

Paragon Res. Income 2-4 Units  
Listing Input Form

\*Blue Items are Required. (#) denotes Maximum # of Items that can be checked)  
\*\*\*Will populate the Mandated Remarks Field automatically

2

\*Agent ID: \_\_\_\_\_ Agent 2 ID: \_\_\_\_\_ \*Office ID: \_\_\_\_\_  
Listing Agent # Agent Name 2nd Listing Agent ID# Listing Office # Office Name

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_(Y/N)  
\*List Date \*Expiration Date \*Low List Price \*Variable Range Listing \*High List Price \*Assessors Parcel #

\*House Number # \*Street Name Post Direction \*City (Auto Fill from Tax Record) \*County \*Zip Code

\*State \*Country Map Code: \_\_\_\_/\_\_\_\_/\_\_\_\_\_  
Thomas Bros Page Column Row \*Community: \_\_\_\_\_ \*Neighborhood \_\_\_\_\_ \*Cross ST(S) \_\_\_\_\_  
Table Driven 30 Characters

\*Complex/Park \_\_\_\_\_ Zoning \_\_\_\_\_ \*Year Built \_\_\_\_\_ \*# of Units \_\_\_\_\_ \*# of Buildings \_\_\_\_\_

\*CBB% \_\_\_\_\_ \*CBB\$ \_\_\_\_\_ \*CVR \_\_\_\_\_ (Y/N)  
Compensation to Buyers Broker % Compensation to Buyers Broker \$ Variable Commission  
Listing Service: \*Entry Only: \_\_\_\_\_ (Y/N) \*Limited Service: \_\_\_\_\_ (Y/N) \*Short Sale: \_\_\_\_\_ (Y/N)

**\*VOW - Virtual Office Website**

- Yes
- No

**\*Internet Syndication**

- Yes
- No

**\*IDX**

- Yes
- No

**\*Address On The Internet**

- 1 Full Address (House Number and Street Name)
- 2 Partial Address (Street Name Only)
- 3 No Address

**\*AUTO VALUATION MODEL**

- Yes
- No

**\*REALTOR.com**

- Yes
- No

**\*Allow Comments/Review**

- Yes
- No

**\*Listing Type (1)**

- 1 Exclusive Right (R)
- 2 Exclusive Right W/ Exception (X)
- 3 Exclusive Agency (A)
- 4 Open Listing (O)
- 5 Probate (P)

**Jurisdiction (1)**

- 1 Incorporated
- 2 Unincorporated

**PETS (1)**

- 1 Yes
- 2 No
- 3 Allowed w/Restrictions

**Sign - Sign On Property (1)**

- Yes
- No

**\*Age Restrictions (1)**

- 1 55 and up
- 2 62 and up
- 98 None Known
- 99 Other Remarks

**Water District**

See Drop Down List for Water District Names

**Vacation Rental By Owner (VRBO)**

- Yes
- No

VRBO URL: \_\_\_\_\_

# UNIT INFORMATION Section

Manager Name: \_\_\_\_\_

Manager Phone: \_\_\_\_\_

(\_\_\_\_)\_\_\_\_-\_\_\_\_X\_\_\_\_

<u>Unit Numbers</u>	<u>Bedroom</u>	<u>Baths Full</u>	<u>Half Baths</u>	<u>Est Square Footage</u>	<u>Rent Actual</u>	<u>Rent Projected</u>
*UN1 _____	*BD1 _____	*BA1 _____	*HB1 _____	SF1 _____	*RN1 _____	RP1 _____
*UN2 _____	*BD2 _____	*BA2 _____	*HB2 _____	SF2 _____	*RN2 _____	RP2 _____
*UN3 _____	*BD3 _____	*BA3 _____	*HB3 _____	SF3 _____	*RN3 _____	RP3 _____
*UN4 _____	*BD4 _____	*BA4 _____	*HB4 _____	SF4 _____	*RN4 _____	RP4 _____

<u>Deposits</u>	<u>Laundry Hook Ups</u> (Yes/No/Common)	<u>Exclusive Use Yards</u> (Yes/No)	<u>Occupied</u> (Owner/Tenant/Vacant)	<u>Number of Units with:</u> <b>(Available Transfers)</b>	
*DP1 _____	*LH1 _____	*EUY1 _____	*OC1 _____	_____	_____
*DP2 _____	*LH2 _____	*EUY2 _____	*OC2 _____	* # of Units w/Cooling	* # of Units w/Garages
*DP3 _____	*LH3 _____	*EUY3 _____	*OC3 _____	_____	_____
*DP4 _____	*LH4 _____	*EUY4 _____	*OC4 _____	* # of Units w/Dishwashers	* # of Units w/Patios
				_____	_____
				* # of Units w/Dryers	* # of Units w/Range/Ovens
				_____	_____
				* # of Units w/Fireplaces	* # of Units w/Refrigerators
				_____	_____
				* # of Units Furnished	* # of Units w/Washers

**\*Stories: (2)**

- 1 - 1 Story
- 2 - 2 Story
- 3 - 3 Story
- 4 - 4 Story
- Other/Remarks
- Split Level

**Source of Square Feet:(1)**

- APPRSL - Appraisal
- ASSESSR - Assessor Record
- BLDRBRO - Builders Brochure
- ORMKS - Other/Remarks
- OWNR - Owner
- PLANS - Plans
- PUBREC - Public Records

**Animal Designator Code:**

\_\_\_\_\_

**Boat Facilities (1)**

- NK No/Unknown
- ORMKS Other/Remarks
- YES Yes

**Frontage Length:**

\_\_\_\_\_

Dimensions in Feet

**LDM:**

\_\_\_\_\_

Apx Lot Dimensions

**ACS**

\_\_\_\_\_

Apx Acres

**LSF**

\_\_\_\_\_

Apx Lot Sq. Ft.

**\*Lot Size: (1)**

- A) 0(Common Interest)
- B) 1-3999
- C) 4000-7499
- D) 7500-10889
- E) 25 - .5 AC
- F) 5 to 1 AC
- G) 1+ to 2 AC
- H) 2+ to 4 AC
- I) 4+ to 10 AC
- J) 10+ to 20 AC
- K) 20+ AC

**\*Lot Size Source: (1)**

- APPR Appraisal
- ASOREC Assessor Record
- CITYCO City/Cnty Records
- ORMKS Other/Remarks
- SURVEY Survey
- TITLCO Title Company

**\*Land Use Code:**

\_\_\_\_\_

**\*Parking Garage Spaces**

Unit 1: \_\_\_\_\_

**\*Parking Non Garaged Spaces**

Unit 1: \_\_\_\_\_

**\*Parking Garage Spaces**

Unit 2: \_\_\_\_\_

**\*Parking Non Garaged Spaces**

Unit 2: \_\_\_\_\_

**\*Parking Garage Spaces**

Unit 3: \_\_\_\_\_

**\*Parking Non Garaged Spaces**

Unit 3: \_\_\_\_\_

**\*Parking Garage Spaces**

Unit 4: \_\_\_\_\_

**\*Parking Non Garaged Spaces**

Unit 4: \_\_\_\_\_

## Financial Section

**\*Gross Scheduled  
Income Actual**

**Gross Scheduled  
Income Projected**

**\*Gross Rent  
Multiplier Actual**

**Gross Rent  
Multiplier Projected**

**\*Cap Rate  
Actual**

**Cap Rate  
Projected**

**\*Annual Expense  
Actual**

**Annual Expense  
Projected**

**\*Net Operating  
Income Actual**

**Net Operating  
Income Projected**

**\*Other Income  
Actual**

**Other Income  
Projected**

**Feature Section**

**AA - Additional Property Use**

- AA1 Grove
- AA2 Ranch/Farm
- AA3 Res/Business Use OK
- AA4 With Structures
- AA98 None Known
- AA99 Other Remarks

**\*AB - Complex Features: (16)**

- AB1 BBQ
- AB2 Beach Rights
- AB3 Biking/Hiking Trails
- AB4 Clubhouse/Rec Rm
- AB5 Concierge
- AB6 Exercise Room
- AB7 GatedCommunity
- AB8 Golf
- AB9 Horse Facility
- AB10 Horse Trails
- AB11 Laundry Facility
- AB12 On-Site Guard
- AB13 Pet Restrictions
- AB14 Playground
- AB15 Pool
- AB16 Recreation Area
- AB17 RV/Boat Parking
- AB18 Sauna
- AB19 Spa/Hot Tub
- AB20 Tennis Courts
- AB21 None Known
- AB22 Other/Remarks

**\*AC - Cooling (2)**

- AC1 Attic Fan
- AC2 Central Forced Air
- AC3 Heat Pump(s)
- AC4 Swamp Cooler(s)
- AC5 Wall/Window
- AC6 Zoned Area(s)
- AC7 None Known
- AC8 Other Remarks

**\*AD - Exterior (3)**

- AD1 Adobe
- AD2 Block
- AD3 Brick
- AD4 Metal
- AD5 Stone
- AD6 Stucco
- AD7 Vinyl
- AD8 Wood
- AD9 Wood/Stucco
- AD10 Other/Remarks

**\*AE - Fencing: (3)**

- AE1 Cross Fencing
- AE2 Full
- AE3 Gate
- AE4 Partial
- AE5 None Known
- AE6 Other Remarks

**AF - Frontage: (4)**

- AF1 Bay
- AF2 BLM/National Forest
- AF3 Canyon
- AF4 Freeway
- AF5 Golf Course
- AF6 Lagoon/Estuary
- AF7 Lake/River
- AF8 Military Land
- AF9 Ocean/Bluff
- AF10 Ocean/Sand
- AF11 Open Space
- AF12 None Known
- AF13 Other/Remarks

**AG - Heat Equipment (4)**

- AG1 Baseboard
- AG2 Combination Heating
- AG3 Fireplace
- AG4 Floor Furnance
- AG5 Forced Air Unit
- AG6 Passive Solar
- AG7 Pellet/Wood Burning Stove
- AG8 Radiant
- AG9 Wall/Gravity
- AG10 Zoned Areas
- AG11 N/K
- AG12 Other/Remarks

**AH - Heat Source (2)**

- AH1 Electric
- AH2 Natural Gas
- AH3 Pellets
- AH4 Propane
- AH5 Solar
- AH6 Wood
- AH7 Other Remarks

**\*AI - Home Owner Fees Include (11)**

- AI1 Cable/TV Service
- AI2 Common Area Maintenance
- AI3 Electricity
- AI4 Exterior
- AI5 Exterior Bldg Maintenance
- AI6 Gas
- AI7 Gated Community
- AI8 Hot Water
- AI9 Limited Insurance
- AI10 Propane
- AI11 Roof Maintenance
- AI12 Sewer
- AI13 Termite
- AI14 Trash/Pickup
- AI15 Water
- AI16 None Known
- AI17 Other Remarks

## Feature Section (continued)

### AJ - Irrigation (5)

- AJ1 Automatic Timer
- AJ2 Drip
- AJ3 Manual
- AJ4 Sprinklers
- AJ5 None Known
- AJ6 Other/Remarks

### AK - Miscellaneous: (14)

- AK1 Aviary
- AK2 Dog Run
- AK3 Elevator/Stair Climber
- AK4 Greenhouse
- AK5 Hdicap/Whlchair
- AK6 Horse Allowed
- AK7 Horse Facilities
- AK8 Horse Trails
- AK9 Kennel
- AK10 Livestock Allowed
- AK11 Livestock Facilities
- AK12 Outbuilding
- AK13 Tennis Court
- AK14 Uninhabitable
- AK15 Value in Land
- AK16 None Known
- AK17 Other Remarks

### \*AL - Type of Other Fees (6)

- AL1 Boat
- AL2 Club Fees
- AL3 Community/Master Home Owner Fees
- AL4 Equestrian
- AL5 Home Owner Assessments
- AL6 Security Gate
- AL7 Security Guard
- AL8 None Known
- AL9 Other/Remarks

### \*AM - LB Description

- AM1 Combo
- AM2 Timed
- AM3 Other/Remarks

### \*AN - Parking for RV (4)

- AN1 Complex/Park
- AN2 Covered
- AN3 Enclosed
- AN4 Garage
- AN5 Gated
- AN6 Hook-ups
- AN7 On-Site Parking
- AN8 Potential Space
- AN9 Restrictions
- AN10 None Known
- AN11 Other Remarks

### \*AO - Parking Garage Description - Unit 1 (3)

- AO1 Assigned
- AO2 Attached
- AO3 Converted
- AO4 Detached
- AO5 Gated
- AO6 Tandem
- AO7 Underground
- AO8 None Known

### \*AP - Parking Garage Description - Unit 2 (3)

- AP1 Assigned
- AP2 Attached
- AP3 Converted
- AP4 Detached
- AP5 Gated
- AP6 Tandem
- AP7 Underground
- AP8 None Known

### \*AQ - Parking Garage Description - Unit 3 (3)

- AQ1 Assigned
- AQ2 Attached
- AQ3 Converted
- AQ4 Detached
- AQ5 Gated
- AQ6 Tandem
- AQ7 Underground
- AQ8 None Known

### \*AR - Parking Garage Description - Unit 4 (3)

- AR1 Assigned
- AR2 Attached
- AR3 Converted
- AR4 Detached
- AR5 Gated
- AR6 Tandem
- AR7 Underground
- AR8 None Known

### \*AS - Parking Non Garaged Description - Unit 1 (3)

- AS1 Assigned
- AS2 Carport
- AS3 Detached
- AS4 Gated
- AS5 Guest Parking
- AS6 Permit/Decal
- AS7 Tandem
- AS8 Uncovered
- AS9 Underground
- AS10 None Known

### \*AT - Parking Non Garaged Description - Unit 2 (3)

- AT1 Assigned
- AT2 Carport
- AT3 Detached
- AT4 Gated
- AT5 Guest Parking
- AT6 Permit/Decal
- AT7 Tandem
- AT8 Uncovered
- AT9 Underground
- AT10 None Known

### \*AU - Parking Non Garaged Description - Unit 3 (3)

- AU1 Assigned
- AU2 Carport
- AU3 Detached
- AU4 Gated
- AU5 Guest Parking
- AU6 Permit/Decal
- AU7 Tandem
- AU8 Uncovered
- AU9 Underground
- AU10 None Known

### \*AV - Parking Non Garaged Description - Unit 4 (3)

- AV1 Assigned
- AV2 Carport
- AV3 Detached
- AV4 Gated
- AV5 Guest Parking
- AV6 Permit/Decal
- AV7 Tandem
- AV8 Uncovered
- AV9 Underground
- AV10 None Known

## Feature Section (continued)

### AW - Pool (3)

- AW1 Above Ground
- AW2 Below Ground
- AW3 Community/Common
- AW4 Exercise
- AW5 Lap
- AW6 Private
- AW7 None Known

### AX - Pool Heat (2)

- AX1 Electric
- AX2 Gas
- AX3 Propane
- AX4 Solar
- AX5 None Known

### AY - Possession(2)

- AY1 Call Listing Agent
- AY2 Close of Escrow
- AY3 Other Remarks

### \*AZ - Roof (2)

- AZ1 Composition
- AZ2 Concrete
- AZ3 Metal
- AZ4 Rock/Gravel
- AZ5 Rolled/Hot Mop
- AZ6 Tile/Clay
- AZ7 Wood
- AZ8 Other Remarks

### \*BA - Sales Restrictions (3)

- BA1 Call Agent
- BA2 Court Approval Required
- BA3 Deed Restricted Program
- BA4 Estate
- BA5 HAP (Homeowners Assistant Program)
- BA6 HUD

### \*BA - Sales Restrictions (continued)

- BA7 Need Short Sale-  
No Lender Knowledge
- BA8 NOD Filed/Foreclosure  
Pending
- BA9 Pre SS Pkg submitted  
to lender(s), ready  
to consider offers
- BA10 Probate Subject  
to Overbid
- BA11 REO
- BA12 Short Sale Approved
- BA13 None Known
- BA14 Other Remarks

### \*BB - School District (2 from PickList)

- BB1 \_\_\_\_\_
- BB2 \_\_\_\_\_

### \*BC - Security (6)

- BC1 Automatic Gate
- BC2 Closed Circuit TV
- BC3 Eqpt Leased
- BC4 Eqpt Owned
- BC5 Gated Community
- BC6 On Site Guard
- BC7 Security Bars
- BC8 None Known
- BC9 Other Remarks

### \*BD - Sewer/Septic (2)

- BD1 Septic Installed
- BD2 Sewer Available
- BD3 Sewer Connected
- BD4 Perc Test Completed
- BD5 Perc Test Required
- BD6 Perc Update Needed
- BD7 Other/Remarks

### BE - Site (10)

- BE1 Alley Access
- BE2 Corner Lot
- BE3 Culdesac
- BE4 Curbs
- BE5 Easement Access
- BE6 Flag Lot
- BE7 Irregular Lot
- BE8 Landlocked No  
Legal Access
- BE9 National Forest
- BE10 Outside of County  
Water Authority
- BE11 Private Street
- BE12 Public Street
- BE13 Rear Yard Street Access
- BE14 Reservation Land
- BE15 Sidewalks
- BE16 Street Paved
- BE17 Street Unpaved
- BE18 West of I-5
- BE19 West of 101
- BE20 None Known
- BE21 Other Remarks

### BF - Spa (3)

- BF1 Community/Common
- BF2 Private Below Ground
- BF3 Private Portable
- BF4 Private w/Pool
- BF5 Yes
- BF6 None Known

### BG - Spa Heat (2)

- BG1 Electric
- BG2 Gas
- BG3 Propane
- BG4 Solar
- BG5 None Known

### BH - Telecommunications (8)

- BH1 Antenna
- BH2 Audio
- BH3 Cable (Coaxial)
- BH4 Computer (Cat5)
- BH5 Intercom
- BH6 Multiple Phones
- BH7 Satellite Dish
- BH8 Security
- BH9 Wired High  
Speed Internet
- BH10 None Known
- BH11 Other Remarks

### \*BI - Tenant Pays

- BI1 Association Fee
- BI2 Cable TV
- BI3 Electricity
- BI4 Gardener
- BI5 Gas/Propane
- BI6 Hot Water
- BI7 Other Fees
- BI8 Other Tax
- BI9 Parking Fees
- BI10 Pool/Spa Maint
- BI11 Property Tax
- BI12 Sewer
- BI13 Trash
- BI14 Water
- BI15 None Known
- BI16 Other Remarks

### \*BJ - Terms

- BJ1 Assumable
- BJ2 Cal Vet
- BJ3 Cash
- BJ4 Conventional
- BJ5 Exchange

## Feature Section (continued)

### \*BJ - Terms (continued)

- BJ6 FHA
- BJ7 Land Contract
- BJ8 Lease Option
- BJ9 Seller May Carry
- BJ10 Shared Equity
- BJ11 VA
- BJ12 Other Remarks

### BL - View (5)

- BL1 Bay
- BL2 City
- BL3 Evening Lights
- BL4 Golf Course
- BL5 Greenbelt
- BL6 Lagoon/Estuary
- BL7 Lake/River
- BL8 Mountains/Hills
- BL9 Ocean
- BL10 Panoramic
- BL11 Panormaic Ocean
- BL12 Parklike
- BL13 Valley/Canyon
- BL14 N/K
- BL15 Other Remarks

### BM - Water (2)

- BM1 Available
- BM2 Meter on Property
- BM3 Meter Paid/Not In
- BM4 Well On Property
- BM5 Well/Irrigation Only
- BM6 None Known
- BM7 Other/Remarks

### \*BN - Water Heater Type (2)

- BN1 Electric
- BN2 Gas
- BN3 Propane
- BN4 Solar
- BN5 Tankless
- BN6 Other Remarks

### BK - Topography (3)

- BK1 Bluff/Canyon Rim
- BK2 Canyon/Valley
- BK3 Level
- BK4 Mountainous
- BK5 Rolling
- BK6 Slope Gentle
- BK7 Slope Steep
- BK8 Other Remarks

\*Home Owner Fees: \_\_\_\_\_

- \*Amount Reflects:  1 Month  
 2 Year  
 98 None Known

#### \*Home Owner

##### Payment Frequency

- 1 Monthly
- 2 Quarterly
- 3 Semi-Annually
- 4 Annually
- 98 None Known
- 99 Other/Remarks

Home Owner Association: \_\_\_\_\_

Home Owner Assoc. Phone: \_\_\_\_\_

\*Other Fees: \_\_\_\_\_

- \*Amount Reflects:  1 Month  
 2 Year  
 98 None Known

#### \*Other Fee

##### Payment Frequency

- 1 Monthly
- 2 Quarterly
- 3 Semi-Annually
- 4 Annually
- 98 None Known
- 99 Other/Remarks

Est% of Owner Occupancy: \_\_\_\_\_

#### \* Assessments

- 1 Yes/Remarks
- 98 None Known

\*CDF/Mello-Roos: \_\_\_\_\_

- \*Amount Reflects:  1 Month  
 2 Year  
 98 None Known

#### \*CDF/Mello Roos

##### Payment Frequency

- 1 Monthly
- 2 Quarterly
- 3 Semi-Annually
- 4 Annually
- 98 None Known
- 99 Other/Remarks

#### Monthly Total Fees

System to calculate based on Home Owner Fees/ Other Fees and MR-CDF Fees above

Fees and Assessments

**Remarks**

**REMARKS:** 510 Characters

Information is published on the Internet, IDX Sites and/or given to clients - please refer to the attributes of the property in this space.


**Confidential REMARKS:** 510 Characters


**Directions:** 128 Characters


**Advertising REMARKS:** 510 Characters

Information is published on sites using ListHub to syndicate.


**\*Showing Instructions:** 150 Characters

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**Supplemental Remarks** Field

4000 Characters (Use separate sheet to supply supplemental remarks)

Remarks (continued)

\*Sentrilock Box

- Yes
- No

Lockbox ID: \_\_\_\_\_

\*\*\*Mandated Remarks:

100 Characters - System To Auto-Populate Based On MLS Rules and Regulations

\*\*\*Mandated Remarks - (1) (R)

- FRR First Right of Refusal \* (C)
- NK None Known
- ACTA Offer accepted contingent on Court approval (c)
- ASHR Offer accpeted pending lender approval of Short Sale (C)
- LSEO Offer accepted with Lease Option (P)
- OREO Offer(s) submitted awaiting REO approval(C)
- OSSA Offer(s) submitted awaiting Short Sale approval (C)
- OANS Offer accepted pending lender approval of short sale, no further showings (P)

\*\*\*Mandated Remarks - required only when applicable.

- \*Offer accepted with \_\_\_ hour first right of refusal (C)
- (C) denotes that listings that have this item selected will be moved to a Contingent Status  
(P) denotes that listings that have this item selected will be moved to a Pending Status

Virtual Tour Link \_\_\_\_\_  
Nonbranded link  
Virtual Tour Link 2 \_\_\_\_\_  
Nonbranded link  
3D\_URL \_\_\_\_\_  
Nonbranded link

This Information relative to this property is supplied for publication by the owner(s) according to owner's best information and belief and I/We agree the above information is true and correct to the best of my knowledge and belief and authorize agent to submit the above information for publication in the CRMLS, Inc MLS. IT IS HEREIN NOTED THAT CRMLS, INC MLS WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED ABOVE.

Owner Signature: \_\_\_\_\_ (Optional) Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ (Optional) Date: \_\_\_\_\_

Broker certifies that a valid contract for the above property is on file in his/her office.

Broker Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Signature (MLS Participant/Subscriber) \_\_\_\_\_ Date: \_\_\_\_\_

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