

Farm/Ranch



(Property should have a residence and Agricultural improvements)

Realist Auto-filled Fields: Acres/Lot Sq. Ft., Legal Desc, Tax \$, Tax Year, School Dist, Street #, Street Direction, Unit, City, Zip, Zip4, Year Built
The Realist county assessor/tax record information is provided in the Matrix system. Information should be independently verified for accuracy.

Legend: **Required field** Conditional Required Field

AGENT

Listing Agent Name: _____ **Co-Listing Agent Name:** _____

ADDRESS

County: ___ El Paso ___ Teller ___ Chaffee ___ Custer ___ Douglas ___ Elbert ___ Fremont ___ Lincoln ___ Other
___ Park ___ Pueblo

Schedule Number: _____

Street Number: _____ **Street Direction:** ___ N ___ E ___ S ___ W

Street Name: _____

Street Type:

___ Street ___ Avenue ___ Road ___ Alley ___ Blvd. ___ Circle ___ Court ___ Cove ___ Drive ___ Grove
___ Heights ___ Highway ___ Lane ___ Loop ___ Park ___ Parkway ___ Path ___ Place ___ Plaza ___ Point
___ Square ___ Terrace ___ Trail ___ View ___ Way ___ Not Applicable

Unit Number: _____

City: _____ **State:** Colorado **Zip Code:** _____ **Zip 4:** _____

Subarea: _____

Directions: (255 characters) _____

Legal Description: _____

School District: _____

Tax Amount: \$ _____ **Tax Year:** _____

Lot Size Type: ___ Acres ___ SqFt **Lot Size Area:** _____ (The System will calculate the other value and both will be displayed on the reports)

Year Built: _____

Is a Lead-based Paint Disclosure required for this listing? ___ Yes ___ No

Zoning Type: _____

Zoning Entity:

___ Alma ___ Arriba ___ Brookside ___ Buena Vista ___ Calhan ___ Canon City
___ Castle Rock ___ Chaffee County ___ Coal Creek ___ Colorado Springs ___ Cripple Creek ___ Custer
___ Douglas County ___ El Paso County ___ Elbert County ___ Elizabeth ___ Fairplay ___ Florence
___ Fountain ___ Fremont ___ Genoa ___ Green Mtn Falls ___ Hugo ___ Kiowa
___ Larkspur ___ Limon ___ Lincoln County ___ Lone Tree ___ Manitou Springs ___ Monument
___ Not Available ___ Palmer Lake ___ Park County ___ Parker ___ Poncha Springs ___ Pueblo
___ Ramah ___ Rockvale ___ Salida ___ Silver Cliff ___ Simla ___ Teller County
___ Victor ___ Westcliffe ___ Williamsburg ___ Woodland Park



If Display on VOW is set to No, then Electronic Advertising, Display Address on Internet, Display w/Public Com, and Display w/Public Auto Val will all be set to No on submission of the listing.

Display Listing on VOW: ___ Yes ___ No
Electronic Advertising: ___ Yes ___ No Display Address on Internet: ___ Yes ___ No
Display w/ Public Comments/Blog: ___ Yes ___ No Display w/ Public Auto Valuation: ___ Yes ___ No

Type of Listing Agreement:
___ Exclusive Right to Sell-Lease-Exchange ___ Exclusive Right to Sell-Lease-Exchange-Named Prospect Exempt
___ Exclusive Agency

Service Level: ___ Full Service ___ Limited Service Variable Rate Commission: ___ Yes ___ No

Coop Trans Broker: ___ \$ ___ % ___ None TB Comp Amount: _____

Coop Buyer Agent: ___ \$ ___ % ___ None BA Comp Amount: _____

Incentives: _____

Key: ___ Key at Listing Office ___ Key on Site ___ Other Box ___ RSC Infrared Lock Box ___ None ___ See Show/Agent Remarks

Occupied: ___ Caretaker ___ Owner ___ Tenant ___ None

Appointment Contact: _____

Showing Instructions: ___ 24 Hour Notice ___ Appointment Only ___ Call Manager ___ Lister Present ___ Restricted Hours
___ Other ___ See Show/Agent Remarks

Photo Required: ___ I agree to submit a compliant primary photo within 7 days

Agent/Showing Remarks: (528 characters) _____



Listing Price: \$ _____

Listing Date: _____ Expiration Date: _____

Short Sale Addendum Signed by Seller: ___ Yes ___ No Seller Name: _____

Notices:
___ Addenda Required ___ Affordable Housing Subsidy Avail ___ Auction-Absolute ___ Auction-Reserve
___ Bank-Owned ___ Broker Owned ___ Builder Owned ___ Colorado Time Share
___ Corporate Owned ___ Established Rental History ___ Estate ___ Fannie Mae Homepath Property
___ Fannie/Freddie Owned ___ Government Owned ___ HUD ___ In Foreclosure
___ Leasehold Title Interest in Land ___ Not Applicable ___ Other Repo ___ See Media Link
___ Sold "As Is" ___ VA Repo ___ See Show/Agent Remarks

Terms Offered:
___ Bond ___ Builder Leaseback ___ Cash ___ Conventional ___ CTL/Qualify ___ FHA
___ FHA203K ___ Lease/Option ___ Owner Carry ___ Trade/Exchange ___ VA ___ VA Vendee
___ Other ___ See Show/Agent Remarks

Possession Date: _____

Possession Terms:

___ Buyer Rent ___ DOD ___ DOD + Days ___ Negotiable/TBD ___ Seller Rent ___ Sub. Tenant ___ See Show/Agent Remarks

Earnest Money: \$ _____ **Earnest Money Holder:** _____

EM Promissory Note Acceptable: ___ Yes ___ No **Closing/Title Company:** _____

(If selection not in the computer, contact the RSC office at 635-5040)

Title Evidence: ___ Abstract ___ Title Insurance ___ None ___ Other

Current Appraisal: ___ Conventional ___ FHA ___ VA ___ See Show/Agent Remarks

Assumable Loan: ___ Yes ___ No

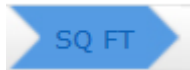
Assumption Information: ___ Escalate ___ Fee ___ Private ___ Substitution Required ___ Other ___ See Show/Agent Remarks

2nd Mortgage: ___ Yes ___ No

Existing Loan: ___ Yes ___ No **Loan Balance:** \$ _____ **Payment:** \$ _____

Payment Includes: _____ **Interest %:** _____

Government Programs: _____



Floor Plan: **LEVELS:** Upper; Main; Lower; Basement (Refer to the House Measuring Guidelines on the RSC Links page)

___ 1.5 Story (U,M,B) ___ 2 Story (U,M,B) ___ 3 Story (U,M,B) ___ 4 Levels (U,M,L,B) (or Tri-Level with bsmt)

___ 5 Levels or More (U,M,L,B) ___ Bi-level (U,L) ___ None ___ Raised Ranch (M,L) ___ Ranch (M,B)

___ Tri-Level (U,M,L)

Square Feet Source:

___ Appraisal ___ Assessor Records ___ Builder Marketing Material ___ Building Plans ___ Owner Measured

___ Plat Map ___ Realtor Measured ___ Vendor Public Record

Upper Sq. Feet: _____ **Main Sq. Feet:** _____

Lower Sq. Feet: _____ **% Lower Finished:** _____

Basement Sq. Feet: _____ **% Basement Finished:** _____

Finished Square Feet: _____

Above Grade Sq. Feet: _____

2nd House Sq. Ft. Total: _____

Basement/Foundation:

___ Crawl Space ___ Full Basement ___ Garden Level ___ Not Applicable ___ Partial Basement

___ Post and Pier ___ Slab ___ Tied-down Mobile ___ Walk-out ___ Other

Structure:

___ Adobe ___ Concrete ___ Concrete Block ___ Double Wide ___ Foam ___ Framed on Lot

___ HUD Standard Mfg. ___ Log ___ Metal Frame ___ Single Wide ___ Stone ___ Straw

___ Tire ___ Triple Wide or More ___ UBC/IBC/IRC Standard Modular ___ Wood Frame

___ Other ___ See Prop Desc Remarks

Siding: ___ Alum/Vinyl/Steel ___ Brick ___ Cedar ___ Log ___ Masonite Type ___ Shingle ___ Stone ___ Stucco ___ Wood

___ Other ___ See Property Description Remarks

Roofing: ___ Composite Shingle ___ Metal ___ Rolled ___ Simulated Shake ___ Tar/Gravel ___ Tile ___ Wood ___ Other

Garage/Parking Spaces: _____ **Garage Remotes:** _____

Garage/Parking Type: ___ Attached ___ Available ___ Carport ___ Detached ___ Tandem ___ None

Garage Amenities:

___ 220V ___ Drive Through ___ Even with Main Level ___ Garage Door Opener ___ Heated ___ Oversized

___ RV Garage ___ Workshop ___ None ___ Other ___ See Prop Desc. Remarks

Patio/Deck Length: _____ **Patio/Deck Width:** _____

Patio/Deck Description:

___ Composite ___ Concrete ___ Covered ___ Enclosed ___ Wood Deck ___ None ___ Other ___ See Prop Desc Remarks

Total # of Out Buildings: _____ **Storage Bldg. Sq Ft.:** _____

Loafing Shed Sq Ft.: _____ **Other Bldg. Sq Ft.:** _____

Barn Sq Ft.: _____ **Barn # of Stalls:** _____

Barn Condition: ___ Average ___ Condemned ___ Excellent ___ Fair ___ Good ___ See Prop Desc Remarks

LOT

Deeded Acres: _____ **Leased Acres:** _____ **Irrigated/Cultivated Acres:** _____
Pasture Acres: _____ **Fenced Acres:** _____ **Animal Units:** _____
Nearest Town: _____

Street Description:

___ City/Town Road ___ County Road ___ Driveway ___ Easement ___ Gravel ___ Highway
 ___ Maint. Agreement ___ Paved ___ Private Road ___ None ___ Other ___ See Prop Desc Remarks

Lot Description:

___ 360-degree View ___ Backs to City/County/State/National OS ___ Backs to Golf Course
 ___ Backs to Open Space (OS) ___ Borders BLM ___ Borders National Forest ___ City View ___ Corner
 ___ Cul-de-sac ___ Flag Lot ___ Foothill ___ Golf Course View ___ Hillside
 ___ Level ___ Meadow ___ Mountain View ___ Rural ___ Sloping
 ___ Spring/Pond/Lake ___ Stream/Creek ___ Trees/Woods ___ View of Pikes Peak
 ___ View of Rock Formations ___ See Prop Desc Remarks

Topography:

___ Drainage Areas ___ Flood Plain ___ Foothill ___ Hillside ___ Lake ___ Level ___ Meadow
 ___ Pond ___ Rock Outcroppings ___ Rolling ___ Sloping ___ Spring ___ Steep ___ Stream/Creek
 ___ See Prop Desc Remarks

Vegetation:

___ Aspen ___ Brush/Shrubs ___ Grass ___ Heavily Treed ___ Lightly Treed ___ Moderately Treed
 ___ Other Trees ___ Pines ___ Scrub Oak ___ Tall/Mature ___ Treed ___ See Prop Desc Remarks

Elevation: _____

Crops Grown: _____

ROOMS

Select the Room Type, enter the Room Width, Room Length and Room Level. Select the amenities from the appropriate Room Amenities list.

Ex: If there are three bedrooms, select Bedroom three times and enter the information for each bedroom. Dimensions are not required for Bathrooms or Laundry Space but if entered, they will appear on the reports. The order of rooms is not important.

| ROOM TYPES: | Room Type | Room Width | Room Length | Room Level |
|---|------------------|-------------------|--------------------|-------------------|
| Bathroom (5 pc) - dimensions not required | 1. _____ | | | |
| Bathroom (Full) - dimensions not required | 2. _____ | | | |
| Bathroom (3/4) - dimensions not required | 3. _____ | | | |
| Bathroom (1/2) - dimensions not required | 4. _____ | | | |
| Bedroom | 5. _____ | | | |
| Master Bedroom | 6. _____ | | | |
| Dining Room | 7. _____ | | | |
| Family Room | 8. _____ | | | |
| Kitchen | 9. _____ | | | |
| Laundry Space | 10. _____ | | | |
| Living Room | 11. _____ | | | |
| Office | 12. _____ | | | |
| Other Room | 13. _____ | | | |
| | 14. _____ | | | |
| | 15. _____ | | | |

ROOM LEVELS:

- Upper
- Main
- Lower
- Basement

Maximum of 30 rooms

AMENITIES:

Bedroom or Master Bedroom:

___ Bath Adjoins ___ Carpet ___ Ceramic Tile ___ Dressing Area ___ Fireplace ___ Sitting Area ___ Walk-in Closet
___ Walk-out ___ Wood

Dining Room:

___ Bay Window ___ Breakfast Bar ___ Carpet ___ Ceramic Tile ___ Dining Area
___ Eating Space Nook ___ Family Room Kitchen ___ Fireplace ___ Formal ___ French Doors
___ KIT/DR Combo ___ LR/DR Combo ___ Nook ___ Other ___ Separate Dining
___ Walk-out ___ See Remarks

Family Room:

___ Bookcases ___ Built-ins ___ Carpet ___ Ceramic Tile ___ Entertainment Center ___ Fireplace
___ French Doors ___ Other ___ Walk-out ___ Wet Bar ___ Wood ___ See Prop Desc Remarks

Kitchen:

___ Carpet ___ Ceramic Tile ___ Counter Bar ___ Counter Top-Solid Surface ___ Counter Top-Stone
___ Counter Top-Tile ___ Eat In/Country ___ Galley ___ Gourmet ___ Island
___ Walk-out ___ Wood

Laundry Space: ___ Door to garage ___ Electric Hook-up ___ Gas Hook-up ___ Sink ___ Window

Living Room:

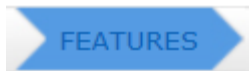
___ Bookcases ___ Built-ins ___ Carpet ___ Ceramic Tile ___ Fireplace ___ Formal ___ Great Room
___ Other ___ Walk-out ___ Wet Bar ___ Wood ___ See Remarks

Office: ___ Bath Adjoins ___ Bay Window ___ Bookcases ___ Built-ins ___ Carpet ___ Ceramic Tile
___ Closet ___ Counter Bar ___ Fireplace ___ French Doors ___ Great Room ___ Other ___ Sitting Area
___ Skylight ___ Walk-in Closet ___ Wet Bar ___ Wood ___ See Remarks

Other Room: ___ 2nd Dining Room ___ 2nd Family Room ___ 2nd Kitchen ___ 2nd Living Room ___ Loft
___ Media/Home Theater Room ___ Storage ___ See Remarks

BATH & BED Information:

Bathroom Rough-ins: _____ **2nd House Bed Total:** _____ **2nd House Bath Total:** _____



Appliances:

___ 220v in Kitchen ___ Countertop System ___ Dishwasher ___ Disposal ___ Double Oven
___ Downdraft Range ___ Dryer ___ Gas Grill ___ Gas in Kitchen ___ Hot Tap Dispenser
___ Kitchen Vent Fan ___ Microwave Oven ___ Oven ___ Range/Oven(Gas/Elec) ___ Range Top (Gas/Elec)
___ Refrigerator ___ Self Cleaning Oven ___ Trash Compactor ___ Washer ___ Other

Heat/Air:

___ Attic Fan ___ Baseboard ___ Ceiling Fan ___ Central Air ___ Coal ___ Electric
___ Evaporative ___ Forced Air ___ Gravity ___ Heat Pump ___ Hot Water ___ Natural Gas
___ None ___ Oil ___ Other ___ Propane ___ Radiant Heat ___ Solar Active
___ Solar Passive ___ Wall ___ Wood ___ See Prop Desc Remarks

Fireplaces:

___ Basement ___ Coal ___ Electric ___ Four ___ Free-standing ___ Gas ___ Heatilator ___ Insert
___ Lower ___ Main ___ Masonry ___ One ___ Pellet ___ Stove ___ Three ___ Two
___ Upper ___ Wood ___ None ___ See Prop Desc Remarks

Floors: ___ Carpet ___ Ceramic Tile ___ Natural Stone ___ Parquet ___ Tile ___ Vinyl/Linoleum ___ Wood
___ Wood Laminate ___ Other

Handicap Access: ___ Bathroom Access ___ Elevator ___ Hand Rails ___ Kitchen Access
___ Ramp Access ___ Stairs to back entrance ___ Stairs to front entrance ___ Stairs to garage ___ Wheelchair Access
___ Wide Doors ___ Other ___ See Prop Desc Remarks

Laundry Facilities: ___ Basement ___ Coin ___ Common ___ Electric Hook-up ___ Garage ___ Gas Hook-up ___ Lower
___ Main ___ Upper ___ None

Extra Features:

___ Add/I Water Rights ___ Existing Survey ___ Fence-Cross ___ Fence-Partial ___ Fence-Perimeter
___ Gas Tap Paid ___ Manufactured Homes Allowed ___ Perc Test Results ___ Soil Test Results
___ Underground Utilities ___ Water Ditch Rights ___ Water Share(s) ___ Water Tap Paid ___ See Prop Des Remarks

Rented Equipment: ___Propane Tank ___Satellite Dish ___Security System ___Water Softener ___See Show/Agent Remarks

Horse Facilities:

___Automatic Walk ___Automatic Water ___Corral ___Electric Wire Fence ___Hay Storage ___Indoor Arena
___Outdoor Arena ___Outdoor Lights ___Tack Room ___Training Ring ___See Prop Desc Remarks

Improvements: ___Bunk House ___Dairy Barn ___Granary ___Poultry House ___Shop ___None ___See Prop Desc Remarks

Extras: (255 characters) _____

Exclusions: (255 characters) _____

Property Description Remarks: (528 characters). Upper and lower case letters accepted. HTML not allowed. Use only to describe the physical attributes of the property. Do NOT include ANY contact, showing, financial or date information.

Supplemental Property Description Remarks: (1275 characters) The rules for Property Description Remarks also apply to Supplemental Property Description Remarks.

UTILITIES

Total # Wells: _____ **Existing Well Permit:** ___Yes ___No **Well Permit #:** _____

Well Type:

___Commercial ___Domestic ___Household ___Household with Rider ___Industrial ___Irrigation
___Livestock ___Other ___See Prop Desc Remarks

Sanitation: ___Cesspool ___Septic ___Sewer ___None ___Other ___See Prop Desc Remarks

Existing Utilities:

___Cable ___Electricity ___Electricity Available ___Gas Available ___Generator ___Natural Gas
___Propane ___Solar ___Telephone ___None ___Other ___See Prop Desc Remarks

Existing Water: ___Association/District ___Cistern ___Ditch Rights ___Municipal ___Spring
___Water Rights ___Well ___None ___See Prop Desc Remarks

HERS Rating: ___Yes ___No **HERS Year Certified:** _____ **HERS Score:** _____

ENERGY STAR Qualified New Home: ___Yes ___No **ENERGY STAR Year Certified:** _____

LEED for Homes: ___Yes ___No **LEED Year Certified:** _____

NAHB/NGBS-ICC 700: ___Yes ___No **NAHB/NGBS-ICC 700 Year Certified:** _____

Solar PV: ___Yes ___No **Solar PV Year Installed:** _____ **Solar PV Kilowatts:** _____

Solar Thermal: ___Yes ___No **Solar Thermal Year Installed:** _____ **Solar Thermal Type:** _____

Green Features Addendum Uploaded? ___Yes ___No

You can add up to **36** photos to each listing while it is incomplete or after it is active.

If you add the photos while the listing is incomplete, when submitted as Active, it will be in the MLS with the photos already on it.

If you add the photos after the listing has been submitted as Active, the listing will be in the MLS without photos but as soon as you add the photos, the listing will display those photos.