shingles
- C-Wood
- D-Aluminum
- E-Vinyl
- F-Asbestos
- G-Masonite
- H-Log
- I-Brick
- J-Stone
- K-Shake
- L-Stucco
- M-Other (See Rmk)

**Exterior Features**

- A-Porch
- B-Enclosed Porch
- C-Deck
- D-Patio
- E-Enclosed Patio
- F-Covered Patio/Deck
- G-Balcony
- H-Handicap Access
- I-Hot Tub/Spa
- J-Storage Shed
- K-Decorative Lighting
- L-Other (See Rmk.)
- M-Roof Deck

**Construction**

- A-Frame
- B-Brick
- C-Stone/Concrete
- D-Block
- E-Log
- F-Modular
- G-Post & Beam
- H-Other (See Rmk)

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\*Garage Spaces

\*Parking Spaces

\*# Fireplaces

**Garage Description**

- A-Attached
- B-Detached
- C-Under
- D-Carport
- E-Garage Door Opener
- F-Heated
- G-Storage
- H-Work Area
- I-Deeded
- J-Assigned
- K-Common
- L-Side Entry
- M-Insulated

**Parking Description**

- A-Off-Street
- B-Rented
- C-Tandem
- D-On-Street Permit
- E-Assigned
- F-Deeded
- G-Common
- H-Guest

**\*Basement**

- Yes  No

**Flooring**

- A-Wood
- B-Plywood
- C-Tile
- D-Vinyl
- E-Wall to Wall Carpet
- F-Concrete
- G-Other (See Rmk)
- I-Laminate
- J-Marble

# Heat Zones

# Cooling Zones

**Insulation**

- A-Full
- B-Partial
- C-Fiberglass
- D-Loose
- E-Blown In
- F-Styrofoam
- G-Mixed
- H-Other (See Rmk)
- I-Unknown
- J-None

**Electric**

- A-110Volts
- B-220 Volts
- C-Fuses
- D-Circuit Breakers
- E-60 Amps/Less
- F-100 Amps
- G-150Amps
- H-200 Amps
- I-Other (See Rmk)

**\*Heating**

- A-Central Heat
- B-Forced Air
- C-Hot Water Baseboard
- D-Electric Baseboard
- E-Hot Water Radiators
- F-Steam
- G-Heat Pump
- H-Oil
- I-Gas
- J-Electric
- K-Wood
- L-Common
- M-Individual
- N-Unit Control
- O-Wall Unit
- P-Fan Coil
- Q-Extra Flue
- R-Other (See Rmk)
- S-None
- U-Hydro Air

**\*Cooling**

- A-Central Air
- B-Window AC
- C-Wall AC
- D-Heat Pump
- E-2 Units
- F-3 or More
- G-Common
- H-Individual
- I-Unit Control
- J-Fan Coil
- K-Other (See Rmk)
- L-None

**Interior Features**

- A-Central Vacuum
- B-Handicap Equipped
- C-Security System
- D-Cable Available
- E-Sauna/Steam/Hot Tub
- F-Wetbar
- G-Intercom
- H-Walk-Up Attic
- I-Other (See Rmk)
- J-Whole House Fan

**Energy Features**

- A-Insulated Windows
- B-Storm Windows
- C-Insulated Doors
- D-Storm Doors
- E-Attic Vent Elec.
- F-Solar Features
- G-Partial
- H-Prog. Thermostat
- I-Other (See Rmk)

**Hot Water**

- A-Oil
- B-Natural Gas
- C-Electric
- D-Propane Gas
- E-Solar
- F-Tank
- G-Tankless
- H-Separate Booster
- I-Leased Heater
- J-Other (See Rmk)

**\*Sewer & Water**

- A-City/Town Water
- B-Private Water
- C-Shared Well
- D-Community Well
- E-City/Town Sewer
- F-Private Sewerage
- G-Inspection Required for Sale
- H-Individual Meter
- I-Other (See Rmk)

**Appliances**

- A-Range
- B-Wall Oven
- C-Dishwasher
- D-Disposal
- E-Compactor
- F-Microwave
- G-Indoor Grill
- H-Countertop Range
- I-Refrigerator
- J-Freezer
- K-Washer
- L-Dryer
- M-Water Treatment
- N-Other (See Rmk)
- O-None

**Utility Connections**

- A-for Gas Range
- B-for Electric Range
- C-for Gas Oven
- D-for Electric Oven
- E-for Gas Dryer
- F-for Electric Dryer
- G-Washer Hookup
- H-Icemaker Connection

**Terms**

- A-Seller W/Participate
- B-Assumable
- C-Lease Option
- D-Lease Back
- E-Contract for Deed
- F-Delayed Occupancy
- G-Other (See Rmk)
- H-Timeshare

Sewage District

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\*# Rooms  \*# Bedrooms  \*# Full Baths  \*# Half Baths  Master Bath  Yes  No

Room Name	Level	Size	Room Features (Use codes at right)
Living Room	_____	_____ X _____	_____
Dining Room	_____	_____ X _____	_____
Family Room	_____	_____ X _____	_____
Kitchen	_____	_____ X _____	_____
Master Bedroom	_____	_____ X _____	_____
Bedroom #2	_____	_____ X _____	_____
Bedroom #3	_____	_____ X _____	_____
Bedroom #4	_____	_____ X _____	_____
Bedroom #5	_____	_____ X _____	_____
Bathroom #1	_____	_____ X _____	_____
Bathroom #2	_____	_____ X _____	_____
Bathroom #3	_____	_____ X _____	_____
Laundry	_____	_____ X _____	_____

- 1-Letter Codes for Room Features**  
(Maximum 6 per room)
- |                      |                          |
|----------------------|--------------------------|
| A-Full Bath          | L-Ceramic Tile Floor     |
| B-Half Bath          | M-Wall to Wall Carpet    |
| C-Fireplace          | N-Bay/Bow Windows        |
| D-Wood/Coal Stove    | O-Dining Area            |
| E-Skylight           | P-Balcony/Deck           |
| F-Cathedral Ceilings | Q-Interior Balcony       |
| G-Ceiling Fans       | R-Hot Tub/Spa            |
| H-Linen Closet       | S-Steam/Sauna            |
| I-Walk-In Closet     | T-Pantry                 |
| J-Cedar Closet       | U-Granite/Solid Counters |
| K-Hard Wood Floor    |                          |

Other Rooms (Use codes at right for Other Room Names)

Other Rm #1	_____	_____ X _____	_____
Other Rm #2	_____	_____ X _____	_____
Other Rm #3	_____	_____ X _____	_____
Other Rm #4	_____	_____ X _____	_____
Other Rm #5	_____	_____ X _____	_____
Other Rm #6	_____	_____ X _____	_____

- Other Room Name 3-Letter Codes**
- |                    |                |                  |
|--------------------|----------------|------------------|
| APT-Accessory Apt. | GRM-Game Room  | MUD-Mud Room     |
| BTH-Bathroom       | GRT-Great Room | OFC-Office       |
| BED-Bedroom        | LAW-Inlaw Apt. | PLY-Play Room    |
| DEN-Den            | KIT-Kitchen    | SIT-Sitting Room |
| EXC-Exercise Room  | LIB-Library    | SUN-Sunroom      |
| FOY-Foyer          | LOF-Loft       | WRK-Workshop     |
| GAL-Gallery        | MED-Media Room | OTH-Other        |

\*Sub-Agent Compensation

\*Buyer's Agent Compensation

\*Facilitator Compensation

\*Lead Paint (Max. of 2)  A-Yes  B-No  C-Certified Treated  D-Unknown

Adult Community

Yes  No

UFFI

Yes  No  Unknown

Warranty Available

Yes  No

\*Seller Disclosure Declaration

Yes  No

Where incomplete, we will enter data based on the information from the Public Records Assessment and Sales Report

Disclosures

(Max. 100 characters)

Exclusions

(Max. 100 characters)

Remarks

(Max. 500 characters)

Firm Remarks

(Max. 100 characters)

Team Member ID

\*Tip\* - Enter your team member's AGENT ID in the TEAM MEMBER ID field and H3MLS will show their full contact information in any reports.