

馬折扣房地產

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

**MADISCOUNT REALTY**

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

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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 **\$295 Listing in MLS**

Revised 01/11/2007

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

\*List Office ID **NB 3874**

\*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 Parcel ID Number / PIN (Max. 36 characters)

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

\*Type of MF (choose only one)  
 A-2 Family  B-3 Family  C-4 Family  D-Duplex  E-5-9 Family

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)

<b>*# Units</b> [ ]	<b>*Total # of Rooms</b> [ ]	<b>*Total # of Bedrooms</b> [ ]	<b>*Total # of Full Baths</b> [ ]	<b>*Total # of Half Baths</b> [ ]
<b>*# Garage Stalls</b> [ ]	<b>*# Parking Spaces</b> [ ]	<b>*# of Fireplaces</b> [ ]	<b>*Total Monthly Rent</b> [ ]	<b>*# of Floors</b> [ ]
<b># Heat Units</b> [ ]	<b># Heat Zones</b> [ ]	<b># Cooling Units</b> [ ]	<b># Cooling Zones</b> [ ]	

**Unit Descriptions** (NOTE: All fields for Unit 1 and Unit 2 are REQUIRED. All fields for Unit 3 and Unit 4 are OPTIONAL.)

	<b>*Total Rooms</b>	<b>*# Bed-rooms</b>	<b>*# Full Baths</b>	<b>*# Half Baths</b>	<b>*# Fire-places</b>	<b>*# Levels in Unit</b>	<b>*Floor #</b>	<b>*Monthly Rent</b>	<b>*Lease</b>
<b>*Unit 1</b>	_____	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>*Unit 2</b>	_____	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Unit 3</b>	_____	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Unit 4</b>	_____	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Unit & Common Area Features** (Use the letter codes below.)

	<b>Rooms</b>	<b>Appliances</b>	<b>Interior Features</b>	<b>Heat</b>	<b>Cooling</b>	<b>Rent Includes</b>
<b>Unit 1</b>	_____	_____	_____	_____	_____	_____
<b>Unit 2</b>	_____	_____	_____	_____	_____	_____
<b>Unit 3</b>	_____	_____	_____	_____	_____	_____
<b>Unit 4</b>	_____	_____	_____	_____	_____	_____
<b>Common Areas</b>	_____	_____	_____	_____	_____	_____

- |                   |                    |                          |                   |                   |                      |
|-------------------|--------------------|--------------------------|-------------------|-------------------|----------------------|
| <b>Rooms</b>      | <b>Appliances</b>  | <b>Interior Features</b> | <b>Heat</b>       | <b>Cooling</b>    | <b>Rent Includes</b> |
| A-Living Room     | A-Range            | A-Ceiling Fans           | A-Central Heat    | A-Central Air     | A-Heat               |
| B-Dining Room     | B-Wall Oven        | B-Security System        | B-Forced Air      | B-Window AC       | B-Electric           |
| C-Kitchen         | C-Dishwasher       | C-Floored Attic          | C-HW Baseboard    | C-Wall AC         | C-Gas                |
| D-Family Room     | D-Disposal         | D-Walk-Up Attic          | D-Elec. Baseboard | D-Heat Pump       | D-Water              |
| E-Laundry         | E-Compactor        | E-Heated Attic           | E-HW Radiators    | E-2 Units         | E-Hot Water          |
| F-Other (See Rmk) | F-Microwave        | F-Cable TV Available     | F-Steam           | F-3 or More       | F-Other (See Rmk)    |
|                   | G-Indoor Grill     | G-Handicapped Equip.     | G-Heat Pump       | G-Common          | G-None               |
|                   | H-Countertop Range | H-Pantry                 | H-Oil             | H-Individual      |                      |
|                   | I-Refrigerator     | I-Cath/Vault Ceilings    | I-Gas             | I-Unit Control    |                      |
|                   | J-Freezer          | J-Lead Cert. Avail.      | J-Electric        | J-Fan Coil        |                      |
|                   | K-Washer           | K-Storage                | K-Wood            | K-Other (See Rmk) |                      |
|                   | L-Dryer            | L-Rabbit Run             | L-Common          | L-None            |                      |
|                   | M-Water Treatment  | M-Square                 | M-Individual      |                   |                      |
|                   | N-Other (See Rmk)  | N-Studio                 | N-Unit Control    |                   |                      |
|                   | O-None             | O-Philadelphia           | O-Wall Unit       |                   |                      |
|                   |                    | P-Other (See Rmk)        | P-Fan Coil        |                   |                      |
|                   |                    |                          | Q-Extra Flue      |                   |                      |
|                   |                    |                          | R-Other (See Rmk) |                   |                      |
|                   |                    |                          | S-None            |                   |                      |
|                   |                    |                          | U-Hydro Air       |                   |                      |

**Annual Expenses for Year Ending**

/  (MM/YY)

**\*Annual Property Operating Data**

Yes  No

**Gross Income \$**

**Gross Expenses \$**

**Net Operating Income \$**

**Annual Expenses Source**

- A-Tax Return
- B-Estimated
- C-Accountant Provided
- D-Owner Provided
- E-Projected
- F-Limited Information
- G-Pro. Forma Available
- H-Not Available
- I-Other (See Rmk)

**Heat \$**

**Repairs & Maint. \$**

**Miscellaneous \$**

**Gas \$**

**Refuse Removal \$**

**Management Fee \$**

**Electricity \$**

**Sewer \$**

**Water \$**

**Insurance \$**

**\*Foundation Size**

**\*Year Built**

**\*Assessed Value**

**\*Taxes**

**\*Foundation Description**

- A-Poured Concrete
- B-Concrete Block
- C-Fieldstone
- D-Brick
- E-Granite
- F-Slab
- G-Other (See Rmk)

**\*Year Built Source**

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

**Map**

**\*Fiscal Year**

**Block**

**\*Book**

**\*Page**

**Lot**

**Cert. # or Deed Date**

**\*Specific Zoning Code**

**Year Round**

Yes  No

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

**\*Basement**

Yes  No

**Approx. Acres**

**Basement Description**

- A-Full
- B-Partial
- C-Crawl
- D-Finished
- E-Partially Finished
- F-Walk Out
- G-Interior Access
- H-Garage Access
- I-Bulkhead
- J-Sump Pump
- K-Radon Remediation System
- L-Dirt Floor
- M-Concrete Floor

**\*Lot Description**

- A-Corner
- B-Wooded
- C-Paved Drive
- D-Easements
- E-Underground Storage Tank
- F-Stream
- G-Golf Course Frontage
- H-Additional Land Available
- I-Zero Lot Line
- J-Flood Plain
- K-Other (See Rmk)
- L-Shared Drive

**Approx. Street Frontage**

**\*Approximate Living Area**

(Sq. Ft.)

**\*Living Area Source**

(choose only one)

- AP-Appraiser
- MS-Measured
- OT-Other
- OW-Owner
- PR-Public Record

**Living Area Disclosures**

Includes Finished Basement

**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)

**Construction**

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

**Exterior Features**

- A-Porch
- B-Enclosed Porch
- C-Deck
- D-Patio
- E-Enclosed Patio
- F-Covered Patio/Deck
- G-Balcony
- H-Inground Pool
- I-Above Ground Pool
- J-Cabana
- K-Tennis Court
- L-Handicap Access
- M-Gutters
- N-Hot Tub/Spa
- O-Storage Shed
- P-Barn/Stable
- Q-Paddock
- R-Greenhouse
- S-Prof. Landscape
- T-Sprinkler System
- U-Decor. Lighting
- V-Screens
- W-Fenced Yard
- X-Satellite Dish
- Y-Varies per Unit
- Z-Other (See Rmk)
- 1-Gazebo
- 2-Roof Deck

**Exterior Color**

**Flooring**

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

**Parking Description**

- A-Off-Street
- B-Rented
- C-Tandem
- D-On Street Permit
- E-Assigned
- F-Other (See Rmk)

**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-Varies per Unit
- J-Other (See Rmk)

**Hot Water**

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

**Road Type**

- A-Public
- B-Private
- C-Paved
- D-Unpaved
- E-Publicly Maint.
- F-Privately Maint.
- G-Cul-De-Sac
- H-Dead End
- I-Sidewalk
- J-Paper Road

**Electric**

- A-110Volts
- B-220 Volts
- C-Fuses
- D-Circuit Breakers
- E-60 Amps/Less
- F-100 Amps
- G-150Amps
- H-200 Amps
- I-Common
- J-Individually Metered
- K-Varies per Unit
- L-Other (See Rmk)

**\*Sewer & Water**

- A-City/Town Water
- B-PrivateWater
- 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)

**Sewage District**

**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
- I-Varies per Unit

**Terms**

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

**\*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)



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**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.