

State-Wide Multiple Listing Service, Inc. Category 4



Vacant Land - VL

KEYWORDS: Fill in the Blanks for each Keyword, enter information as prompted by the computer. (R)'s denote required entries for adding a listing.

(R)LA: _____ (R)LC: _____ (R)LS: _____ (R)LD: _____ (R)XD: _____
Listing Agent Code Company Code/Branch Showing Associate Code M M D D Y Y M M D D Y Y

(R)LP: _____ (R)SB: _____ (R)BB: _____
List Price Compensation To Sub Agency Compensation to Buyers Agency

(R)PH: _____ EP: _____ (R)BX: _____ LX: _____ (R)INTL: _____ (R)IDX: _____
Photo Instructions Enhanced Photo Serv. Lockbox Lockbox Serial # Internet Y/N IDX Y/N

(R)MU: _____ (R)NU: _____ - _____ (R)NA: _____
Municipality Street Number Additional Street Number Street Name

(R)ZP: _____ - _____ (R)NB: _____ (R)AP: _____
Zip Code +4 Extension Neighborhood/Sub-Division Assessor's Plat/Map

AB: _____ (R)AL: _____ PO: _____ (R)AS: _____ (R)RE: _____ (RE YR): _____
Assessor's Block Assessor's Lot/Parcel Potential Lots Assessment Real Estate Taxes to the Nearest \$ Year

(R)FD: _____ ZN: _____ (R)FR: _____ (R)LT: _____
Fire District Tax Zoning (This Field Is NOT intended for "Legal Use".) Lot Frontage Lot Square Feet

(R)TKS: _____ (R)TKT: _____ AF: _____ (AF PER): _____ (R)DA: _____ (R)NL: _____ (R)PF: _____
Size Type Association Fee (Year or Month)Y/M Subdivision/Lot approved (y or N) # of approved lots Estimate of % Field

Underground Storage Tank

(R)PW: _____ (R)SG: _____ SI: _____ (R)BRO: _____
Estimate of % Woods Sign on Property Showing Instructions R/E Licensee Owned (Y/N)

Shaded Keywords are explained on back of Form.

FEATURES:

- | | | | | | |
|---|---|--|--|---|---|
| (R) TYPE - TY4
A. Residential
B. Total Resid. Develop.
C. Commercial
D. Retail
E. Office
F. Industrial
G. Agriculture
H. Mixed Use
I. Other | O. Mobile Park
P. Marina
Q. Mixed Use | (R) UTILITIES - UTL4
A. Storm Sewer
B. Sanitary Sewers
C. Municipal Water
D. Private Well
E. Common Well
F. Gas
G. Electric
H. 3-Phase Electric
I. Telephone
J. Fiber Optic
K. Street Lights
L. Cable TV
M. Rail Spur
N. Underground
O. Other
P. None | C. Assessment Buyer
D. Assessment Seller
E. Well
F. None | O. Arch. Drawing
P. Investment Analysis | E. River
F. Walk To
G. Access
H. Flood Insurance
I. Dock
J. Beach
K. Mooring |
| (R) LOCATION - LOC4
A. Urban
B. Suburban
C. Rural | (R) ZONING-ZON
A. Residential
B. Cluster
C. Multi-Family
D. Condominium
E. Commercial
F. Limited Business
G. General Business
H. Industrial-Light
I. Industrial-Heavy
J. Agriculture
K. Open Space
L. Other
M. Needs Change | (R) UTILITIES IN AREA-UTA
A. Electric
B. Sewer
C. Gas
D. Municipal Water
E. None | (R) TOPOGRAPHY-TOP
A. Level
B. Rolling
C. Lowland
D. Wetlands
E. Rocky
F. Wooded
G. Open | APVLS NOT OBTAINED - AN04
A. Freshwater Wetlands
B. CRMC
C. Envir. Site Assessment
D. Perc Test
E. ISDS (Septic) Design | NEAR-NR4
A. Shopping
B. Bus
C. Commuter Bus
D. Highway Access
E. Private School
F. Public School
G. Hospital
H. Rec. Facilities
I. Swimming
J. Tennis
K. Golf
L. Marina
M. Railroad |
| (R) STATUS - STS
A. Raw Land
B. Rough Grade
C. Approval(s) Needed
D. Finished Lot
E. Other | (R) ROAD-RD4
A. None
B. Private
C. Municipal
D. State
E. Unimproved
F. Dirt
G. Gravel
H. Tar & Chip
I. Blacktop
J. Concrete
K. High Traffic
L. Paper
M. Oil | (R) BUILDING- BLD4
A. None
B. Livable
C. Abandoned
D. Condemned
E. Residence
F. Utility
G. Other | SOIL-SOL
A. Unknown
B. Sandy
C. Gravel
D. Marsh/Swamp
E. Clay
F. Loam
G. Ledge
H. Other | (R) SUBJECT TO- SUB4
A. Flood Plain
B. Watershed
C. Deed Restrictions
D. Leases
E. Easements
F. Mineral Rights
G. None | TERMS-TRM4
A. Assumable
B. Seller 1 st
C. Seller 2 nd
D. Rent w/ Option
E. Exchange Consd.
F. Joint Venture
G. Closing Cost Asst.
H. Special |
| (R) BEST USE-USE
A. Industrial
B. Industrial Park
C. Warehouse
D. Commercial
E. Shopping Center
F. Strip Stores
G. Hotel/Motel
H. Office Building
I. Residential Develop.
J. Single Family
K. Multi Family
L. Condominium
M. Agriculture
N. Recreation | VISIBILITY-VIS
A. High
B. Interstate
C. Highway | (R) WATER SUPPLY-WTR4
A. Connected
B. Available | HAVE-HV4
A. Boundary Survey
B. Topography Survey
C. Engineer Study
D. Freshwater Wetlands
E. CRMC Approval
F. Perc Test
G. Water Table
H. ISDS(Septic) Design
I. Septic Installed
J. Well Installed
K. Site Plan
L. Building Plan
M. Air Photo
N. Feasibility Study | WILL-WIL
A. Sub-Divide
B. Build Suit
C. Sell as Package Only
D. Lease | LOT-LOT4
A. Horse Perm.
B. Sidewalks
C. Private Compound
D. Corner
E. Cul De Sac
F. Paved |
| | | | | TERMS-TRM4
A. Assumable
B. Seller 1 st
C. Seller 2 nd
D. Rent w/ Option
E. Exchange Consd.
F. Joint Venture
G. Closing Cost Asst.
H. Special | |
| | | | | WATER/AMENITIES- WA
A. Front Salt
B. Front Fresh
C. View Salt
D. View Fresh | CLOSE-CLS
A. 1-30 Days
B. 30-60 Days
C. Negotiable |

REMARKS:

R1: _____
R2: _____
R3: _____
R4: _____

OWNER(S) AGREE(S) ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE OR AGREE(S) TO CHANGES IN ORIGINAL AGREEMENT. The listing agent has gathered the above information to the best of his/her ability based on information provided from other sources, including but not limited to the seller. This should in no way be a substitution for independent inquiries by the buyer.

Owner(s): _____ Date: _____

Category 4- Vacant Land Listing

The Seller must initial any and all crossovers. All owners must sign where indicated.

MUNICIPALITY CODES

RHODE ISLAND

BARR Barrington
BRIS Bristol
BURR Burrillville
CFLS Central Falls
CHAR Charlestown
CRAN Cranston
CUMB Cumberland
CVEN Coventry
EGRN East Greenwich
EPRO East Providence
ESID East Side of Prov.
EXET Exeter
FOST Foster
GLOC Gloucester

HOPK Hopkinton
JAME Jamestown
JOHN Johnston
LCOM Little Compton
LINC Lincoln
MDLT Middletown
NARR Narragansett
NEWP Newport
NSHM New Shoreham
NKNG North Kingstown
NPRO North Providence
NSMF North Smithfield
PAWT Pawtucket
PORT Portsmouth

PROV Providence
RICH Richmond
SCIT Scituate
SMTH Smithfield
SKNG South Kingstown
TIVR Tiverton
WARN Warren
WARW Warwick
WEST Westerly
WGRN West Greenwich
WWAR West Warwick
WOON Woonsocket

MASSACHUSETTS

ATTL Attleboro
BELL Bellingham
BLCK Blackstone
FRIV Fall River
MEND Mendon
MLVL Millville
NATL North Attleboro
PLNV Plainville
REHB Rehoboth
SEEK Seekonk
SOMR Somerset
SWAN Swansea
UXBR Uxbridge

WPRT Westport
WRNT Wrentham

CONNECTICUT

GROT Groton
MYST Mystic
NEWL New London
PAWC Pawcatuck
STON Stonington

OUT OF STATE

OTHC Connecticut
OTHM Massachusetts
OTHR Other

COMPENSATION TO COOPERATING BROKER (SB, BB)

MLS cannot accept the listing unless the SB and BB keywords are completed. Specifying the compensation of each listing is necessary because the cooperating Broker (Selling Broker or Buyer's Broker) has a right to know what the compensation shall be prior to his/her endeavor to sell.

The compensation shall be shown in one of the following forms:

1. By showing a percentage of the gross selling price
2. By showing a definite dollar amount

If you offer a DUAL OR VARIABLE RATE COMMISSION (i.e. one in which 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) the listing broker must disclose by either one of the below formats followed by "V". **EXAMPLE: SB: -%V BB: -%V**

If you take an EXCLUSIVE-RIGHT-TO-SELL contract with Named Prospects Exempt (reservations) you will denote the compensation in either one of the below formats followed by "R". **EXAMPLE: SB: -%R BB: -%R**

If you take an EXCLUSIVE AGENCY CONTRACT the standard Exclusive-Right to-Sell contract cannot be used. Fill in the keywords and features page (reverse side of page) in the usual manner and denote the compensation in either one of the below formats followed by the code XA. **EXAMPLE: SB: -%XA BB: -%XA**

** All compensation offered through MLS to the cooperating company is paid based exclusively on its becoming procuring cause of the purchaser.*

LOCK BOX ABBREVIATIONS (BX)

<u>Value</u>	<u>Meaning</u>
N	None
C	Company
O	Office
S	State-Wide MLS Supra System

If BX field contains an "S", fill in the LX field with lockbox serial number.

PHOTO INSTRUCTIONS (PH)

In the first field, enter the letter value that corresponds with the meaning. In the second field, enter the number of photos sent in or to be taken by the MLS photographer.

<u>Value</u>	<u>Meaning</u>
M	MLS Exterior (Standard)
O	Exterior Rush (1 day turnaround)
F	REALTOR photo to follow
R	REALTOR Photo (s) submitted
N	No photo is to be printed (owners' authorization on contract)
C	Under Construction

ENHANCED PHOTO SERVICES (EP)

A Appt. needed – Interior/Exterior Enhanced Photos
E Supplement Photos
S "Rush" Supplement Photos
V Visual Tour

REALTOR OWNED Y/N (BRO)

This field should be filled in with "Y" if the property is considered to be a broker owned property according to RI State law and/or defined by the Code of Ethics of the National Association of REALTORS

STREET NUMBER (NU)

Street number is limited to two sets of six characters. Therefore, in some instances it is necessary to abbreviate information about the type of number that you are using to identify the property. The street number must comply with the 911 system whenever possible. The first six-digit field is required and can be filled with numbers only. The second six character field is not required and should be used for all additional information (i.e. Box #, Pole #, opposite pole, lot, ½ ending house #) as shown below:

<u>EXAMPLE</u>	<u>Street Address</u>	<u>With Additions</u>
123-127	123-127 Main Street	
123- BX 138	123 Main Street	Box 138
123- PL 1957	123 Main Street	Pole 1957
123-OP 236	123 Main Street	opposite Pole 236
123-LT 463	123 Main Street	Lot 463
123-1/2	123 Main Street	123 ½ Main Street
123-A	123 A Main Street	

YEAR BUILT (YB)

Year Built is a numeric field (i.e. no alphabetic characters will be accepted). Year Built is the year that the property was built. When the property listed is in new construction, enter as the current year. When the age of the building is unknown show its age as 9999.

ASSESSOR'S BLOCK (AB)

For those municipalities who use Assessor's "Block" (i.e. lot, block, and parcel) this field should be filled in appropriately. If not, this field will default to 0. Left fill in all entries with 0 (i.e. for assessors plat 23 enter 0023).

UNDERGROUND STORAGE TANK (TK)

<u>SIZE</u>	<u>TYPE</u>
N=None	N=None
U=Unknown	U=Unknown
O=Over 1,100 Gallons	H=Heating Oil
L=Less than 1, 100 Gallons	O=Other

EX: If an underground storage tank contains over 1, 100 gallons of heating oil, you would enter: O – H

EX: If an underground tank held less than 1, 100 gallons of an unknown substance, you would enter: L – U

SHOWING INSTRUCTIONS (SI)

Any showing instructions or additional advertising should be placed in this field. This information will print out on broker translates only. It will not appear in the MLS books or any customer printouts. (Example: Bonuses to selling brokers, particulars about a property.)