



Residential Glossary

MLS Glossary - Residential Profile Sheet

The MLS Glossary is designed as a tool to allow for consistency and accuracy of data within the MLS as it relates to specific information regarding real property. The information presented is in the order of the MLS Residential Listing Input.

Status	This field describes the state of the listing and directly represents the state of the listing/sale agreement.
Active	There is a fully executed listing contract on the property and is being actively marketed. (Considered an on-market status.)
Pending with Contingencies	There is a fully executed sales contract on the property; there are contingencies, such as inspections or financing, and the seller could potentially be accepting back-up offers. (Considered an on-market status.)
Pending	There is a fully executed sales contract on the listing.
Closed	The listing has sold.
Terminated	The listing contract has been cancelled and there is no longer a listing agreement for the property.
Expired	The listing agreement has automatically ended based on the contract.
Withdrawn	There is a fully executed listing agreement on the Property, however, it has been removed from being actively marketed temporarily. (Considered an on market status.)
Residential	A dwelling unit determined by the Land Use Code in the County tax records.
County	The name of the county that the listing is in.
PID	Also called Property Identification Number. This is a unique identifier for a property used by the Property Appraiser's Office. A property's PID can be located through a Public Records search and is found on the Residential REALTOR Report in SWFLAMLS.
Unlisted PID	This field should be marked "Yes" if the PID is too new to be recognized by the system, or when an owner's information needs to be withheld.
Street Number	The house/building number. This will auto-populate from public records when filling from Realist Tax.

MLS Glossary - Residential Profile Sheet

Pre-Direction	Direction of the street included in the address. i.e. N, S, E, W. The prefix “pre” refers to a direction that comes before the street name. This will auto-populate from public records when filling from Realist Tax.
Street Name	The name of the street. This does not include direction (N, S, etc.) or type (Rd, Dr, etc.) This will auto-populate from public records when filling from Realist Tax.
Street Type	Type of street. The options include Ave, Blvd, Cir, Rd, Dr, Way, etc. This will auto-populate from public records when filling from Realist Tax.
Post-Direction	Direction of the street included in the address. i.e. N, S, E, W. The prefix “post” refers to a direction that comes after the street name. This will auto-populate from public records when filling from Realist Tax.
Unit/Apt. #	The unit or apartment number, if applicable. The prefix “pre” refers to a direction that comes before the street name. This will auto-populate from public records when filling from Realist Tax.
City	The name of the city the listing is located in. This will auto-populate from public records when filling from Realist Tax.
State	The name of the state that the listing is located in. This will auto-populate from public records when filling from Realist Tax.
Zip Code	The zip code for the area the listing is located in. This will auto-populate from public records when filling from Realist Tax.
Geo Area	The geographical area that corresponds to the location of the listing. These boundaries are determined by the MLS and can be found by using the “Layers” icon within a map search.
Zoning Code	This field indicates the zoning code for the property.
Development Name	The name of the development where the subdivision/condo is located. These names are obtained from a pick-list in SWFLAMLS.
Sub/Condo Name	The name of the subdivision or condo where the property is located. Typically found in the legal description provided by the county. These names are obtained from a pick-list in SWFLAMLS.
Subdivision Code	Available only for Collier and Charlotte County properties, this code references the subdivision that the property is located in. The code will auto-populate when you select the Sub/Condo Name in SWFLAMLS.

MLS Glossary - Residential Profile Sheet

Building Design	This field describes the design of the structure.	
	Single Family	Free-standing single dwelling unit structure with Single Family ownership
	Low Rise (1-3)	A building comprised of 2 or more dwelling unit structures, one on top of the other, with up to 3 floors in total.
	Mid Rise (4-7)	A building comprised of 2 or more dwelling unit structures, one on top of the other. Between 4 to 7 floors in total.
	High Rise (8+)	A building comprised of 2 or more dwelling unit structures, one on top of the other with 8 or more floors.
	Villa Attached	2 dwelling unit structures connected side by side.
	Villa Detached	Free-standing single dwelling structure with Condo ownership.
	Manufactured	A dwelling unit that is wholly or substantially built in a factory with major components then delivered to the building site for assembly. Mobile homes, as well as prefabricated stationary homes, are included in the category of manufactured home.
Builder Product	This field indicates if the property is available through a builder, typically new.	
Building #	Number and/or letter that identifies the building the unit is located within.	
Total Floors in Property	The total number of floors within the property.	
Total Building Floors	The total number of floors within the building.	
Unit Floor	The floor number that the property is located on.	
Units in Building	The total number of units within the building.	
Units in Complex	The total number of units within the entire complex.	
Legal Description	A description of a specific parcel of real estate which is acceptable to the courts in that state, and which allows an independent surveyor to locate and identify it.	

MLS Glossary - Residential Profile Sheet

Usually it uses one of the following methods: government survey, metes and bounds or recorded plat (lot and block number). This will auto-populate from public records when filling from Realist Tax.

Section Part of the legal description. An area nominally one mile square, containing 640 acres (2.6 km²). Nominally, 36 sections make up a survey township/range on a rectangular grid. As the townships are based on meridians (of longitude) which converge towards the north pole, some sections which vary slightly in size are necessary to compensate. These unusually sized sections are generally placed at the western-most or eastern-most edges of townships. This will auto-populate from public records when filling from Realist Tax.

Township Part of the legal description. A division of territory 6 miles square, containing 36 sections or 36 square miles. This will auto-populate from public records when filling from Realist Tax.

Range Part of the legal description. A north-south column of townships, identified as being east or west of a reference longitudinal meridian, for example, Range 3 West. See township. This will auto-populate from public records when filling from Realist Tax.

Legal Unit Part of the legal description. This will auto-populate from public records when filling from Realist Tax.

Block Part of the legal description. This will auto-populate from public records when filling from Realist Tax.

Lot Part of the legal description. This will auto-populate from public records when filling from Realist Tax.

Status Type This field is used to describe the type of sale of the property.

Resale Property Has been previously owned.

New Construction The property is built and has not been lived in. A Certificate of Occupancy has been issued.

Pre-Construction A permit has been issued and the property is about to be built.

MLS Glossary - Residential Profile Sheet

Assignment of Contract	This indicates that the seller does not yet own the property but has an equitable interest in the property and the seller is selling their interest.
Under Construction	This indicates that the property is currently in the process of being built/remodeled and is “under construction.”
Known Damage	There is some damage to the property from flood, wind or fire that the seller has disclosed.
Land Value	The property has a permitted structure, but is being sold at land value.
List Price	Current offering price for the property listing.
Bedrooms	This field allows you to select the total number of bedrooms that the property has and if the property has a den. A bedroom is defined as having a permanent, built-in closet, a window, a door, and reasonable access to the main living area. A den is defined as a separate room that may or may not have a closet, window, door, or easy access to the main living area.
Full Baths	The number of bathrooms that include a toilet, sink, and a shower, tub, or a combination of both.
Half Baths	The number of bathrooms that have only a toilet and sink.
Approx. Living Area	Estimated square footage of legally permitted air conditioned areas.
Approx. Total Area	Estimated square footage of all areas under a hard roof. Does not include pool cage or caged lanais. (Area under a truss roof.)
# Ceiling Fans	This field indicates the number of ceiling fans within the property.
Furnished	This field indicates if furniture is included in the list price.
Furnished	List Price includes furniture.
Partly Furnished	List Price includes select furniture.
Unfurnished	Furniture is not included.
Turnkey	List Price includes furniture and household items.
Negotiable	Some or all personal property is available but not included in the list price and is negotiable outside of the sales contract.

MLS Glossary - Residential Profile Sheet

Cable Available

This field indicates whether or not cable hookup is available. (Yes/No)

MLS Glossary - Residential Profile Sheet

Elevator	This field indicates if there is an elevator on the property.	
	None	No elevator available.
	Common	There is an elevator that is used by more than one resident.
	Private	There is an elevator that is used exclusively by the property owner.
	Secured	There is an elevator that is not accessible to the public.
Garage Spaces	Number of parking spaces within an enclosed structure in which a full size car can be stored.	
	Attached	Garage is attached to living space by roof.
	Detached	Garage is not attached to living space by roof.
Carport Spaces	Number of covered parking spaces in a structure with at least a roof that can store a full size car.	
	Attached	Carport is attached to living space by roof.
	Detached	Carport is not attached to living space by roof.
Rear Exposure	Indicates exposure of the rear/back of the dwelling.	
Year Built	The year that the structure was built as indicated in public records.	
Pets	This field indicates if pets are allowed in the condo/community and if so, what limitations exist.	
	No Approval Needed	Pets are allowed and there is not an approval process.
	With Approval	Some types of pets are allowed and there is a required approval process.
	Not Allowed	Pets are not allowed.
	Limits	Some types of pets are allowed and others are not. Can also refer to limits on size and number of pets.

MLS Glossary - Residential Profile Sheet

Pet Limits

This field describes the types of limits the listing has regarding pets.

Max. Wt	The maximum weight limit allowed.
Max. #	The maximum number of pets allowed.
Breed	The breed restriction(s) for pets.
Other	Any other type of limits (e.g. no exotic animals).

Lot Size

Estimated total number of acres of the property.

Frontage	Width of lot along the road.
Left	Depth of lot, left side.
Back	Width of lot along rear property line.
Right	Depth of lot, right side.

Virtual Tour Links

Website address/URL for an unbranded virtual tour of the property.

Owner Name

Name of property owner.

Ownership Description This field describes the type of ownership determined by the county.

Co-Op	An arrangement in which a corporation made up of residents owns building(s). The buyer owns a proprietary lease, rather than real property, and a corresponding number of shares in the corporation.
Condo	System of ownership within a multi-unit dwelling or single dwelling structure. The owner holds title directly in the individual unit and a proportionate interest in the common areas including amenities and the underlying land.
Fractional	The property is owned by several unrelated parties that share in and mitigate the risk associated with ownership.
Single Family	Fee simple. Owns the land that the dwelling is sitting on and the property immediately surrounding it.
Timeshare	Interval ownership. A joint ownership of property through which persons own the property individually for set periods of time.

MLS Glossary - Residential Profile Sheet

Elementary School	The name of the elementary school that property is zoned in.	
Middle School	The name of the middle school that property is zoned in	
High School	The name of the high school that listing is zoned in.	
Measurement Src	This field indicates the source from which measurements came from.	
Room Dimensions	This field indicates approximate room sizes. Input only two dimensions (i.e. 12x12, 6x10, etc.).	
Amenities	This field is used to indicate the amenities available for the property. More than one selection may be made.	
	Assisted Living Available	A supportive housing facility designed for those who need extra help in their day-to-day lives but who do not require the 24-hour skilled nursing care found in traditional nursing homes.
	Basketball	Basketball court(s) available.
	BBQ – Picnic	Area available where residents can BBQ and have picnics.
	Beach Private	Property has a private beach.
	Beach Access	Access to beach is available for the residents of the community.
	Beach Club Available	Property has access to a beach club.
	Beach – Private:	The home owner's association includes use of, or access to, a private beach.
	Beach Club Included	The home owner's association includes use of, or access to, a community's beach club.
	Beauty Salon	The home owner's association includes use of, or access to, a beauty salon on-site.
	Bike & Jogging Path	Community has a bike/jogging path.
	Bike Storage	Space available for storing bicycles.
	Billiards	Community has a room with pool tables.
	Boat Storage	Community includes storage for boats and vessels.

MLS Glossary - Residential Profile Sheet

Bocce Court	Community has a bocce court.
Business Center	Community has a room where computers, printers, etc., are available.
Cabana	Changing rooms available at swimming pool.
Clubhouse	Building within a community with various levels of service.
Common Boat Dock	Access to the community's boat dock for temporary boat mooring.
Community Boat Lift	Access to a community boat lift.
Community Boat Ramp	Access to a community boat ramp.
Community Boat Slip	Access to a community boat slip.
Community Gulf Boat Access:	There is gulf access from the community by boat.
Common Laundry	Community laundry facility available to residents.
Community Park	Access to a community park.
Community Pool	Pool that is available to residents in the community.
Community Room	A room in a community that is available to residents for various functions.
Community Spa	Spa that is available to residents in the community.
Concierge Services	Access to concierge services within the community.
Dining Services	Community offers dining services.
Dog Park	Access to a community dog park.
Electric Vehicle Charging	The property or community includes an area to charge electric vehicles.
Extra Storage	Access to additional storage available to residents.
Fish Cleaning Station	The property or community includes an area to clean fish.
Fishing Pier	Access to the community pier.
Fitness Center	Access to the community's fitness center/exercise room.

MLS Glossary - Residential Profile Sheet

Fitness Center Attended	There is a fitness center within the community that is attended by staff.
Full Service Spa	The community has a full service spa for residents.
Guest Room	Additional living area set aside for guests of residents to use, usually for a fee.
Internet Access	The community offers internet access to residents.
Lakefront Beach	Community has a lake which includes a beach area.
Hobby Room	Multipurpose room available to residents.
Horses OK	Horses are allowed in the community.
Library	Access to a community Library.
Marina	Access to a community facility located on a body of water which provides permanent docking, storage, maintenance and other facilities for boats.
None	No amenities available.
Play Area	Access to a community playground.
Pickleball	Designated area for pickle ball.
Private Beach Pavilion	Access to a structure on the beach available only to residents.
Private Membership	Membership is not open to the general public.
Putting Green	Access to a community putting green.
Racquetball	Access to a community racquetball court.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Restaurant	Community has a restaurant on-site.
Restrictions	Rules and regulations exist, relative to the use of amenities
Shopping	Community has an on-site area for shopping.
Spa Services	The community offers spa services, such as manicures, facials.
Stable – Horse:	The property or community includes access to an on-site horse stable.

MLS Glossary - Residential Profile Sheet

Sauna	Access to a community sauna.
Shuffleboard	Access to a community shuffleboard court.
Sidewalk	A paved area for pedestrians throughout community.
Streetlights	The community has streetlights.
Tennis	Access to a community tennis court(s).
Theater	The property or community includes access to an on-site theater.
Trash Chute	Chute for disposing waste/garbage available.
Underground Utilities	Utility lines are located underground for the entire community.
Vehicle Wash Area	Access to a community area where vehicles can be washed.
Volleyball	Access to a community volleyball court(s).
Water Skiing	Water skiing available.
Approval Info	Describes the process required for the buyer to be approved by a condo or homeowner's association. More than one selection may be made.
Application fee	A fee charged by an association to review a buyer's application.
Buyer	The buyer must be approved by the association.
Interview	An interview with the buyer(s) is required for an association approval.
None	No approval needed.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Bedroom Description	This field describes the location of the bedroom(s). More than one selection may be made.
First Floor Bedroom	At least one bedroom is located on the main level.
Master BR Ground	Master bedroom is located on the main level.
Master BR Sitting Area	There is a sitting area within the master bedroom.

MLS Glossary - Residential Profile Sheet

Master BR Upstairs	Master bedroom is located on another floor other than the main floor.
Split Bedrooms	Master bedroom is separate from other bedrooms.
Two Master Suites	There are two master bedrooms.

Boat Dock Info This field describes the boat dock included with the sale of the property, if any.

Boat Canopy/Cover	There is a covered area for boats and vessels.
Boat Dock Private	The boat dock is privately owned and used by the homeowner(s).
Boat House	There is a boat house included with the boat dock.
Boat Slip	There is a boat slip at the dock
Captain's Walk	A railed platform or cupola, typically on a coastal house.
Concrete Dock	The dock is primarily made from concrete.
Dock Deeded	Dock is included with purchase and is deeded to owner.
Dock Ramp	There is a boat ramp at the dock.
Elec. Avail at Dock	The dock includes a mechanical lifting device to lift the boat out of the water.
Jet Ski Lift	The dock includes a jet ski lift.
Tiki Hut	There is a tiki hut on/around the dock.
Water Avail. At Dock	There is water available at the dock.
Wooden Dock	The dock is primarily made from wood.

Building Style This field further describes the type of building structure. More than one selection can be made.

2 Story	A dwelling that has a total of 2 floor levels.
Carriage/Coach	Multiple dwelling units, one on top of the other, in a 2-story structure with an attached garage(s).

MLS Glossary - Residential Profile Sheet

Contemporary	A residence designed from combinations of square and rectangular geometric patterns, blending both interiors and exteriors. Contemporary residences typically contain multiple rooflines, where roofs are flat or flat with a slight pitch (shed roof). Exteriors are often plain with little or no ornate trim. They typically have wide-open interiors with many variations on up and down living areas.
Corner	References a corner unit.
Duplex	Two separate dwelling units sharing a common wall.
End Unit	At least one of the three sides has no connected unit.
Florida	“Old Florida Style.” Local style with metal roof, high pitch, and wrap around porches.
Garden Apt	1- to 3-story building often without an elevator.
Multi Story Home	Dwelling has more than one story.
Penthouse	The dwelling(s) located on upper floor(s) of a multi-unit structure.
Ranch	A dwelling with 1 level of living area. A ranch can vary from a small type structure to a long spread out dwelling.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Spanish	Adobe look, flat roofs, with little exterior decoration.
Split Level	Floor levels vary between sections of the dwelling.
Stilts	Main floor of dwelling is supported by columns usually allowing for carport/garage/storage under main floor.
Townhouse	A dwelling unit, generally having two or more floors and attached to other similar units via shared walls.
Traditional	Simple one story dwelling.
Community Type	This field describes the key features of the community. More than one selection may be made.
Boating	Community offers boating amenities.
Condo/Hotel	A community with buildings, legally described as Condominiums, but is operated as a hotel.

MLS Glossary - Residential Profile Sheet

Gated	Entrance to community is gated and general public access with permission only.
Golf Course	Community offers golf amenities.
Mobile/ Manufactured	Community is primarily made up of mobile/manufactured homes
Non-Gated	Community is not gated.
No Subdivision	There is no subdivision for the community.
Other	All other types of communities. Refer to the Property Information and/or Confidential Remarks for more details.
Tennis	Community offers tennis amenities.

Golf Type This field is required if “Golf Course” is selected under the Community Type field.

Golf Bundled	Golf membership is mandatory for every homeowner and is included in purchase price of dwelling.
Golf Equity	Refundable equity upon resignation of membership.
Golf Non-Equity	Non-refundable equity upon resignation of membership.
Golf Public	Community has a golf course that is open to the public.

Construction This field mainly describes the construction of the structure.

Concrete Block	A hollow or solid block made of concrete.
Elevated	Raised above ground level.
Handicap	This refers to any dwelling that complies with ADA provisions for people with mobility problems.
Manufactured	Factory-built or prefabricated dwelling. Hybrid of a mobile home. Built on a steel frame. Rolled to site and wheels are taken away.
Metal Frame	Interior and exterior walls are made from Metal studs.
Modular	Sometimes called a prefab. A modular dwelling is factory constructed and delivered to the home site in modules where it is assembled on foundation walls which have been constructed on the site.

MLS Glossary - Residential Profile Sheet

Piling	Foundations formed from vertical columns of steel, concrete or timber forced into the ground.
Poured Concrete	A hollow concrete block that has concrete poured through it.
Relocated	The dwelling was moved from one location to another
Wood Frame	Wood structural system.
Cooling	This field describes the type of cooling features in the dwelling. More than one selection may be made.
Air Purifier	A device which aims to free air from contaminants.
Ceiling Fans	A ceiling mounted paddle fan.
Central Electric	Cooling source is provided by electric source.
Exhaust Fan	A fan that extracts air from the interior of a dwelling.
Gas- Natural	The cooling system is powered by natural gas.
Gas – Propane	The cooling system is powered by propane gas.
Heat Pump	Type of air conditioning system used for transferring heat from one medium to another.
Humidistat	A humidity sensitive control device that signals the ventilation system to operate if the humidity goes above a preset limit.
None	No cooling options available.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Ridge Vent	A vent located at the roof ridge that allows the escape of air from the attic area or rafter cavity.
Thermal Fan	A fan that is automatically controlled by temperature.
Wall Unit	Air conditioning unit built into the wall.
Whole House Fan	Exhaust fan typically located in the attic.
Window Unit	Air condition unit located in the window(s).
Zoned	Cooling areas partitioned and controlled separately.

MLS Glossary - Residential Profile Sheet

Dining Description	This field describes the dining area. More than one selection may be made.	
	Breakfast Bar	An extension of the kitchen counter top used for casual dining.
	Breakfast Room	An eating area usually in or adjacent to the kitchen.
	Dining-Living	Dining and living room share a space.
	Eat-in Kitchen	An eating area is located in the kitchen.
	Dining- Family	Dining and family room share a space.
	Formal	Dining area is a separate room.
	None	There is no area specifically designated in the home for eating.

MLS Glossary - Residential Profile Sheet

Equipment

This field indicates the equipment included with the sale. More than one selection may be made.

Auto Garage Door	Powered doors that open and close with a remote or other device.
Central Vacuum	Vacuum system with centralized motor/system with wall outlet(s).
Cooktop- Gas	The cooktop is powered by gas.
Cooktop- Electric	The cooktop is powered by electricity.
Dishwasher	A built-in machine for washing dishes.
Disposal	Device attached to a sink that grinds refuse.
Double Oven	Two heated chambers or enclosed compartments for baking, broiling, or roasting food.
Dryer	An appliance that removes moisture by heating and/or tumbling fabrics.
Freezer	A stand-alone thermally insulated compartment, cabinet, or room in which a subfreezing temperature is maintained.
Generator	There is a generator included with the sale of the property.
Grill- Other	There is a charcoal or other type of grill (not gas) included with the sale of the property.
Grill- Gas	There is a gas grill included in the sale of the property.
Home Automation	System to control basic functions and features automatically and sometimes remotely. Often called a "smart home."
Icemaker – Stand Alone	Standalone system that makes and stores ice.
Instant Hot Faucet	A built-in device that dispenses hot water instantly.
Intercom	An electronic communication system.
Microwave	A cooking appliance that uses high-frequency electromagnetic radiation, which penetrates food, to cause internal heat and cook from the inside out.
Pot Filler	There is a pot filler included with the sale of the property. A pot filler is a plumbing fixture that hangs over a range or cooktop and is used to fill pots.
Range	A gas or electric cooktop oven combination.

MLS Glossary - Residential Profile Sheet

Refrigerator	Electric or gas appliance that uses refrigeration to preserve food.
Refrigerator/freezer	Electric or gas appliance that uses refrigeration to preserve food; includes a freezer compartment.
Refrigerator/icemaker	Electric or gas appliance that uses refrigeration to preserve food; includes built-in icemaker.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Reverse Osmosis	A system that is used for water filtration.
Safe	A secure box with a lock or combination lock to store valuables.
Satellite Dish	A dish that receives direct broadcast satellite television.
Security System	An electrical device that sets off an alarm when someone enters the monitored space.
Self-Cleaning Oven	An oven that cleans itself at high temperatures.
Smoke Detector	A device, either with a battery or electric, that detects smoke and sounds an alarm.
Solar Panels	Installed panels that are used to produce energy.
Steam Oven	An oven that uses steam to heat/cook.
Tankless Water Heater	A device that heats water without a tank.
Trash Compactor	An electrical appliance that compresses refuse.
Walk-in Cooler	A refrigerated room that is large enough to walk in.
Wall Oven	An oven installed into the wall separate from other cooking devices.
Warming Tray	A tray or drawer that keeps food warm.
Washer	An appliance that washes fabrics.
Washer/Dryer Hookup	Power and water set-up to install a washer and dryer is available.
Water Treat. Owned	Seller owns the water treatment system that is installed on the property.
Water Treat. Rented	Seller rents a water treatment system from a vendor.
Wine Cooler	A separate refrigerated storage unit specifically designed to hold wine.

MLS Glossary - Residential Profile Sheet

Exterior Features	This field describes features found on the outside of the dwelling. More than one selection may be made.	
Barn Stall	An outlying farm building.	
Built-in Grill	A grill that has been built into an outside kitchen area.	
Built-In Gas Fire Pit	A built-in gas fire pit is located on the property.	
Built-In Wood Fire Pit	A built-in wood fire pit is located on the property.	
Courtyard	The property has a courtyard.	
Decorative Shutters	There are decorative shutters included on the exterior of the property.	
Deck	An elevated constructed flat surface capable of supporting weight. Similar to a floor but typically constructed outdoors and usually (though not always) connected to a building.	
Decorative Shutters	Decorative covers mounted at either side of a window.	
Extra Building	Additional building(s) on the property.	
Fence	Any structure of wood, iron, metal or other material partitioning, enclosing or dividing a piece of land, not including naturally growing shrubs, bushes or other foliage.	
Fruit Tree	Any type of tree(s) that bear fruit.	
Gazebo	A small roofed building affording shade and rest.	
None	No extra outside features.	
Outdoor Fireplace	A stationary fireplace that is outside.	
Outdoor Kitchen	Kitchen area outside which typically includes a cooking device, refrigeration, work area and sink.	
Outdoor Shower	Shower outside.	
Patio	Paved recreation area at ground level.	
Privacy Wall	A wall built to create privacy.	
Private Road	Road owned by homeowner(s).	
Room for Pool	Lot allows for construction of a pool in addition to the dwelling.	
Sprinkler-Auto	An automatic sprinkler system.	
Sprinkler-Manual	A manual sprinkler system.	

MLS Glossary - Residential Profile Sheet

Storage	Any type of additional storage space accessible from the exterior.
Tennis Court	Tennis court(s) on property.
Water Display	Fountain or any other water feature on the property.
Exterior Finish	This field indicates the type of finish on the exterior of the building.
Aluminum Siding	Metal siding on outside of dwelling.
Brick	Indicates use of solid brick or veneer masonry brick construction.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Stone	Stone veneer.
Stucco	An exterior plaster wall surface used to cover the exterior walls of dwelling.
Vinyl Siding	Exterior siding made with vinyl.
Wood Siding	Exterior siding made of wood.
Floor Plan Type	This field indicates the type of floor plan within the property.
2 Story	The property has two stories.
Courtyard	Pool/lanai or other enclosed area surrounded by the dwelling with or without screened enclosure.
Efficiency	A dwelling consisting of one room, sectioned into areas for a kitchen, bedroom/living area, etc.
Great Room	Kitchen, breakfast nook, and family room combined into one area.
Split Bedrooms	The bedrooms are on opposite sides of the dwelling.
Flooring	This field describes the types of flooring found in the dwelling. More than one selection may be made.
Brick	Floor covering of block made of kiln-fired material, usually clay or ground shale.
Carpet	Floor covering consisting of a piece of thick heavy fabric usually with nap or pile.

MLS Glossary - Residential Profile Sheet

Ceramic Tile	Floor covering made from clay or a mixture of organic materials and finished by kiln firing.
Concrete	Floor covering made of cement.
Laminate	A synthetic flooring that fused together with a lamination process.
Marble	Floor covering made of a hard crystalline metamorphic rock that is polished or unpolished.
Parquet	Floor covering of patterned wood flooring, inlaid in geometric forms of contrasting woods.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Tile	Floor covering made from clay or a mixture of organic materials and finished by kiln firing
Terrazzo	Smooth, multicolored floor covering made of marble or stone chips embedded in a cement binder and highly polished.
Vinyl	Floor tile made of vinyl resin, plasticizers, asbestos fibers, mineral fillers and color pigment made into a certain thickness.
Wood	Floor covering made of wood.
Gas Description	This field indicates whether or not there is gas available to the property, and if so, what kind.
Natural	Gas provided is from a natural source.
Propane	Gas provided is propane gas.
Guest house Living Area	This field indicates the approximate square footage of air-conditioned space of the guest house.
Guest House Description	This field describes the features of a guest house. More than one selection may be made.
1 bath	Guest house has one bathroom.
1 bedroom	Guest house has one bedroom.
2 + baths	Guest house has two or more bathrooms.

MLS Glossary - Residential Profile Sheet

2 + bedrooms	Guest house has two or more bedrooms.
Balcony	There is a balcony located in the guest house.
Cabana	Guest house is near pool and can be used as a cabana.
Carport	Covered parking space(s) in a structure with at least a roof that can store a full size car available for Guest House.
Efficiency	A small, one-room apartment that serves as the occupant's total living, sleeping and eating space, usually containing a separate bathroom.
Garage	Separate garage available for the guest house.
Kitchen	Guest house includes kitchen facility.
Living Room	Guest house has a living room.
Non-Conforming	Guest house may not meet city and/or county codes.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Patio	Guest house has paved recreation area at ground level.
Screened Porch	Guest house has a screened porch.

Heat

This field describes the type of heat in the dwelling. More than one selection may be made.

Central Electric	Heat source is provided by electric source.
Heat- Natural	Heating is provided by a natural gas source.
Heat- Propane	Heating is provided by propane gas.
Heat Pump	Type of air conditioning system used for transferring heat from one medium to another.
None	No heat available.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Solar	Heating is provided by solar power.
Wall Unit	Heating unit built into the wall.

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Window Unit	Heating unit located in the window(s).
Zoned	Heat areas partitioned and controlled separately.
Interior Features	This field describes features found on the inside of the dwelling. More than one selection may be made.
Bar	An area for serving and storing beverages.
Built-in Cabinets	Cabinets are built-in and are not removable.
Cable Prewire	Dwelling is wired for cable.
Cathedral Ceiling	Slopping ceiling with equally slopping sides meeting in the middle of the room.
Closet Cabinets	Closet has built in cabinets.
Coffered Ceiling	A decorative ceiling style that includes beams or molding that are arranged in a box-like grid.
Custom Mirrors	Mirror typically designed for the space.
Disability Equipped	Dwelling has features specific to persons with disabilities.
Exclusions	Some items in the dwelling do not convey with purchase.
Fire Sprinkler	Dwelling has built-in fire protection system.
Fireplace	Fuel burning or decorative fireplace.
Foyer	A defined entrance area of the dwelling.
French Door	A door with rectangular panes of glass extending the full length.
High Speed Available	High speed internet and cable available to the property.
Laundry Tub	Large sink next to laundry hookup.
Multi Phone Lines	Dwelling is wired for multiple telephone lines.
Pantry	A small storeroom for storing foods adjacent to the kitchen.
Pull Down Stairs	Stairs can be pulled down to access the attic.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.

MLS Glossary - Residential Profile Sheet

Smoke Detectors	A device, either with a battery or electric, that detects smoke and sounds an alarm.
Surround Sound Wired	The property is pre-wired for surround sound.
Tray Ceiling	Vertically or angled soffit around the perimeter of a ceiling.
Vaulted Ceiling	Sloping ceiling with unequal sides or a single sloping side.
Volume Ceiling	A high flat ceiling, usually 12 feet or higher.
Walk-in Closet	A closet that you can physically enter.
Wet Bar	An area for serving and storing beverages. Includes a sink.
Wheelchair Access	Home is wheelchair accessible.
Window Coverings	The coverings on the windows such as drapes, blinds, etc., are conveyed with the dwelling.
Zero/Corner Door Sliders	A type of sliding glass door that sits in the corner of a dwelling and when opened, slides into a pocket in the wall.
Irrigation	This field describes the type of irrigation available on the property. More than one selection may be made.
Assessment Paid	The lien has been paid to the county, city or state for irrigation improvements. The cost would already have been paid.
Assessment Unpaid	The lien that has not been paid to the county, city or state for irrigation improvements.
Betterment	A one-time fee charged to properties that are not located in an assessment project area, but have City services for water, sewer and/or irrigation available. The amount of the Betterment fee is determined by multiplying the Betterment rate times the square footage of the parcel and is due at the time of development.
Central	Yard irrigation water is provided by the municipality.
Lake/Canal	Yard irrigation water is pulled from lake.
None	No irrigation available.

MLS Glossary - Residential Profile Sheet

Reclaimed	Non-potable water.
Well	Well water is used to irrigate property.

Kitchen This field describes some of the features of the kitchen. More than one selection may be made.

Built-in desk	There is a built-in desk in the kitchen area.
Dome Kitchen	Kitchen has a dome lighting system.
Gas Available	Gas for appliances is available in the kitchen.
Island	There is a separate built-in island workstation.
Pantry	A small storeroom for storing foods adjacent to the kitchen.
Walk-in Pantry	Separate closet that is large enough to walk-in found in the kitchen.

Lot Description This field describes the lot.

3 Lots	The property is on 3 lots.
4 Lots	The property is on 4 lots.
5+ Lots	The property is on 5 or more lots.
Across from Beach Access	The property is located across from an area that residents can access the beach.
Across from Water Front	The property is located across from a waterfront property/area.
Corner	Property abuts two roads or is on the corner.
Cul-De-Sac	Access road to the property dead ends at a cul-de-sac.
Dead End	An end of a road or passage from which no exit is possible.
Golf Course	Property adjoins a golf course.
Horses OK	There is enough acreage for horses to be allowed.
Irregular Shape	2 or more sides are not the same dimension.
Oversize	Larger than normal lot size for area.

MLS Glossary - Residential Profile Sheet

Regular	Normal sized lot for area.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Zero Lot Line	A single family detached dwelling structure on an individually platted lot which provides a side yard or patio on one side of the dwelling and no yard on the other.
Maintenance	This field describes what the HOA and Condo fees include. More than one selection may be made.
Cable	Some level (usually basic) of cable TV is provided.
Concierge Service	Concierge service(s) are included.
Fidelity Bond	Insurance purchased by the association(s) to protect it against financial loss from dishonest acts by persons trusted with a valuable property or funds.
Insurance	Insurance purchased by the association for other liabilities.
Irrigation Water	Maintenance fees include the cost of irrigation water.
Internet/Wi-Fi Access	Fees paid to a community includes property Management.
Laundry Facilities	Maintenance fees include a laundry facility.
Lawn/Land Maintenance	Maintenance fees include lawn care.
Legal/Accounting	Maintenance fees include professional legal retainer and/or accounting retainer.
Manager	Maintenance fees include the salary for a professional manager for the property.
Master Antenna/Satellite	Maintenance fees include an antenna or a satellite for streaming television.
Master Assn. Fee Included	Maintenance fee includes a fee to an umbrella association that governs and supports the common development infrastructure.
None	There is no maintenance fee.
Pest Control Exterior	Exterior Pest Control included.
Pest Control Interior	Interior Pest Control included.
Rec. Facilities	Recreation facilities fees are included.

MLS Glossary - Residential Profile Sheet

Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Repairs	Repairs to the common element are included.
Reserve	Funds are set aside for expenditures, i.e. roof, exterior painting and roadways.
Security	Fees for security are included.
Sewer	Cost of sewer service is included.
Street Lights	Cost of street lights are included.
Street Maintenance	Cost of street maintenance is included.
Trash Removal	Cost of trash removal is included.
Water	Cost of water is included.
Management	This field describes the type of management for an Association.
Condo	Association is managed by the condo association.
Developer	Association is managed by the developer.
None	No Management.
On-Site	Property management is located on-site.
Professional	Association is managed by an independent private manager.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Residents	Association is managed by the homeowners.
Master Bath Description	This field describes some of the features of the master bath. More than one selection may be made.
2 Masters	2 separate bath areas that service master bedroom(s).
ADA Accessible	The master bath meets Americans with Disabilities (ADA) criteria for accessibility.
Bidet	A personal hygiene fixture with hot and cold water supply.
Combo Tub & Shower	A bathtub that also has a shower.

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Dual Sinks	There are two sinks.
Jetted Tub	A tub with water jets.
Multiple Shower Heads	A shower that has more than one shower head.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Separate Tub & Shower	Bathtub and shower are not combined.
Shower Only	No bathtub.
Tub Only	No shower.

Parking

This field describes the type of parking available for the property. More than one selection can be made.

1 Assigned	Property comes with one assigned parking space.
2 Assigned	Property comes with two assigned parking spaces.
2 + Spaces	Property comes with more than two assigned parking spaces.
Circle Drive	Driveway touches road in two locations.
Common	No assigned parking. Onsite parking available to all residents.
Covered	Parking has at least a roof.
Deeded	Parking is included with ownership of the property.
Driveway Paved	Area for parking that is paved with asphalt, concrete, or brick pavers.
Driveway Unpaved	Area designated for parking that is not paved.
Electric Vehicle Charging	The property includes an area to charge an electric vehicle.
Free Standing	A separate building for parking.
Golf Cart	Area specifically for parking of golf carts.
Guest	Parking available for guests.
Load Space	Parking space for loading and unloading.
None	No parking is available.

MLS Glossary - Residential Profile Sheet

Remarks	Refer to the Property Information and/or Confidential Remarks for more details not available in this list.
RV- Boat	Area available for parking RVs or Boats.
Special Purchase	Owners may have option to purchase additional parking.
Special Rental	Owners may have the option to rent additional parking.
Street	Parking is available and allowed on the street.
Under Bldg Closed	Parking spaces available under the building that are secured.
Under Bldg Open	Parking spaces available under the building are not secured.
Wheelchair Access	Parking can be accessed via wheelchair.

Possession

This field indicates when the buyer can take possession of the property.

At Closing	Buyers can take possession at closing.
Lease Back	Buyers will lease the property back to seller after the purchase.
Long Close	The sellers require a longer amount of time for closing.
Negotiable	The time at which buyers can take possession is negotiable.
See Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Prior to Closing	Buyers can take possession prior to closing.
Subject to Lease	This property is currently being leased, the lease must come to its expiration or termination before possession.

Restrictions

This field is used to cite any type of community restrictions per rules and regulations and/or declaration of restricted covenants. More than one selection may be made.

Architectural	Modification of structure requires approval from Architectural Review Committee or HOA.
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MLS Glossary - Residential Profile Sheet

Deeded	Community has rules and regulations recorded. “Declaration of restricted covenants.”
Endangered Species	The YS Endangered Species Act (ESA), protects endangered and threatened species and their habitats, can delay or prevent real estate development that might harm a protected species or its habitat.
Housing for Older Persons	Indicates that there are age restrictions on the residents who can live in the community, usually 55+.
Limited Build Time	Build time is limited for this property.
Limited # Vehicles	Indicates a restriction on the number of vehicles a resident can park on site.
No Commercial	No commercial vehicles allowed.
No Corporate Buyer	No corporation can own property in the community.
No Motorcycles	No motorcycles are allowed.
No Rental	Owner is not allowed to rent property.
No RV	Owner is not allowed to store RV on property.
No Truck	Owner is not allowed to store a truck on property.
None	There are no restrictions.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Road	This field describes the road leading to the property.
Access Road	A road that allows entry to the property that is considered an easement.
Alley	A narrow passageway between or behind buildings.
City Maintained	The road leading to the property is maintained by the city.
County Maintained	The road leading to the property is maintained by the county.

MLS Glossary - Residential Profile Sheet

Cul-De-Sac	A street or passage closed at one end.
Dead End	An end of a road or passage from which no exit is possible.
Dirt Road	The road leading to the property is made of dirt.
Gravel	The road leading to the property is made of gravel.
No Access Road	There is no legal access road.
Paved Road	The road leading to the property is paved.
Private Road	The road leading to the property is private.
Public Road	The road leading to the property is public.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Unpaved Road	The road leading to the property is unpaved.

Roof

This field describes the type of roof of the building. More than one selection may be made.

Built-Up or Flat	Flat: A type of roof which lies very nearly horizontal. Built Up: covering material tar, pitch and gravel.
Metal	Roof is made out of metal such as tin or aluminum.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Rolled Roof	Tarpaper with rock or other substance. Sealed with pitch. May or may not have gravel.
Roof Over	A new roof is put over the old roof.
Shingle	A roof covering constructed from a variety of materials such as asphalt.
Slate	A roof of thin layers of slate tiles.
Tile	A slab of fired clay or cement used for roofing.
Wood	A roof made of wood for example shake shingles

MLS Glossary - Residential Profile Sheet

Rooms-Additional	This field further describes the rooms found in the dwelling. More than one selection may be made.
Atrium	A sky-lit central court in a dwelling.
Attached Apartment	An apartment that is attached to the main dwelling.
Balcony	Platform that projects from the wall of a building and is surrounded by a railing.
Den-Study	A separate room used for work, hobby, etc.
Exercise	A separate room use for exercise.
Family Room	A casual living area usually adjacent to the kitchen.
Florida Room	A room that is designed to admit considerable sunlight and fresh air.
Glass Porch	A porch enclosed with glass typically without air-conditioning.
Great Room	Kitchen, breakfast nook, and family room combined into one area.
Guest Bath	A bathroom that serves the guest bedroom(s).
Guest Room	Guest Suite: bedroom with attached private bathroom designed for guests.
Home Office	A room that is designed to be used as an office.
Laundry Room in Garage	Washer and Dryer are located in the garage
Laundry Room in Residence	Washer and Dryer are located in the dwelling.
Loft	An open area on the 2 nd floor or higher.
Media Room	A room with a home theater or other media devices.
Open Lanai/Porch	A porch or lanai without any screening or glass enclosures.
Recreation	A room set aside for recreational purposes.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Screened Balcony	Platform that projects from the wall of a building and is surrounded by a screen.
Screened Porch/Lanai	A covered porch or lanai that is screened in.
Workshop	A room set aside for hobbies or work.

MLS Glossary - Residential Profile Sheet

Private Pool	This field indicates if the dwelling has a private pool that is located on the property and that is not available to the public. This description is not to be used to disclose a Community Pool.	
	Yes	Dwelling has a private pool for the exclusive use of the individual home owner.
	No	No pool is available on property.
Pool Description	This field describes the type of pool that is located on the property. More than one selection may be made.	
	Above Ground	A non-permanent swimming pool erected above ground, personal property.
	Below Ground	A permanent pool below ground.
	Custom Upgrades	Custom upgrades have been made to the pool.
	Concrete	In-ground pool is made of concrete material.
	Equipment Stays	Equipment used to maintain the pool will remain after the sale.
	Fiberglass	In-ground pool is made of fiberglass.
	Heated Electric	Pool is heated by an electric heater.
	Heated Geo	Pool is heated by a geothermal pool heater.
	Heated Gas	Pool is heated with a gas heater.
	Heated Solar	Pool is solar heated.
	Lap Pool	The property includes a lap pool.
	Indoor	The property includes an indoor pool.
	Negative Edge	The property includes a negative edge pool.
	Pool Bath	A bathroom with an outside door to the swimming pool.
	Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
	Salt Water System	The property uses a salt water system for its pool.
	Screened	Swimming pool has a screened enclosure.
	Self-Cleaning	In-ground pool with a built-in cleaning system.

MLS Glossary - Residential Profile Sheet

Vinyl	In-ground pool with a vinyl liner.
Private Spa	This field indicates if the dwelling has a private spa that is located on the property and that is not available to the public. This description is not to be used to disclose a Community Spa.
Yes	Dwelling has a private spa for the exclusive use of the individual home owner.
No	No spa is available on property.
Spa Description	This field describes the type of spa that is located on the property. More than one selection may be made.
Above Ground	A non-permanent spa sitting above ground, personal property.
Below Ground	A permanent spa below ground.
Concrete	In-ground spa is made of concrete material.
Equipment Stays	Equipment used to maintain the spa will remain after the sale.
Fiberglass	Spa is made from fiberglass.
Heated Electric	Spa is heat by an electric heater.
Heated Gas	Spa is heated with a gas heater.
Heated Geo	Spa is heated by a geothermal pool heater.
Heated Solar	Spa is heated by solar.
Indoor	The property includes an indoor spa.
Pool Bath	A bathroom with an outside door to the swimming pool.
Pool Integrated	Spa is located in a section of the pool.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Screened	Spa has a screened enclosure.
Self-Cleaning	Spa with a built in self-cleaning system.
Vinyl	Spa is made with vinyl material.

MLS Glossary - Residential Profile Sheet

Security

This field describes the type of security that is available with the property. More than one selection may be made.

Alarm Monitored	Dwelling's alarm calls a monitoring service.
Alarm Unmonitored	Dwelling's alarm does not call a monitoring service.
Completely Fenced	Property is completely fenced.
Doorman	Property has a person at the front entrance of building.
Entry Card	Must use entry card to gain access to the dwelling.
Entry Keypad	The property has a keypad that is used for entry.
Entry Phone	Guests use phone to call owner/manager to gain access.
Entry TV	Owner can see view video of guests prior to entry.
Garage Secured	Garage has security features.
Gated	Access to the property is gated.
Guard at Gate	Guard is present at security gate.
Lobby	Lobby is secured.
None	There is no security.
Patrolled	Property is patrolled by a watchperson. Security guard is present in lobby and/or on the property.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Security System Leased-Private	There is a private security system on the property that is currently being leased.
Security System Owned- Private	There is a private security system on the property is owned.

Sewer

This field describes the sewer on the property. More than one selection may be made.

Assessment Paid	The lien has been paid to the county, city or state for sewer improvements. The cost would already have been paid.
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MLS Glossary - Residential Profile Sheet

Assessment Unpaid	The lien that has not been paid to the county, city or state for sewer improvements.
Betterment	A one-time fee charged to properties that are not located in an assessment project area, but have City services for water, sewer and/or irrigation available. The amount of the Betterment fee is determined by multiplying the Betterment rate times the square footage of the parcel and is due at the time of development.
Central	Municipal sewer system.
None	No sewer available.
Private	Community sewer plant not connected to the municipal system.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Septic	A domestic wastewater treatment system consisting of a septic tank and a soil absorption system.
Special Info	This field describes additional details and information about the property. More than one selection may be made.
Abstract Available	The condensed history of a title to a particular parcel of real estate, consisting of a summary of the original grant and all subsequent conveyances and encumbrances affecting the property.
Building Permit	An official approval issued by the local governmental agency that allows owners and contractors to proceed with a construction or remodeling project on the property.
Assignment or Contract	This indicates that the seller does not yet own the property but has an equitable interest in the property and the seller is either selling his/her interest.
Coastal Const. Line	Property lies within the coastal construction control line. This line is established by the US Army Corps of Engineers.
Credit in Lieu of title policy	Title is not available and a credit is given to the buyer(s) toward the title search.
Deed Restrictions	Community and/or individual property rules and regulations recorded in public records, also known as Declaration of Covenants and Restrictions.
Disclosure	There are additional disclosures available.

MLS Glossary - Residential Profile Sheet

Elevation Certificate	A certified certificate from the surveyor regarding the elevation of the first living level of the dwelling.
Foreign Seller	Current owner is not a US citizen. Certain tax implications may apply.
Home Warranty	Dwelling has a private Home Warranty that may be transferred to the buyer.
Owner Agent	Current Owner of the property is a licensed real estate agent.
Prior – Title Insurance	Homeowner has a copy of their current Title Insurance.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Seller Disclosure Avail.	Seller disclosure is available to prospective buyers.
Special Assessment	A mandatory fee assessed by the homeowners or condo association for improvements or expenses not covered by the reserved and or association fees.
Survey Available	A survey is available for the buyer.
Tenant Approval	If the property is rented the tenant has to be approved by the HOA or another entity.
Title Insurance Provided	Seller will pay for Title Insurance.
Storm Protection	This field indicates the type(s) of storm protection the property has. More than one selection can be made.
Generator	A generator exists on the property.
Impact Resistant Door(s)	The door(s) are made from impact resistant glass.
Impact Resistant Windows	The windows are made from impact resistant glass.
Shutters	Hurricane shutters are used to prevent windows from being broken by flying objects during a storm.
Shutters Electric	Protective shutters that opened and closed electronically.
Shutters Manual	Protective shutters that open and close manually.
Shutters Screen/Fabric	Protective shutters made of screen or fabric.

Terms

This field discloses the terms the Seller would consider in the sale of their property. More than one selection may be made.

Agreement for Deed	Refers to a type of seller financing which allows the buyer to purchase the home in installments over a specified period of time. The seller keeps legal title to the home until the loan is paid off. The buyer receives an interest in the property - called equitable title - but does not own it.
Buyer Finance/Cash	Buyer's responsibility to provide mortgage or cash.
Buyer Pays Title	The buyer will pay title fees.
Cash Only	The seller is only accepting cash offers.
Consider 1st Mortgage	Seller would consider holding a 1 st Mortgage for Buyer.
Consider 2nd Mortgage	Seller would consider holding a 2 nd mortgage for Buyer.
Exchange	Seller is willing to consider an exchange.
FHA	Seller will consider Federal Housing Authority which is a type of mortgage with strict guidelines.
Lease Options	Seller will consider a lease with an option to purchase.
Lease Purchase	Seller will consider lease with a specific period of time ending with a purchase date.
Model Lease Back	Developer will lease the property back from the buyer.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Seller Financing	The seller is offering financing to the buyer.
Seller Pays Closing Cost	Seller will pay an agreed amount of the buyers closing costs.
Seller Pays Title	The seller will pay title fees.
VA	Seller will consider a US Veteran Administration Loan.

MLS Glossary - Residential Profile Sheet

View

This field describes the type of view(s) from the dwelling. More than one selection may be made.

Bay	Bay is clearly seen from the dwelling.
Basin	Basin is clearly seen from the dwelling.
Canal	Canal is clearly seen from the dwelling.
City	City is clearly seen from the dwelling.
Creek	Creek is clearly seen from the dwelling.
Golf Course	Golf course is clearly seen from the dwelling.
Gulf	Gulf is clearly seen from the dwelling.
Gulf & Bay	Gulf and bay are clearly seen from the dwelling.
Intersecting Canal	Intersecting canals are clearly seen from the dwelling.
Lagoon	Lagoon is clearly seen from the dwelling.
Lake	Lake is clearly seen from the dwelling.
Landscaped Area	Landscaped area is clearly seen from the dwelling.
Mangroves	Mangroves are clearly seen from the dwelling.
None	No type of view.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Parking Lot	Parking lot is clearly seen from the dwelling.
Partial Bay	Bay is partially viewable from the dwelling.
Partial Buildings	Buildings are partially viewable from the dwelling.
Partial Gulf	Gulf is partially viewable from the dwelling.
Partial River	River is partially viewable from the dwelling.
Pond	Pond is clearly seen from the dwelling.
Pool/Club	Pool or clubhouse is clearly seen from the dwelling.
Preserve	Preserve is clearly seen from the dwelling.
Privacy Wall	Privacy wall is clearly seen from the dwelling.
River	River is clearly seen from the dwelling.
Tennis Courts	Tennis Courts are clearly seen from the dwelling.

MLS Glossary - Residential Profile Sheet

Water	Water is clearly seen from the dwelling.
Water Feature	A water feature, such as a fountain, is clearly seen from the dwelling.
Wooded Area	Wood area is clearly seen from the dwelling.
Water	This field describes the water available for servicing the property. More than one selection may be made.
Aerated	Water that air has been added to it, to improve flavor.
Assessment Paid	The lien has been paid to the county, city or state for water improvements. The cost would already have been paid.
Assessment Unpaid	The lien that has not been paid to the county, city or state for water improvements.
Betterment	A one-time fee charged to properties that are not located in an assessment project area, but have City services for water, sewer and/or irrigation available. The amount of the Betterment fee is determined by multiplying the Betterment rate times the square footage of the parcel and is due at the time of development.
Central	Municipal water system.
Dual Water	Potable and non-potable water. (Drinkable and irrigated water.)
Filter	Water supply has a filtering system.
Heat Recovery Unit	Energy recovery system used to heat water.
None	No water available.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Reverse Osmosis- Entire	The property is using a whole-house reverse osmosis filter for water.
Reverse Osmosis-Partial	The water on the property is only partially being filtered by a reverse osmosis system.
Softener	A system used within the home to remove calcium and magnesium from the water.
Solar Heater	A water system heated by solar energy.

MLS Glossary - Residential Profile Sheet

Well	Groundwater that is reached by drilling or boring and is then pumped to the surface.
Windows	This field describes the types and styles of windows found in the dwelling. More than one selection may be made.
Arched	A style of window that is constructed in the form of an arch.
Awning	A type window with 2 or 3 panes of large glass and hinges and a crank at the top allowing it to open out and up.
Bay	A style of window that projects outward in a curve.
Casement	A type window that one side of the window sash cranks out.
Double Hung	A type window with two vertical operating sashes that slide up and down independently.
Jalousie	A type of window made up of narrow horizontally-mounted louvered glass slats that abuts each other when closed and rotate outward when cranked open.
Impact Resistant	The windows are made from impact resistant glass.
Picture	A type of window that is a large stationary window used to capture wide views of exterior landscape. Typically, does not open.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Single Hung	A type of window where the bottom window sash goes up and down. The upper sash remains fixed.
Skylight	A window in the roof that admits light.
Sliding	A type of window/door with two or more glass panels, which are mounted in a frame of wood or metal that slide along a track to open and close.
Solar Tinted	A window that has treated for energy efficiency.
Thermal	A type of window that is double or triple paneled for energy efficiency.
Transom	A type window above a window or door. Transoms can be either stationary or operating.

MLS Glossary - Residential Profile Sheet

Waterfront	This field indicates whether or not a property directly abuts any water sources.
Waterfront Desc.	This field describes the type of water the property directly abuts. More than one selection may be made.
Basin	A large area of lower elevation used to collect run off.
Bay	A body of water partly enclosed by land, but having a wide outlet to the Gulf.
Canal	Man made long and narrow strip of water.
Creek	A natural stream of water smaller than a river.
Fresh Water	A non-salt body of water.
Gulf Frontage	The property is located on the Gulf of Mexico.
Gulf Access	Access by boat to Gulf is available.
Intersecting Canal	Convergence of two or more canals.
Lagoon	A small bay with an outlet to a larger body of water.
Lake	A body of water surrounded by land.
Mangrove	A small protected tropical tree that grows at the edge of brackish/salt water.
Navigable	Can maneuver a vessel on the water.
No Bridge	Unobstructed access to the Gulf.
No Gulf Access	Does not provide access to the Gulf.
None	The property does not abut any type of water.
On the Gulf Beach	This property is located on a Gulf Beach.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Rip Rap	A layer of large stones or broken rock placed on an embankment as erosion control and protection.
River Frontage	A natural stream of water larger than a creek.
Salt Water	Water that contains a relatively high percentage of salt minerals.
Seawall	A wall of stone, concrete, or other sturdy material, built along the shoreline to prevent erosion.

MLS Glossary - Residential Profile Sheet

Gulf Access This field describes the whether or not there is access available from the property to the Gulf.

Gulf Access Type

Bridge(s) Water Indirect Access to the Gulf indirectly under bridges **No Bridge(s) Water**

Direct Access to the Gulf directly, no bridges **Other** Other type of

Gulf access

Via Boat Lift Gulf access from a boat lift

Via Boat Dock Gulf access from a boat dock

Canal Width This field indicates the width of the canal that leads to the Gulf of Mexico from the property.

Canal Width 1-80 Canal that is between 1 to 80 feet wide.

Canal Width 81-120 Canal that is between 81 to 120 feet wide.

Canal Width 121-150 Canal that is between 121 to 150 feet wide.

Canal Width 151+ Canal that is wider than 151 feet.

Total Tax Bill Total amount of real estate tax for the property based on the current tax year. This will auto-populate from Public Records if a valid PID is used.

Tax Year This is the year for the Total Tax Bill. This will auto-populate from Public Records if a valid PID is used.

Tax District A defined community or area taxed for infrastructure services or improvements. Generally created by an ordinance.

Not Applicable Property is not located in taxing district.

Community Development District Developer has taken a bond to create infrastructure. Homeowners pay this back through taxes as well as for maintenance.

Municipal Service

Tax Unit A legal and financial mechanism for providing specific services and/or improvements to a defined geographical area. MSTU may levy ad valorem taxes to provide funds for the improvements.

MLS Glossary - Residential Profile Sheet

Tax Description	This field describes the type of taxes and exemptions for the current owners. More than one selection may be made.	
	City and County	The property pays City and County taxes.
	County Only	The property pays only County taxes.
	Homestead	The taxes for the current homeowner reflect a \$50,000 Florida Homestead exemption.
	New Construction	Taxes may reflect land value only.
	No Homestead	Property tax does not reflect a \$50,000 Florida Homestead exemption.
	Other Exemptions	Taxes for the current homeowner reflects other exemptions, i.e. agriculture, wholly, widow/widower, blind, disabled, and/or energy. Usually the tax record will show this information.
	Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
HOA Description	This field describes the type of Homeowner Association Membership.	
	Mandatory	New owner must join the Homeowners Association.
	Voluntary	New owner has the choice to join or not to join the Homeowners Association.
Master HOA Fee	Fee paid to an umbrella association that governs and supports the common development infrastructure. Mandatory and separate from the individual community home owner association fees.	
	Annually	Paid once a year.
	Semiannually	Paid two times per year.
	Covered by HOA	Fee is included in individual community HOA fee.
	Monthly	Paid on a monthly basis.
	Quarterly	Paid four times per year.

MLS Glossary - Residential Profile Sheet

HOA Fee Mandatory fee for individual community. Separate from the umbrella master association fee.

Annually	Paid once a year.
Semiannually	Paid two times per year.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.

Mandatory Club Fee An additional mandatory club fee.

Annually	Paid once a year.
Semiannually	Paid two times per year.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.

Condo Fee Mandatory fee paid to the condo association.

Annually	Paid once a year.
Semiannually	Paid two times per year.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.

Recreation Fee Mandatory fee that is paid for supporting community recreational services separate from MHOA and HOA.

Annually	Paid once a year.
Semiannually	Paid two times per year.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.

MLS Glossary - Residential Profile Sheet

Special Assess Fee Mandatory fee assessed by the homeowner or condo association for improvements or expenses not covered by the reserved and or association fees.

Annually Paid once a year.

Semiannually Paid two times per year.

Monthly Paid on a monthly basis.

Quarterly Paid four times per year.

Association Management Phone This field indicates the phone number for the association.

Transfer Fee Additional fees, usually charged by the Homeowners association(s) in order to transfer ownership.

Other Fee Any other additional fees not indicated in the previous fields.

Annually Paid once a year.

Semiannually Paid two times per year.

Monthly Paid on a monthly basis.

Quarterly Paid four times per year.

Application Fee A fee charged by association when a purchase application is submitted to the Association for approval.

Annual Food & Beverage Minimum The annual minimum dollar amount required by a community/association for food and beverages.

Lease Limits This field indicates whether or not there are lease limits in place.

Leases/Year Number of lease periods allowed per year.

Min. Days of Lease Minimum number of days allowed per lease period.

Land Lease Fee Mandatory fee to cover individual unit owner's portion of the lease on the underlying land.

Annually Paid once a year.

Semiannually Paid two times per year.

Monthly Paid on a monthly basis.

Quarterly Paid four times per year.

MLS Glossary - Residential Profile Sheet

Subject to FIRPTA	The sale of this property is subject to FIRPTA tax withholding.	
Subject to Lease	The sale of this property is subject to a current lease agreement.	
Lease Description	The description of the lease agreement currently in place.	
	Annual	This property is currently under an annual rental agreement.
	Short Term	This property is currently under a short-term rental agreement.
Lease Expiration Date	The date the lease expires as per the executed agreement.	
Buyer Agent Comp \$ or %	Actual dollar amount or percentage offered as a co-broke compensation.	
Trans Broker Comp \$ or %	Actual dollar amount or percentage offered as a co-broke compensation.	
Non Rep Comp \$ or %	Actual dollar amount or percentage offered as a co-broke compensation.	
Bonus Amount \$	Listing broker is offering additional compensation as an incentive to sell the property.	
Bonus Amount Desc.	This field describes the type of bonus being offered to the agent. (\$/%)	
Listing Type	Type of contract that the seller has with the listing broker.	
	Exclusive Agency	Allows an agent to list and market your home, guaranteeing them a commission if the house sells through any real estate agent or company. It also allows sellers to seek out buyers on their own.
	Exclusive Right to Sell	Allows an agent the "exclusive right to sell" your property does not mean that there will not be other agents involved. Your agent is the listing agent and the most important part of his or her job is to market your home to other agents who work with buyers. Those agents will show your home to their clients. Regardless of who sells the home, even if you sell it yourself to a friend at work, your listing agent will earn a commission.

MLS Glossary - Residential Profile Sheet

Exclusive Right to Sell with Exclusions	Same as above but the Seller has retained the right to exclude certain buyers from the Listing agreement and Listing agent receiving commission if the excluded buyers purchase the property.
Exclusive Agency with Exclusions	"Exclusive Agency" listing allows an agent to list and market your home, guaranteeing them a commission if the house sells through any real estate agent or company. It also allows sellers to seek out buyers on their own. However, the Seller has a list of buyers that are excluded from the listing and the Agent therefore would not receive any commission if any of these Buyers purchase the property.
Limited Services	Listing agreements under which the Listing Broker will not provide one, or more, of the following services: (a) arrange appointments for cooperating Brokers to show listed property to potential purchasers but instead gives cooperating Brokers authority to make such appointments as directed by the seller(s); (b) accept and present to the seller(s) offers to purchase procured by cooperating Brokers but instead gives cooperating Brokers authority to present offers to purchase directly to the seller(s); (c) advise the seller(s) as to the merits of offers to purchase; (d) assist the seller(s) in developing, communicating, or presenting counter-offers; or (e) participate on the seller(s) behalf in negotiations leading to the sale of the listed property.
Variable Rate Commission	Indicates that you, as the selling agent, will give the seller a different rate of commission if you sell the property yourself. Yes Means that you are taking more or less of the commission if you sell it yourself. No No means no special arrangements have been made with the Seller if you sell the property yourself.
Joint Agency Listing	Indicates if two brokerages agreed to market the property.
Foreclosed (REO)	This field indicates if the property has been foreclosed by a bank and is currently owned by the bank. Yes The property is foreclosed. No The property is not foreclosed.

MLS Glossary - Residential Profile Sheet

Potential Short Sale	This field should be checked “Yes” if the transaction may have to be bank approved if the offer does not cover payoff of the seller's mortgage and all of the costs and commission to sell the property.
Short Sale Comp	This field indicates the amount of compensation being offered in the case that a property is sold as a short-sale.
Auction	This field indicates whether or not the property is being offered as an auction.
Listing on Internet	This field indicates whether or not the listing should be available for viewing on the internet and syndicate to outside websites.
Address on Internet	This field indicates whether or not the address can be viewed on the internet/external websites.
Internet Sites	Indicates the internet resources that your listing will be sent to. Multiple selections may be made.
Broker Reciprocity	Listing is available for display on any broker’s website that participates in the MLS’ BR program and is also available on The Florida Association of Realtors website.
Realtor.com	National Association of REALTORS website.
ListHub	Listings is sent to ListHub which sends the listings to over 30 different websites.
Homes.com	Listing is available for display on Homes.com
Naplesarea.com	Naples Area Board of REALTORS website.
None	Do not display listing on any website
VOW Blogging	A VOW is an online real estate brokerage and refers to a Brokerage’s Internet website, through which the Broker is capable of providing real estate brokerage services to consumers with whom the Broker has first established a broker-consumer relationship (as defined by state law) where the consumer has the opportunity to search MLS data.
AVM on VOW	An AVM is a tool that provides property valuations using mathematical modeling combined with a database. In essence, it displays how much the listing is ‘valued at’. Please note, this field applies only to VOW websites

MLS Glossary - Residential Profile Sheet

Yes	The listing appearing on a VOW website is allowed to have an AVM.
No	The listing appearing on a VOW is not allowed to have an AVM.

Answers to the following questions will determine if your listing is a Limited Services Listing or not.

1. Is there a sign on the property with seller contact information?

Yes	Seller's/ owner's contact information is on the sign.
No	Seller's/ owner's contact information is not on the sign.

2. Contact seller for showing?

Yes	Must contact the seller/owner to make an appointment to show the property
No	Do not have to contact the seller/owner to make an appointment to show the property.

3. Listing Broker will be available on contract presentation and negotiations?

Yes	Broker/Agent will be available to present and negotiate contract.
No	Broker/Agent will not present or negotiate contract. Negotiations are conducted by the owner .

4. Listing Broker will perform post contract services (Follows-up Contract to closing)?

Yes	Broker/Agent performs post-contract services.
No	Broker/Agent does not perform post-contract services.

List Agent Public ID of primary listing agent.

List Agent Name Name of primary listing agent.

Co-List Agent ID Public ID of second listing agent.

Co-List Agent Name Name of second listing agent.

Listing Date The commencement/beginning date of the Listing Agreement.

MLS Glossary - Residential Profile Sheet

Expiration Date	The date, as of 11:59pm, that the listing expires and the contract with seller is terminated.
Showing Instructions	This field indicates the instructions the Seller has requested as far as when the property can be shown and the methods to obtain entry.
24 Hour Notice	Seller requests minimum 24 hours' notice for showings.
Alarm System	There is an alarm on the property that may or may not be armed. Agent should request Alarm Code before showing property.
Call Listing Office	Appointments should be made through Listing Office.
Call Listing Agent	Appointments should be made through the listing agent.
Click Showing Icon	To schedule a showing, click on the showing icon.
Key Box – ibox (Blue)	There is a blue supra key box on the listing.
Key Box – Other	There is a non Supra key box or combination box on the listing.
Key in Listing Office	Agent can obtain a key to show property.
List Office Accompany	Listing Agent must attend showing.
No Sign on Property	No real estate sign is on the property.
Notify Guard	Guard must be notified of showing in advance.
Owner Occupied	Owner occupies dwelling.
Pet on Premises	There are pet(s) on the premises.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Short Notice OK	Owners will allow Agents to show property with little advanced notice.
Tenant Occupied	Tenant occupies dwelling.
Vacant	Dwelling is un-occupied.

MLS Glossary - Residential Profile Sheet

Appointment Required Indicates if an appointment is required or not to show/view the property.

Yes Must have a confirmed appointment to show the property.

No No appointment is needed to show the property.

Appointment Phone # The telephone number that should be used to make a showing appointment.

Target Marketing Allows those that are not the listing broker to market the property through Direct Mail and Electronic mail only, to a specific geographical area or to a specific targeted group of consumers (with the proper disclosures found in MLS Rules). This does not allow for large marketing on sites such as Craigslist, Facebook, or Twitter.

Yes Allow other agents to use this on-market listing in their targeting marketing.

No Do not allow other agents to use this on-market listing in their targeting marketing.

Settlement Agent: The party who helps complete a transaction between a buyer and seller.

Property Information This field describes the property, its location and its amenities. Only information appropriate for buyers should appear in this section.

Confidential Remarks This section is to be used for information about the property that usually is information for agents only. Absolutely no gate codes or codes of any kind can be included in this field or any other field.

Driving Information Directions to the property from at least a major intersection that is close to the property or community.