

MULTIPLE LISTING SERVICE (MLS) ENTRY-ONLY AGREEMENT –

This Agreement (hereinafter referred to as this "AGREEMENT") is by and between ,

(your name(s)), an individual residing at , (your address)

(hereinafter referred to as ("YOU")) and ALLIANCE REALTY NE LLC, a Limited Liability Company, a licensed CT, Mass and RI Real Estate Broker (hereinafter referred to as the "BROKER"), For your property located at with an asking price of \$

YOU have purchased an exclusive* entry-only listing on the MLS from a For Sale By Owner marketing company (hereinafter referred to as the "MARKETING COMPANY"). The MARKETING COMPANY has referred the listing of your Connecticut property (the "PROPERTY") to the BROKER.

In order for your PROPERTY to be listed on the MLS, YOU will need to provide the information on the attached MLS Listing Detail Form and return them to the BROKER along with a signed copy of this AGREEMENT. Within 48 hours after the BROKER has received a signed copy of this AGREEMENT and the completed MLS Listing Detail Form, the BROKER will list your PROPERTY on the MLS. **You must notify the BROKER of any changes to the status of the listing!**

This listing will begin on __/__/____ and terminate on (6 or 12 month listing) __/__/____

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE COMMISSIONS IS NOT FIXED BY LAW. THEY ARE SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN THE SELLER AND THE BROKER.

In addition, if the BROKER or any other Realtor(r) brings YOU a ready, willing and able buyer, then the BROKER or other Realtor(r) shall receive a commission from YOU for acting as a buyer's agent, please check,

2% 2.5% 3% other

Unless otherwise agreed to, You will not be charged a fee by the BROKER for the entry-only listing.

Modification Submissions: All requests to modify or add to an MLS listing must be submitted in writing or via e-mail to info@AlliancrealtyNE.com or faxed to 866-866-7978. Modifications must be submitted via email from the email address on file. All submissions must include your AD number and MLS Number.

Price Changes: Owners are allowed unlimited number of price changes. There is no modification fee for changing price.

Open Houses: Upon request, we will post the open house to the MLS and Realtor.Com. There is no modification fee for open house announcements in the MLS, however a fee of \$20 per open house announcement does apply to Realtor.Com postings. The deadline for open house additions for the upcoming weekend is 5PM the Wednesday prior to the weekend.

Photo Changes: Owners are allowed (1) updated/addition to the originally posted images to the MLS listing. Additional updates additions will be charged a \$15 modification fee per image.

Additional Updates: Any additional updates and modifications to the MLS listing, after the initial necessary modifications for accuracy, will be charged a \$15 modification fee.

Status Changes: Owners will not be charged a modification fee if the property's status needs to be changed to "under Contract", "sold", or "withdrawn" from the MLS regardless of the reason it is being withdrawn. YOU MUST TELL US WHEN YOU GO UNDER CONTRACT! WITHIN 24 HOURS!!

Cancellations: You can only list your property "For Sale" with one Real Estate firm at a time! Seller agrees to contact this Brokerage prior to entering into talks with any unaffiliated Brokerage firm. You may cancel this agreement with 30 days written notice.

The BROKER provides no services other than entering your PROPERTY in the MLS System. BROKER will not accept offers on behalf of the owner. YOU are responsible for all showings, negotiations, document preparation, contracts, open houses, signs and lock boxes.

Seller acknowledges that Broker is a brokerage firm and that in some cases it may represent prospective purchasers. Owner desires that the property be presented to such persons or entities and consents to the dual representation created thereby. Agent shall not disclose the confidential information of one principal to the other.

Broker reserves the right to advertise property in such media as the broker may select at no cost to seller.

Seller agrees and acknowledges that BROKER could be fined by an MLS board for not promptly reporting (within 48 hours) any change of status on an MLS listed property. Any fines imposed by MLS will be passed onto the seller.

The BROKER strongly suggests that you retain a real estate attorney to represent YOU in all aspects of the sale of your PROPERTY including the preparation of purchase and sale agreements, disclosure forms, and closing documents. YOU have read, understood and agree to the terms and conditions of this Agreement.

Note on "Digital Signatures": a Digital Signature is a way of signing an electronic document in lieu of an actual handwritten signature .

PLEASE DO NOT FILL IN SIGNATURE INFORMATION UNTIL YOU HAVE READ DIRECTIONS

Directions for Digitally Signing [Online form only]:

- 1.) Owner(s) Name typed into "print or type" field(s)
- 2.) Enter Date
- 3.) Verify all information on this form is correct
- 4.) Select Digital Signature for **Owner 2**, follow "signature wizard" instructions for creating a new Digital Signature. **Do not start with Owner 1, creating a Digital Signature for Owner 1 will "seal" this document and it will no longer be changeable.**
- 5.) Select Digital Signature for Owner 1, follow "signature wizard" instructions for creating a new Digital Signature.

Sign Digital Signature 1
Printed Name: Date

Sign Digital Signature 2
Printed Name: Date

BROKER _____

* The term "exclusive" as used in this Agreement refers to the MLS rule that only one real estate broker can list any property on the MLS at one time.

This Document must be signed prior to your home being in the MLS.

Please sign and return to us - Make a copy for yourself.

Alliance Realty NE, LLC 2 Tunxis Road ~ Suite 201 Tariffville, CT 06081
866-866-7978

Ct/Mass/RI Licenses # REB078926 / 150195 / REB.0018122

State-Wide Multiple Listing Service, Inc. Category 2



Multi-Family - MF

KEYWORDS: Fill in the Blanks for each keyword, enter information as prompted by the computer. (R)'s denote required entries for adding a listing. Shaded Keywords are explained on Back of Form

(R)Listing Member ID: _____ (R)Company Code: _____ Showing Associate ID: _____ Showing Associate Phone: _____

Showing Assoc. Email: _____ (R>List Date: ___/___/___ (R)Exp Date: ___/___/___ (R>List Price: \$ _____

(R)Compensation to Coop. Broker: _____ (R)Lockbox: _____ (R)Photo Instructions: _____ Enhanced Photo Service: _____

15 CHARACTERS MAX

Choose Your Internet Display Options:

If the fields below are N, then all other internet display options will not apply and Seller Opt out form must be completed.

Select the sites where you would like this listing and/or property address to appear:

(R)IDX Sites: Y/N (R)IDX Sites Address Display: Y/N

(R)RILiving.com: Y/N (R)RILiving.com Address Display: Y/N

(R)Realtor.com: Y/N (R)Realtor.com Address Display: Y/N

Allow Property Value Estimates on VOWs Y/N
Allow AVM: _____

Allow Property Comments/Reviews on VOWs Y/N
Allow Comments: _____

(R)Internet Display: _____
(R)Internet Address Display: _____

(R)State: _____ (R)County: _____ (R)Municipality: _____ (R)Street #: _____ - _____ (R)Street Name: _____
ADDL ST. # 50 CHARACTERS MAX

(R)Street Suffix: _____ (R)Zip: _____ - _____ (R)Neighborhood: _____ (R)Under Construction: _____ (R)Year Built: _____
ZIP + 4 22 CHARACTERS MAX Y/N

(R)Assessor's Plat/Map: _____ Block: _____ (R)Lot/Parcel: _____ (R)Assessment: \$ _____ (R)Real Estate Taxes: \$ _____ (R)Tax Year: _____
TO THE NEAREST \$

(R)Fire District Tax: _____ Zoning: _____ Lot Frontage: _____ (R)Approx. Lot Square Ft: _____ Approx. Lot Acres: _____
Not intended for Legal Use

(R)Under Ground Tank: _____ - _____ Foundation Size: _____ x _____ (R)Gross Bldg Living Area: _____ Assoc. Fee: \$ _____ per _____
SIZE TYPE L W Y/M (Yearly/Monthly)

(R)Buildings: _____ (R)Bldg Levels: _____ (R)Units: _____ (R)Heating Systems: _____ (R)Fireplaces: _____ (R)Garage Spaces: _____ (R)Onsite Parking Spaces: _____

(R)Other Monthly Rents: \$ _____ (R)Owner Annual Expenses: \$ _____ (R)Profit/Loss Stmt: _____ (R)RE Licensee Owner: _____ (R)Entry Only Listing: _____
Y/N Y/N Y/N Y/N Y/N

(R)Limited Service Listing: _____ (R)Sign on Property: _____ (R)Subsidized Housing: _____ (R)Short Sale: _____ (R)REO/Lender Owned: _____ AccuShow: _____
Y/N Y/N Y/N Y/N Y/N Y/N

Showing Instructions: _____
(100 CHAR. MAX)

Compensation Comments: (31 CHARACTERS MAX)

Unit Descriptions: All fields below are (R) required.

(R)Unit 1:	TR	BR	FB	HB	Description	\$ _____	_____
						Monthly Rent	Occupancy
(R)Unit 2:	TR	BR	FB	HB	Description	\$ _____	_____
						Monthly Rent	Occupancy
(R)Unit 3:	TR	BR	FB	HB	Description	\$ _____	_____
						Monthly Rent	Occupancy
(R)Unit 4:	TR	BR	FB	HB	Description	\$ _____	_____
						Monthly Rent	Occupancy

FEATURES:

- (R)TYPE
 Side/Side
 Up/Down
 Apartment
 Green Construction
 Other

- (R)GARAGE
 Carport
 Attached
 Detached
 Integral
 Door Opener
 None

- LAUNDRY
 In Bldg
 In Units
 Common
 Off Site

- EQUIPMENT
 Refrigerator
 Oven/Range
 Disposal
 Dishwasher
 Hood
 Exhaust Fan
 Ceiling Fan
 Trash Comp.
 Washer
 Dryer

- Microwave
 Intercom
 Central Vacuum
 Alarm Owned
 Alarm Rented
 Wood Stove
 Coal Stove
 Hot Tub
 Sauna
 Whirlpool
 Elevator
 BBQ Grill
 TV Antenna
 Cable TV
 Satellite Dish
 Furniture
 Pellet Stove

- HANDICAP ACCESSIBLE
 Ramps/No Steps
 Wide Doors
 Elevator
 Complete Handicap
 Fixtures
 Low Pile Carpet
 Extra Wide Shower
 Adjusted Hgt Sink - No
 Cabinets Below
 Extra Wide Halls & Doors
 Flat Thresholds
 One Level
 All of the Above

- Other
(R)EXTERIOR
 Brick
 Masonry
 Shingles
 Clapboard
 Wood
 Aluminum Siding
 Vinyl Siding
 Other Siding
 Insld Glass Windows
 Storm Window
 Storm Door
 Patio
 Deck
 Porch
 Breezeway
 Above Mentioned
 Screened
 Needs Work
 Balcony

- INTERIOR
 Cathedral Ceiling
 Skylight
 Attic
 Stairs

- (R)FINISHED FLOOR
 Plywood
 Particle Board
 Hardwood
 Pine
 Parquet
 Ceramic
 Vinyl
 Wall to Wall Carpet
 Marble
 Laminate
 Other

- WALLS
 Plaster
 Dry wall
 Paneled
 Ceramic
 Wood

- (R)INSULATION
 Walls
 Ceiling
 Floors
 Cap
 UFFI
 Unknown
 None

- (R)ELECTRIC
 30 Amps
 60 Amps

- 100 Amps
 150 Amps
 200 Amps
 220 Volts
 Fuses
 Circuit Breaker
 Individual Meter
 Common Meter
 Generator
 400 Amps
 None

- (R)WATER SUPPLY
 Connected
 Available
 Assessment Buyer
 Assessment Seller
 Well
 Individual Meter
 Common Meter

- (R)SEWER
 Connected
 Available
 Assessment Buyer
 Assessment Seller
 Septic System
 Cesspool
 Other Private System
 Unknown

FEATURES (continued)

(R)PLUMBING

- Mixed
- Copper
- PVC
- Galvanized
- None
- Other

(R)HOT WATER

- Gas
- Oil
- Electric
- Solar
- Tank
- Tankless
- Rented
- Tenant Pays
- Owner Pays
- Indirect

(R)HEAT FUEL

- Gas
- Oil
- Electric
- Solar
- Bottle Gas
- Wood
- Coal
- None
- Other

HEAT FUEL - Usage (Gal/Yr)

- (only applies if oil is selected above)
- 0-399
 - 400-800
 - 800-1200
 - 1200-1600
 - 1600+
 - Unknown

(R)HEAT SYSTEM

- Forced Air
- Forced Water
- Steam
- Heat Pump
- Space
- Radiant
- Baseboard
- Electric Air Cleaner
- Humidifier
- Rented. Burner
- Common
- Individual Control
- Gas on Gas
- Hydro-Air
- None

(R)HEAT PAID BY

- Owner
- Tenant
- Mixed

(R)COOLING

- Central
- Individual Unit
- Wall Unit
- Ductless AC System
- None

LOT

- Wooded
- Underground Utilities
- Sidewalks
- Paved Drive
- Fenced Yard
- Private Compound
- Pool Inground
- Pool Above
- Out Bldg.
- Extra Lot
- Corner
- Cul De Sac
- Sprinklers
- Electronic Pet Fence

WATER AMENITIES

- Front Salt
- Front Fresh
- View Salt
- View Fresh
- River
- Walk to Water
- Access
- Flood Insurance
- Dock

- Beach
- Mooring
- Oceanfront
- Walk to Salt Water
- Walk to Fresh Water

NEAR

- Shopping
- Bus
- Commuter Bus
- Highway Access
- Private School
- Public School
- Hospital
- Rec. Facility
- Swimming
- Tennis
- Golf
- Marina

TERMS

- Assumable
- Seller 1st
- Seller 2nd
- Rent W/ Option
- Exch. Considered
- Closing Cost Assistance
- Special
- Subject to Lender Approval

(R)CLOSE

- 1-30 Days
- 30-60 Days
- Negotiable
- Available For Rent
- Leases
- Month to Month
- Week to Week
- Vacant

(R)HISTORIC

- National Registry
- Local Historic District
- None
- Unknown

(R)LISTING CONTRACT

- Excl. Right to Sell
- Excl. Brokerage

(R)APPROX. LIVING AREA SOURCE

- Tax Assessor
- Seller
- Licensee Estimated
- Appraisal
- Builder
- Other

BASEMENT FEATURES (CR) - denotes fields that are conditionally required based on other selections

(R)BASEMENT TYPE

- Full
- Partial
- Crawl Space
- None

(CR)BASEMENT FINISH

- Finished
- Part Finished
- Unfinished

(CR)No. of BASEMENT ROOMS: _____

(CR)BASEMENT ROOMS TYPE:

- Kitchen
- Bathroom
- Bedroom(s)
- Laundry
- Utility
- Work Shop
- Playroom
- Storage Area
- Common

(R)FOUNDATION TYPE:

- Brick
- Cement Block
- Concrete
- Mixed
- Piers
- Slab
- Stone
- Unknown

(CR)BASEMENT ACCESS:

- Bulkhead
- Walkout
- Interior Only
- Interior & Exterior

(CR)PERCENT FINISHED: _____%

Remarks: (250 CHAR. MAX)

Photo Instructions: (56 CHAR. MAX)

SELLER(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 broker 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.

Seller(s) _____ Date: _____

Seller(s) _____ Date: _____

Seller(s) _____ Date: _____

Seller(s) _____ Date: _____

Category 2- Multi-Family Listing

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

<p>VOW KEYWORDS</p> <p>Internet Display = Y/N Does the seller want their listing to appear on the web? <i>If answer is No, the Seller Opt Out form is required</i></p> <p>Internet Address Display = Y/N Does the seller want their address to appear on the web? <i>If answer is No, the Seller Opt Out form is required</i></p> <p>Allow AVM = Y/N Does the seller want automated price estimates to appear on the web?</p> <p>Allow Comments = Y/N Does the seller want comments about their property to appear on the web?</p> <p>IDX Address Display = Y/N Allow the display of a listing's address to appear on IDX sites?</p> <p>Consumer Sites = Y/N Allow the display of a listing to appear on public sites like RILiving?</p> <p>Consumer Sites Address Display = Y/N Allow the display of a listing's address to appear on public sites like RILiving?</p>	<p>PHOTO INSTRUCTIONS</p> <p>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.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Value</u></th> <th style="text-align: left;"><u>Meaning</u></th> </tr> </thead> <tbody> <tr> <td>M</td> <td>MLS Exterior Standard (one exterior shot only-no appointment needed).</td> </tr> <tr> <td>O</td> <td>Exterior Rush (1 day turnaround)</td> </tr> <tr> <td>F</td> <td>REALTOR photo to follow</td> </tr> <tr> <td>R</td> <td>REALTOR Photo (s) submitted</td> </tr> <tr> <td>N</td> <td>No photo is to be printed (owners' authorization on contract)</td> </tr> <tr> <td>C</td> <td>Under Construction</td> </tr> </tbody> </table>	<u>Value</u>	<u>Meaning</u>	M	MLS Exterior Standard (one exterior shot only-no appointment needed).	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			
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<p>COMPENSATION TO COOPERATING BROKER</p> <p>MLS cannot accept the listing unless the CB keyword is completed. Specifying the compensation of each listing is necessary because the cooperating Broker has a right to know what the compensation shall be prior to his/her endeavor to sell.</p> <p>The compensation shall be shown in one of the following forms:</p> <ol style="list-style-type: none"> 1. By showing a percentage of the gross selling price 2. By showing a definite dollar amount <p>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".</p> <p>EXAMPLE: CB: -%V</p> <p>If you take an EXCLUSIVE-RIGHT-TO-SELL contract with Named Prospects Exempted (Reservations) you will denote the compensation in either one of the below formats followed by "R".</p> <p>EXAMPLE: CB: -%R</p> <p>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".</p> <p>EXAMPLE: CB: -%XA</p> <p><i>* All compensation offered through MLS to the cooperating company is paid based exclusively on its becoming procuring cause of the purchaser.</i></p> <p>Add to Compensation to Cooperating Broker -</p> <p>If you list a SHORT SALE property, denote the compensation in one of two forms: Example: X% SS OR X% of total commission received -SS</p> <p>This will alert a cooperating broker that the listing is a short sale</p> <p>When disclosed, participants may, at their discretion, advise other participants whether and how any reduction in the gross commission established in the listing contract, required by the lender as a condition of approving the sale, will be apportioned between listing and cooperating participants.</p> <p>Deductions from Compensation on non-service related fees or expenses are not allowed. Only fees which are payable to a third party such as MLS Photographer, Home Warranty plan, sharing of a referral fee, etc., are allowed.</p> <p>The amount or percentage that is to be deducted, must specify and describe the deduction.</p>	<p>ENHANCED PHOTO SERVICES</p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>A</td> <td>Appt. needed - Interior/Exterior Enhanced Photos</td> </tr> <tr> <td>E</td> <td>Supplement Photos</td> </tr> <tr> <td>S</td> <td>"Rush" Supplement Photos</td> </tr> <tr> <td>V</td> <td>Visual Tour</td> </tr> </tbody> </table>	A	Appt. needed - Interior/Exterior Enhanced Photos	E	Supplement Photos	S	"Rush" Supplement Photos	V	Visual Tour									
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<p>COMPENSATION COMMENTS</p> <p>This field is to be used to explain any deductions or terms from the compensation fields - CB (Compensation to Cooperating Broker) If there are any deductions to be made from compensation, the deduction MUST be stated in the CB field. This is just an additional field to accommodate the explanation.</p>	<p>REALTOR OWNED Y/N</p> <p>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</p>																	
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<p>FINISHED LIVING AREA</p> <p><i>These fields are to be used for approx. finished living square feet only.</i></p> <p>Above grade living area: Heated Living Area on any level, which is AT, or ABOVE grade. This area SHOULD NOT include the finished areas of basements, nor should it include the finished lower level areas of a Raised Ranch, unfinished rooms on any level or additional finished areas outside the main dwelling such as a carriage house.</p> <p>Below Grade Living Area: Finished, Heated Living Area which is below grade, and/or EXTRANEIOUS (separate) to the main living area can be included in this field; such as finished basements, the finished portion of the lower level of a Raised Ranch, finished attics, carriage houses, etc.</p>	<p>APPROXIMATE LIVING AREA SOURCE - Please indicate the source from which the value for the "Approximate Above Grade Living Area" field was obtained.</p>																	

STANDARD ROOM ABBREVIATION GUIDE

To keep the MLS book consistent the following room abbreviations are to be used when filling in the keywords separated by commas.

Lower Level, First Floor Rooms, Second Floor Rooms, Third Floor Rooms

MAIN ROOMS

DR	Dining Room
FDR	Formal Dining Room
K	Kitchen
EIK	Eat in Kitchen
KDA	Kitchen w/ Dining Area
PTRY	Pantry
LR	Living Room
DBLLR	Double Living Room
BEDROOMS	
BR	Bedroom
MBR	Master Bedroom

TBR	Twin Bedroom
SBR	Small Bedroom
BATH	
B	Bath
FESH	Fiberglass Enclsd. Shower
PESH	Plastic Enclosed Shower
TBTS	Tile Bath w/ Tub & Shower
OBT	Old Bath w/ Tub
OBTS	Old Bath w/ Tub & Shower
TBT	Tile Bath w/ Tub
BSS	Bathroom w/ Shower Stall

TBSS	Tile Bath w/ Shower Stall
BT	Bath w/ Tub
BTS	Bath w/ Tub & Shower
LAV	Lavette
WHRL	Whirlpool

MISCELLANEOUS ROOMS

CH	Center Hall	FP	Fireplace
DEN	Den	FLRM	Florida Room
EF	Entry Foyer	LDRY	Laundry Room
EH	Entry Hall	LIB	Library
FR	Family Room	PRCH	Porch
		RH	Rear Hall
		RECRM	Recreation Room
		SOLRM	Solarium
		STDY	Study
		SNRM	Sun Room
		VEST	Vestibule
		WKSHOP	Workshop