



## 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.

<b>Status</b>	This field describes the state of the listing and directly represents the state of the listing/sale agreement.
<b>Active</b>	There is a fully executed listing contract on the property and is being actively marketed. (Considered an on-market status.)
<b>Pending with Contingencies</b>	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.)
<b>Pending</b>	There is a fully executed sales contract on the listing.
<b>Closed</b>	The listing has sold.
<b>Terminated</b>	The listing contract has been cancelled and there is no longer a listing agreement for the property.
<b>Expired</b>	The listing agreement has automatically ended based on the contract.
<b>Withdrawn</b>	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.)
<b>Residential</b>	A dwelling unit determined by the Land Use Code in the County tax records.
<b>County</b>	The name of the county that the listing is in.
<b>PID</b>	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.
<b>Unlisted PID</b>	This field should be market "Yes" if the PID is too new to be recognized by the system, or when an owner's information needs to be withheld.
<b>Street Number</b>	The house/building number. This will auto-populate from public records when filling from Realist Tax.

*MLS Glossary - Residential Profile Sheet*

<b>Pre-Direction</b>	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.
<b>Street Name</b>	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.
<b>Street Type</b>	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.
<b>Post-Direction</b>	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.
<b>Unit/Apt. #</b>	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.
<b>City</b>	The name of the city the listing is located in. This will auto-populate from public records when filling from Realist Tax.
<b>State</b>	The name of the state that the listing is located in. This will auto-populate from public records when filling from Realist Tax.
<b>Zip Code</b>	The zip code for the area the listing is located in. This will auto-populate from public records when filling from Realist Tax.
<b>Geo Area</b>	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.
<b>Zoning Code</b>	This field indicates the zoning code for the property.
<b>Development Name</b>	The name of the development where the subdivision/condo is located. These names are obtained from a pick-list in SWFLAMLS.
<b>Sub/Condo Name</b>	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.
<b>Subdivision Code</b>	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*

<b>Building Design</b>	This field describes the design of the structure.
<b>Single Family</b>	Free-standing single dwelling unit structure with Single Family ownership
<b>Low Rise (1-3)</b>	A building comprised of 2 or more dwelling unit structures, one on top of the other, with up to 3 floors in total.
<b>Mid Rise (4-7)</b>	A building comprised of 2 or more dwelling unit structures, one on top of the other. Between 4 to 7 floors in total.
<b>High Rise (8+)</b>	A building comprised of 2 or more dwelling unit structures, one on top of the other with 8 or more floors.
<b>Villa Attached</b>	2 dwelling unit structures connected side by side.
<b>Villa Detached</b>	Free-standing single dwelling structure with Condo ownership.
<b>Manufactured</b>	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.
<b>Builder Product</b>	This field indicates if the property is available through a builder, typically new.
<b>Building #</b>	Number and/or letter that identifies the building the unit is located within.
<b>Total Floors in Property</b>	The total number of floors within the property.
<b>Total Building Floors</b>	The total number of floors within the building.
<b>Unit Floor</b>	The floor number that the property is located on.
<b>Units in Building</b>	The total number of units within the building.
<b>Units in Complex</b>	The total number of units within the entire complex.
<b>Legal Description</b>	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 km<sup>2</sup>). 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*

<b>Assignment of Contract</b>	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.
<b>Under Construction</b>	This indicates that the property is currently in the process of being built/remodeled and is “under construction.”
<b>Known Damage</b>	There is some damage to the property from flood, wind or fire that the seller has disclosed.
<b>Land Value</b>	The property has a permitted structure, but is being sold at land value.
<b>List Price</b>	Current offering price for the property listing.
<b>Bedrooms</b>	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.
<b>Full Baths</b>	The number of bathrooms that include a toilet, sink, and a shower, tub, or a combination of both.
<b>Half Baths</b>	The number of bathrooms that have only a toilet and sink.
<b>Approx. Living Area</b>	Estimated square footage of legally permitted air conditioned areas.
<b>Approx. Total Area</b>	Estimated square footage of all areas under a hard roof. Does not include pool cage or caged lanais. (Area under a truss roof.)
<b># Ceiling Fans</b>	This field indicates the number of ceiling fans within the property.
<b>Furnished</b>	This field indicates if furniture is included in the list price.
<b>Furnished</b>	List Price includes furniture.
<b>Partly Furnished</b>	List Price includes select furniture.
<b>Unfurnished</b>	Furniture is not included.
<b>Turnkey</b>	List Price includes furniture and household items.
<b>Negotiable</b>	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*

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

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

**Lot Size** Estimated total number of acres of the property.

<b>Frontage</b>	Width of lot along the road.
<b>Left</b>	Depth of lot, left side.
<b>Back</b>	Width of lot along rear property line.
<b>Right</b>	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.

<b>Co-Op</b>	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.
<b>Condo</b>	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.
<b>Fractional</b>	The property is owned by several unrelated parties that share in and mitigate the risk associated with ownership.
<b>Single Family</b>	Fee simple. Owns the land that the dwelling is sitting on and the property immediately surrounding it.
<b>Timeshare</b>	Interval ownership. A joint ownership of property through which persons own the property individually for set periods of time.

*MLS Glossary - Residential Profile Sheet*

<b>Elementary School</b>	The name of the elementary school that property is zoned in.
<b>Middle School</b>	The name of the middle school that property is zoned in
<b>High School</b>	The name of the high school that listing is zoned in.
<b>Measurement Src</b>	This field indicates the source from which measurements came from.
<b>Room Dimensions</b>	This field indicates approximate room sizes. Input only two dimensions (i.e. 12x12, 6x10, etc.).
<b>Amenities</b>	This field is used to indicate the amenities available for the property. More than one selection may be made.
<b>Assisted Living Available</b>	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.
<b>Basketball</b>	Basketball court(s) available.
<b>BBQ – Picnic</b>	Area available where residents can BBQ and have picnics.
<b>Beach Private</b>	Property has a private beach.
<b>Beach Access</b>	Access to beach is available for the residents of the community.
<b>Beach Club Available</b>	Property has access to a beach club.
<b>Beach – Private:</b>	The home owner's association includes use of, or access to, a private beach.
<b>Beach Club Included</b>	The home owner's association includes use of, or access to, a community's beach club.
<b>Beauty Salon</b>	The home owner's association includes use of, or access to, a beauty salon on-site.
<b>Bike &amp; Jogging Path</b>	Community has a bike/jogging path.
<b>Bike Storage</b>	Space available for storing bicycles.
<b>Billiards</b>	Community has a room with pool tables.
<b>Boat Storage</b>	Community includes storage for boats and vessels.

*MLS Glossary - Residential Profile Sheet*

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

*MLS Glossary - Residential Profile Sheet*

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

*MLS Glossary - Residential Profile Sheet*

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

*MLS Glossary - Residential Profile Sheet*

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

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

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

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

*MLS Glossary - Residential Profile Sheet*

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

*MLS Glossary - Residential Profile Sheet*

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

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

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

**Construction** This field mainly describes the construction of the structure.

<b>Concrete Block</b>	A hollow or solid block made of concrete.
<b>Elevated</b>	Raised above ground level.
<b>Handicap</b>	This refers to any dwelling that complies with ADA provisions for people with mobility problems.
<b>Manufactured</b>	Factory-built or prefabricated dwelling. Hybrid of a mobile home. Built on a steel frame. Rolled to site and wheels are taken away.
<b>Metal Frame</b>	Interior and exterior walls are made from Metal studs.
<b>Modular</b>	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*

<b>Piling</b>	Foundations formed from vertical columns of steel, concrete or timber forced into the ground.
<b>Poured Concrete</b>	A hollow concrete block that has concrete poured through it.
<b>Relocated</b>	The dwelling was moved from one location to another
<b>Wood Frame</b>	Wood structural system.

**Cooling**

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

<b>Air Purifier</b>	A device which aims to free air from contaminants.
<b>Ceiling Fans</b>	A ceiling mounted paddle fan.
<b>Central Electric</b>	Cooling source is provided by electric source.
<b>Exhaust Fan</b>	A fan that extracts air from the interior of a dwelling.
<b>Gas- Natural</b>	The cooling system is powered by natural gas.
<b>Gas – Propane</b>	The cooling system is powered by propane gas.
<b>Heat Pump</b>	Type of air conditioning system used for transferring heat from one medium to another.
<b>Humidistat</b>	A humidity sensitive control device that signals the ventilation system to operate if the humidity goes above a preset limit.
<b>None</b>	No cooling options available.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Ridge Vent</b>	A vent located at the roof ridge that allows the escape of air from the attic area or rafter cavity.
<b>Thermal Fan</b>	A fan that is automatically controlled by temperature.
<b>Wall Unit</b>	Air conditioning unit built into the wall.
<b>Whole House Fan</b>	Exhaust fan typically located in the attic.
<b>Window Unit</b>	Air condition unit located in the window(s).
<b>Zoned</b>	Cooling areas partitioned and controlled separately.

*MLS Glossary - Residential Profile Sheet*

<b>Dining Description</b>	This field describes the dining area. More than one selection may be made.
<b>Breakfast Bar</b>	An extension of the kitchen counter top used for casual dining.
<b>Breakfast Room</b>	An eating area usually in or adjacent to the kitchen.
<b>Dining-Living</b>	Dining and living room share a space.
<b>Eat-in Kitchen</b>	An eating area is located in the kitchen.
<b>Dining- Family</b>	Dining and family room share a space.
<b>Formal</b>	Dining area is a separate room.
<b>None</b>	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.

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

*MLS Glossary - Residential Profile Sheet*

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

*MLS Glossary - Residential Profile Sheet*

<b>Exterior Features</b>	This field describes features found on the outside of the dwelling. More than one selection may be made.
<b>Barn Stall</b>	An outlying farm building.
<b>Built-in Grill</b>	A grill that has been built into an outside kitchen area.
<b>Built-In Gas Fire Pit</b>	A built-in gas fire pit is located on the property.
<b>Built-In Wood Fire Pit</b>	A built-in wood fire pit is located on the property.
<b>Courtyard</b>	The property has a courtyard.
<b>Decorative Shutters</b>	There are decorative shutters included on the exterior of the property.
<b>Deck</b>	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.
<b>Decorative Shutters</b>	Decorative covers mounted at either side of a window.
<b>Extra Building</b>	Additional building(s) on the property.
<b>Fence</b>	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.
<b>Fruit Tree</b>	Any type of tree(s) that bear fruit.
<b>Gazebo</b>	A small roofed building affording shade and rest.
<b>None</b>	No extra outside features.
<b>Outdoor Fireplace</b>	A stationary fireplace that is outside.
<b>Outdoor Kitchen</b>	Kitchen area outside which typically includes a cooking device, refrigeration, work area and sink.
<b>Outdoor Shower</b>	Shower outside.
<b>Patio</b>	Paved recreation area at ground level.
<b>Privacy Wall</b>	A wall built to create privacy.
<b>Private Road</b>	Road owned by homeowner(s).
<b>Room for Pool</b>	Lot allows for construction of a pool in addition to the dwelling.
<b>Sprinkler-Auto</b>	An automatic sprinkler system.
<b>Sprinkler-Manual</b>	A manual sprinkler system.

*MLS Glossary - Residential Profile Sheet*

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

*MLS Glossary - Residential Profile Sheet*

<b>Ceramic Tile</b>	Floor covering made from clay or a mixture of organic materials and finished by kiln firing.
<b>Concrete</b>	Floor covering made of cement.
<b>Laminate</b>	A synthetic flooring that fused together with a lamination process.
<b>Marble</b>	Floor covering made of a hard crystalline metamorphic rock that is polished or unpolished.
<b>Parquet</b>	Floor covering of patterned wood flooring, inlaid in geometric forms of contrasting woods.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Tile</b>	Floor covering made from clay or a mixture of organic materials and finished by kiln firing
<b>Terrazzo</b>	Smooth, multicolored floor covering made of marble or stone chips embedded in a cement binder and highly polished.
<b>Vinyl</b>	Floor tile made of vinyl resin, plasticizers, asbestos fibers, mineral fillers and color pigment made into a certain thickness.
<b>Wood</b>	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*

<b>2 + bedrooms</b>	Guest house has two or more bedrooms.
<b>Balcony</b>	There is a balcony located in the guest house.
<b>Cabana</b>	Guest house is near pool and can be used as a cabana.
<b>Carpport</b>	Covered parking space(s) in a structure with at least a roof that can store a full size car available for Guest House.
<b>Efficiency</b>	A small, one-room apartment that serves as the occupant's total living, sleeping and eating space, usually containing a separate bathroom.
<b>Garage</b>	Separate garage available for the guest house.
<b>Kitchen</b>	Guest house includes kitchen facility.
<b>Living Room</b>	Guest house has a living room.
<b>Non-Conforming</b>	Guest house may not meet city and/or county codes.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Patio</b>	Guest house has paved recreation area at ground level.
<b>Screened Porch</b>	Guest house has a screened porch.
<b>Heat</b>	This field describes the type of heat in the dwelling. More than one selection may be made.
<b>Central Electric</b>	Heat source is provided by electric source.
<b>Heat- Natural</b>	Heating is provided by a natural gas source.
<b>Heat- Propane</b>	Heating is provided by propane gas.
<b>Heat Pump</b>	Type of air conditioning system used for transferring heat from one medium to another.
<b>None</b>	No heat available.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Solar</b>	Heating is provided by solar power.
<b>Wall Unit</b>	Heating unit built into the wall.



*MLS Glossary - Residential Profile Sheet*

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

*MLS Glossary - Residential Profile Sheet*

<b>Smoke Detectors</b>	A device, either with a battery or electric, that detects smoke and sounds an alarm.
<b>Surround Sound Wired</b>	The property is pre-wired for surround sound.
<b>Tray Ceiling</b>	Vertically or angled soffit around the perimeter of a ceiling.
<b>Vaulted Ceiling</b>	Sloping ceiling with unequal sides or a single sloping side.
<b>Volume Ceiling</b>	A high flat ceiling, usually 12 feet or higher.
<b>Walk-in Closet</b>	A closet that you can physically enter.
<b>Wet Bar</b>	An area for serving and storing beverages. Includes a sink.
<b>Wheelchair Access</b>	Home is wheelchair accessible.
<b>Window Coverings</b>	The coverings on the windows such as drapes, blinds, etc., are conveyed with the dwelling.
<b>Zero/Corner Door Sliders</b>	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.

<b>Assessment Paid</b>	The lien has been paid to the county, city or state for irrigation improvements. The cost would already have been paid.
<b>Assessment Unpaid</b>	The lien that has not been paid to the county, city or state for irrigation improvements.
<b>Betterment</b>	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.
<b>Central</b>	Yard irrigation water is provided by the municipality.
<b>Lake/Canal</b>	Yard irrigation water is pulled from lake.
<b>None</b>	No irrigation available.

*MLS Glossary - Residential Profile Sheet*

<b>Reclaimed</b>	Non-potable water.
<b>Well</b>	Well water is used to irrigate property.
<b>Kitchen</b>	This field describes some of the features of the kitchen. More than one selection may be made.
<b>Built-in desk</b>	There is a built-in desk in the kitchen area.
<b>Dome Kitchen</b>	Kitchen has a dome lighting system.
<b>Gas Available</b>	Gas for appliances is available in the kitchen.
<b>Island</b>	There is a separate built-in island workstation.
<b>Pantry</b>	A small storeroom for storing foods adjacent to the kitchen.
<b>Walk-in Pantry</b>	Separate closet that is large enough to walk-in found in the kitchen.
<b>Lot Description</b>	This field describes the lot.
<b>3 Lots</b>	The property is on 3 lots.
<b>4 Lots</b>	The property is on 4 lots.
<b>5+ Lots</b>	The property is on 5 or more lots.
<b>Across from Beach Access</b>	The property is located across from an area that residents can access the beach.
<b>Across from Water Front</b>	The property is located across from a waterfront property/area.
<b>Corner</b>	Property abuts two roads or is on the corner.
<b>Cul-De-Sac</b>	Access road to the property dead ends at a cul-de-sac.
<b>Dead End</b>	An end of a road or passage from which no exit is possible.
<b>Golf Course</b>	Property adjoins a golf course.
<b>Horses OK</b>	There is enough acreage for horses to be allowed.
<b>Irregular Shape</b>	2 or more sides are not the same dimension.
<b>Oversize</b>	Larger than normal lot size for area.

*MLS Glossary - Residential Profile Sheet*

<b>Regular</b>	Normal sized lot for area.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Zero Lot Line</b>	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.

<b>Cable</b>	Some level (usually basic) of cable TV is provided.
<b>Concierge Service</b>	Concierge service(s) are included.
<b>Fidelity Bond</b>	Insurance purchased by the association(s) to protect it against financial loss from dishonest acts by persons trusted with a valuable property or funds.
<b>Insurance</b>	Insurance purchased by the association for other liabilities.
<b>Irrigation Water</b>	Maintenance fees include the cost of irrigation water.
<b>Internet/Wi-Fi Access</b>	Fees paid to a community includes property Management.
<b>Laundry Facilities</b>	Maintenance fees include a laundry facility.
<b>Lawn/Land Maintenance</b>	Maintenance fees include lawn care.
<b>Legal/Accounting</b>	Maintenance fees include professional legal retainer and/or accounting retainer.
<b>Manager</b>	Maintenance fees include the salary for a professional manager for the property.
<b>Master Antenna/Satellite</b>	Maintenance fees include an antenna or a satellite for streaming television.
<b>Master Assn. Fee Included</b>	Maintenance fee includes a fee to an umbrella association that governs and supports the common development infrastructure.
<b>None</b>	There is no maintenance fee.
<b>Pest Control Exterior</b>	Exterior Pest Control included.
<b>Pest Control Interior</b>	Interior Pest Control included.
<b>Rec. Facilities</b>	Recreation facilities fees are included.

*MLS Glossary - Residential Profile Sheet*

<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Repairs</b>	Repairs to the common element are included.
<b>Reserve</b>	Funds are set aside for expenditures, i.e. roof, exterior painting and roadways.
<b>Security</b>	Fees for security are included.
<b>Sewer</b>	Cost of sewer service is included.
<b>Street Lights</b>	Cost of street lights are included.
<b>Street Maintenance</b>	Cost of street maintenance is included.
<b>Trash Removal</b>	Cost of trash removal is included.
<b>Water</b>	Cost of water is included.

**Management**

	This field describes the type of management for an Association.
<b>Condo</b>	Association is managed by the condo association.
<b>Developer</b>	Association is managed by the developer.
<b>None</b>	No Management.
<b>On-Site</b>	Property management is located on-site.
<b>Professional</b>	Association is managed by an independent private manager.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Residents</b>	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.

<b>2 Masters</b>	2 separate bath areas that service master bedroom(s).
<b>ADA Accessible</b>	The master bath meets Americans with Disabilities (ADA) criteria for accessibility.
<b>Bidet</b>	A personal hygiene fixture with hot and cold water supply.
<b>Combo Tub &amp; Shower</b>	A bathtub that also has a shower.

*MLS Glossary - Residential Profile Sheet*

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

**Parking**

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

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

*MLS Glossary - Residential Profile Sheet*

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

**Possession**

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

<b>At Closing</b>	Buyers can take possession at closing.
<b>Lease Back</b>	Buyers will lease the property back to seller after the purchase.
<b>Long Close</b>	The sellers require a longer amount of time for closing.
<b>Negotiable</b>	The time at which buyers can take possession is negotiable.
<b>See Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Prior to Closing</b>	Buyers can take possession prior to closing.
<b>Subject to Lease</b>	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.

<b>Architectural</b>	Modification of structure requires approval from Architectural Review Committee or HOA.
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*MLS Glossary - Residential Profile Sheet*

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



*MLS Glossary - Residential Profile Sheet*

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

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

*MLS Glossary - Residential Profile Sheet*

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

*MLS Glossary - Residential Profile Sheet*

<b>Private Pool</b>	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.
<b>Yes</b>	Dwelling has a private pool for the exclusive use of the individual home owner.
<b>No</b>	No pool is available on property.
<b>Pool Description</b>	This field describes the type of pool that is located on the property. More than one selection may be made.
<b>Above Ground</b>	A non-permanent swimming pool erected above ground, personal property.
<b>Below Ground</b>	A permanent pool below ground.
<b>Custom Upgrades</b>	Custom upgrades have been made to the pool.
<b>Concrete</b>	In-ground pool is made of concrete material.
<b>Equipment Stays</b>	Equipment used to maintain the pool will remain after the sale.
<b>Fiberglass</b>	In-ground pool is made of fiberglass.
<b>Heated Electric</b>	Pool is heated by an electric heater.
<b>Heated Geo</b>	Pool is heated by a geothermal pool heater.
<b>Heated Gas</b>	Pool is heated with a gas heater.
<b>Heated Solar</b>	Pool is solar heated.
<b>Lap Pool</b>	The property includes a lap pool.
<b>Indoor</b>	The property includes an indoor pool.
<b>Negative Edge</b>	The property includes a negative edge pool.
<b>Pool Bath</b>	A bathroom with an outside door to the swimming pool.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Salt Water System</b>	The property uses a salt water system for its pool.
<b>Screened</b>	Swimming pool has a screened enclosure.
<b>Self-Cleaning</b>	In-ground pool with a built-in cleaning system.

*MLS Glossary - Residential Profile Sheet*

<b>Vinyl</b>	In-ground pool with a vinyl liner.
<b>Private Spa</b>	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.
<b>Yes</b>	Dwelling has a private spa for the exclusive use of the individual home owner.
<b>No</b>	No spa is available on property.
<b>Spa Description</b>	This field describes the type of spa that is located on the property. More than one selection may be made.
<b>Above Ground</b>	A non-permanent spa sitting above ground, personal property.
<b>Below Ground</b>	A permanent spa below ground.
<b>Concrete</b>	In-ground spa is made of concrete material.
<b>Equipment Stays</b>	Equipment used to maintain the spa will remain after the sale.
<b>Fiberglass</b>	Spa is made from fiberglass.
<b>Heated Electric</b>	Spa is heat by an electric heater.
<b>Heated Gas</b>	Spa is heated with a gas heater.
<b>Heated Geo</b>	Spa is heated by a geothermal pool heater.
<b>Heated Solar</b>	Spa is heated by solar.
<b>Indoor</b>	The property includes an indoor spa.
<b>Pool Bath</b>	A bathroom with an outside door to the swimming pool.
<b>Pool Integrated</b>	Spa is located in a section of the pool.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Screened</b>	Spa has a screened enclosure.
<b>Self-Cleaning</b>	Spa with a built in self-cleaning system.
<b>Vinyl</b>	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.

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

<b>Assessment Paid</b>	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*

<b>Assessment Unpaid</b>	The lien that has not been paid to the county, city or state for sewer improvements.
<b>Betterment</b>	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.
<b>Central</b>	Municipal sewer system.
<b>None</b>	No sewer available.
<b>Private</b>	Community sewer plant not connected to the municipal system.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Septic</b>	A domestic wastewater treatment system consisting of a septic tank and a soil absorption system.
<b>Special Info</b>	This field describes additional details and information about the property. More than one selection may be made.
<b>Abstract Available</b>	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.
<b>Building Permit</b>	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.
<b>Assignment or Contract</b>	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.
<b>Coastal Const. Line</b>	Property lies within the coastal construction control line. This line is established by the US Army Corps of Engineers.
<b>Credit in Lieu of title policy</b>	Title is not available and a credit is given to the buyer(s) toward the title search.
<b>Deed Restrictions</b>	Community and/or individual property rules and regulations recorded in public records, also known as Declaration of Covenants and Restrictions.
<b>Disclosure</b>	There are additional disclosures available.

*MLS Glossary - Residential Profile Sheet*

<b>Elevation Certificate</b>	A certified certificate from the surveyor regarding the elevation of the first living level of the dwelling.
<b>Foreign Seller</b>	Current owner is not a US citizen. Certain tax implications may apply.
<b>Home Warranty</b>	Dwelling has a private Home Warranty that may be transferred to the buyer.
<b>Owner Agent</b>	Current Owner of the property is a licensed real estate agent.
<b>Prior – Title Insurance</b>	Homeowner has a copy of their current Title Insurance.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Seller Disclosure Avail.</b>	Seller disclosure is available to prospective buyers.
<b>Special Assessment</b>	A mandatory fee assessed by the homeowners or condo association for improvements or expenses not covered by the reserved and or association fees.
<b>Survey Available</b>	A survey is available for the buyer.
<b>Tenant Approval</b>	If the property is rented the tenant has to be approved by the HOA or another entity.
<b>Title Insurance Provided</b>	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.

<b>Generator</b>	A generator exists on the property.
<b>Impact Resistant Door(s)</b>	The door(s) are made from impact resistant glass.
<b>Impact Resistant Windows</b>	The windows are made from impact resistant glass.
<b>Shutters</b>	Hurricane shutters are used to prevent windows from being broken by flying objects during a storm.
<b>Shutters Electric</b>	Protective shutters that opened and closed electronically.
<b>Shutters Manual</b>	Protective shutters that open and close manually.
<b>Shutters Screen/Fabric</b>	Protective shutters made of screen or fabric.

*MLS Glossary - Residential Profile Sheet*

<b>Terms</b>	This field discloses the terms the Seller would consider in the sale of their property. More than one selection may be made.
<b>Agreement for Deed</b>	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.
<b>Buyer Finance/Cash</b>	Buyer's responsibility to provide mortgage or cash.
<b>Buyer Pays Title</b>	The buyer will pay title fees.
<b>Cash Only</b>	The seller is only accepting cash offers.
<b>Consider 1<sup>st</sup> Mortgage</b>	Seller would consider holding a 1 <sup>st</sup> Mortgage for Buyer.
<b>Consider 2<sup>nd</sup> Mortgage</b>	Seller would consider holding a 2 <sup>nd</sup> mortgage for Buyer.
<b>Exchange</b>	Seller is willing to consider an exchange.
<b>FHA</b>	Seller will consider Federal Housing Authority which is a type of mortgage with strict guidelines.
<b>Lease Options</b>	Seller will consider a lease with an option to purchase.
<b>Lease Purchase</b>	Seller will consider lease with a specific period of time ending with a purchase date.
<b>Model Lease Back</b>	Developer will lease the property back from the buyer.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Seller Financing</b>	The seller is offering financing to the buyer.
<b>Seller Pays Closing Cost</b>	Seller will pay an agreed amount of the buyers closing costs.
<b>Seller Pays Title</b>	The seller will pay title fees.
<b>VA</b>	Seller will consider a US Veteran Administration Loan.



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**View**

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

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

*MLS Glossary - Residential Profile Sheet*

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

*MLS Glossary - Residential Profile Sheet*

<b>Well</b>	Groundwater that is reached by drilling or boring and is then pumped to the surface.
<b>Windows</b>	This field describes the types and styles of windows found in the dwelling. More than one selection may be made.
<b>Arched</b>	A style of window that is constructed in the form of an arch.
<b>Awning</b>	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.
<b>Bay</b>	A style of window that projects outward in a curve.
<b>Casement</b>	A type window that one side of the window sash cranks out.
<b>Double Hung</b>	A type window with two vertical operating sashes that slide up and down independently.
<b>Jalousie</b>	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.
<b>Impact Resistant</b>	The windows are made from impact resistant glass.
<b>Picture</b>	A type of window that is a large stationary window used to capture wide views of exterior landscape. Typically, does not open.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.
<b>Single Hung</b>	A type of window where the bottom window sash goes up and down. The upper sash remains fixed.
<b>Skylight</b>	A window in the roof that admits light.
<b>Sliding</b>	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.
<b>Solar Tinted</b>	A window that has treated for energy efficiency.
<b>Thermal</b>	A type of window that is double or triple paneled for energy efficiency.
<b>Transom</b>	A type window above a window or door. Transoms can be either stationary or operating.

*MLS Glossary - Residential Profile Sheet*

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

<b>City and County</b>	The property pays City and County taxes.
<b>County Only</b>	The property pays only County taxes.
<b>Homestead</b>	The taxes for the current homeowner reflect a \$50,000 Florida Homestead exemption.
<b>New Construction</b>	Taxes may reflect land value only.
<b>No Homestead</b>	Property tax does not reflect a \$50,000 Florida Homestead exemption.
<b>Other Exemptions</b>	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.
<b>Remarks</b>	Refer to the Property Information and/or Confidential Remarks for more details.

**HOA Description** This field describes the type of Homeowner Association Membership.

<b>Mandatory</b>	New owner must join the Homeowners Association.
<b>Voluntary</b>	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.

<b>Annually</b>	Paid once a year.
<b>Semiannually</b>	Paid two times per year.
<b>Covered by HOA</b>	Fee is included in individual community HOA fee.
<b>Monthly</b>	Paid on a monthly basis.
<b>Quarterly</b>	Paid four times per year.

*MLS Glossary - Residential Profile Sheet*

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

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

**Mandatory Club Fee** An additional mandatory club fee.

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

**Condo Fee** Mandatory fee paid to the condo association.

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

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

<b>Annually</b>	Paid once a year.
<b>Semiannually</b>	Paid two times per year.
<b>Monthly</b>	Paid on a monthly basis.
<b>Quarterly</b>	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*

<b>Subject to FIRPTA</b>	The sale of this property is subject to FIRPTA tax withholding.
<b>Subject to Lease</b>	The sale of this property is subject to a current lease agreement.
<b>Lease Description</b>	The description of the lease agreement currently in place.
<b>Annual</b>	This property is currently under an annual rental agreement.
<b>Short Term</b>	This property is currently under a short-term rental agreement.
<b>Lease Expiration Date</b>	The date the lease expires as per the executed agreement.
<b>Buyer Agent Comp \$ or %</b>	Actual dollar amount or percentage offered as a co-broke compensation.
<b>Trans Broker Comp \$ or %</b>	Actual dollar amount or percentage offered as a co-broke compensation.
<b>Non Rep Comp \$ or %</b>	Actual dollar amount or percentage offered as a co-broke compensation.
<b>Bonus Amount \$</b>	Listing broker is offering additional compensation as an incentive to sell the property.
<b>Bonus Amount Desc.</b>	This field describes the type of bonus being offered to the agent. (\$/%)
<b>Listing Type</b>	Type of contract that the seller has with the listing broker.
<b>Exclusive Agency</b>	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.
<b>Exclusive Right to Sell</b>	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*

<b>Potential Short Sale</b>	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.
<b>Short Sale Comp</b>	This field indicates the amount of compensation being offered in the case that a property is sold as a short-sale.
<b>Auction</b>	This field indicates whether or not the property is being offered as an auction.
<b>Listing on Internet</b>	This field indicates whether or not the listing should be available for viewing on the internet and syndicate to outside websites.
<b>Address on Internet</b>	This field indicates whether or not the address can be viewed on the internet/external websites.
<b>Internet Sites</b>	Indicates the internet resources that your listing will be sent to. Multiple selections may be made.
<b>Broker Reciprocity</b>	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.
<b>Realtor.com</b>	National Association of REALTORS website.
<b>ListHub</b>	Listings is sent to ListHub which sends the listings to over 30 different websites.
<b>Homes.com</b>	Listing is available for display on Homes.com
<b>Naplesarea.com</b>	Naples Area Board of REALTORS website.
<b>None</b>	Do not display listing on any website
<b>VOW Blogging</b>	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.
<b>AVM on VOW</b>	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.

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

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**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.