All properties are posted on the Internet unless the MLS Department is notified by the listing broker.

Keywords: Fill in the boxes for each keyword. Shading denotes required entries for Adding a Listing.

Category: [3] LAND (LOTS AND ACREAGE)

List Date: Month / Day / Year
Expiration Date: Month / Day / Year
List Price: 

Sales Type:

Bank-Owned/Foreclosure
Corporate-Owned/Relocation
Short Sale
Normal Sale
Relocation

County: Parcel ID: MLS Map#: 

Address: Number
Pre-Direction (N, S, E, W)
Street Name
Suffix
Pre-Direction (N, S, E, W)

City: St: Zip Code: 

For Appt. Call: Listing Agent Code: Co-Listing Agent Code: 

Commission: (Only one entry is required)

Commission to Sub-Agent: 
Commission to Buyer's Agent: 
Commission to Transaction Broker: 

Variable Commission* (Y/N): 

Listing Type: 1. Exclusive Right to Sell
2. Exclusive Agency
3. Full Service Listing
4. Limited Service Listing
5. Entry Only Listing

Showing Service ID: Virtual Tour Link: 

Property Description:

Acreage: 

Zoning: 

Cross Street: 

If your listing is to be loaded by MLS Staff, by leaving keywords blank you are authorizing staff to load these keywords with information from MAARdata.

Legal Subdivision: Lot Size:

Annual County Tax: 
Annual City Tax: 
Lot #: 

REaltor Remarks

PUBLIC REMARKS

HFS Mag. Ad.: 1. Run Ad Until Cancelled
2. No Ad or Cancel Ad

NOTE: Public Remarks will auto-fill Ad with an option to modify.
Multiple Listing Service of the Memphis Area Association of REALTORS®

CATEGORY 3 - Land (Lots and Acreage)  Page 2 of 2

FEATURES: (R)’s denote required feature groups

1. LEGAL
   1. Recorded Subdivision
   2. Unrecorded Subdivision
   3. No Known Subdivision
   4. PUD

2. ZONING OF ADJACENT AREA (R)
   1. Single Family
   2. Multi-Family
   3. Mobile Homes
   4. Commercial
   5. Industrial
   6. Agriculture
   7. Rural
   8. Flood Plain
   9. Greenbelt
   10. Park
   12. Unknown

3. SHAPE (R)
   1. Regular
   2. Irregular
   3. Deep/Narrow
   4. Shallow/Wide
   5. Pie Shaped
   6. Other (See REMARKS)

4. TOPOGRAPHIC FEATURE (R)
   1. Level
   2. Rolling
   3. Rough
   4. Low
   5. Wooded
   6. Natural Drainage
   7. Land Fill
   8. Requires Fill
   9. Below Flood Stage
   10. Other (See REMARKS)

5. PRESENT USAGE (R)
   1. None/Vacant
   2. Non-Conforming
   3. Pasture
   4. Row Crops
   5. Logging
   6. Presently Leased/Rented
   7. (Usages Restrictions [Explain in Remarks])
   8. Non-Residential Usage
   9. Minimum Building Requirements [Explain in Remarks]
   10. Other (See REMARKS)

6. ROAD FRONTAGE (R)
   1. Paved
   2. Gravel
   3. Dirt
   4. Private
   5. Municipal
   6. Rural
   7. State
   8. Interstate
   9. Landlocked
   10. Other (See REMARKS)

7. UTILITIES (R)
   1. None
   2. Public Water
   3. Well
   4. Electricity
   5. Public Sewer
   6. Septic Tank
   7. Natural Gas
   8. Telephone
   9. Other (See REMARKS)

8. IMPROVEMENTS (R)
   1. None
   2. Curbs and Gutters
   3. Sidewalk
   4. Fenced
   5. Graded
   6. Improved Drainage
   7. Other (See REMARKS)

9. AMENITIES
   1. Waterfront
   2. Waterview
   3. Water Rights
   4. Golf Course
   5. Nook

10. LAND AVAILABILITY
    1. 1 Only
    2. 2 - 5
    3. 6 - 10
    4. 11 - 20
    5. 21 - 50
    6. 51 - 100
    7. More Than 100

11. LOCATION (R)
    1. Cove
    2. Corner
    3. Cross Roads
    4. City
    5. Small Town
    6. Subdivision
    7. Rural
    8. Report
    9. Other
    10. (See REMARKS)

12. SALE OPTIONS
    1. Will Divide
    2. Won’t Divide
    3. Will Build
    4. Subject to Zone Change
    5. Seller Will Rezone

13. PRESENT STRUCTURE
    1. Barn
    2. Residence
    3. Courts and Galleries
    4. Barn
    5. Shed
    6. Improved Drainage
    7. Other (See REMARKS)

14. OWNER MAY CONSIDER
    1. Carry Mortgage
    2. Exchange
    3. Lease to Purchase
    4. Sell/Lease Bank
    5. Retain Mineral Rights
    6. Retain Timber Rights
    7. Other (See REMARKS)

15. DOCUMENTS AVAILABLE
    1. Plat
    2. Survey
    3. Topography
    4. Appraisal
    5. Aerial Photo
    6. PERC Test
    7. Soil Test
    8. Other (See REMARKS)

16. NEW FINANCE
    1. Conventional
    2. FHA
    3. Assumption
    4. VA
    5. Owner
    6. Lease to Purchase
    7. Other (See REMARKS)

17. WARRANTY/POSSESSION
    1. Possession by Agreement
    2. Possession at Closing
    3. Tenant Rights
    4. Special Contract
    5. Listing Agent to Hold Earnest Money
    6. Equitable Interest Ownership (Call LA)
    7. Other (See REMARKS)

18. MISCELLANEOUS
    1. Doctor Service
    2. Rail Siding/Spur
    3. Pond/Lake
    4. Pond/Lake (Stocked)
    5. Pond/Lake Frontage
    6. Golf Course Frontage
    7. Stream/Creek
    8. Easements
    9. Garbage Pickup
    10. Orchard
    11. Cultivated
    12. Natural Spring
    13. Merchantable Timber
    14. Painted Fence
    15. Cross Fence
    16. Livestock Allowed (See REMARKS)
    17. Historic District
    18. Other (See REMARKS)

19. SHOWING INSTRUCTIONS (R)
    1. Preclude (Forbid) Showings and Direct Negotiations with the Seller
    2. Other (See REMARKS)

Pending Information:
Pending Contract Date: [ ] / [ ] / [ ]
Closing Date: [ ] / [ ] / [ ]
Sale Price: [ ]
Terms of Sale: [ ]
HFA, VA, Con, Assum, Cash, Owner
Dollar Amount of Seller Contribution (Including Discount Points): [ ]
Sold Square Feet: 6/2009
New Zoning: [ ]