

Creekview Realty

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LISTING INFORMATION

(Use this form for DFW Farm/Ranch Listings)

Please provide the following information for the MLS database. Some items are required, and others are optional. It is important to be as complete and accurate as possible, because agents often run property searches based on selection criteria provided by this form. Required items are underlined, in bold, and marked with an asterisk (*).

***Property Address**

***City** _____ ***County** _____ ***State** _____ ***Zip** _____

Subdivision Name _____ M.U.D District? Yes No Unknown

If you have a preferred title company, enter here. If you don't have a preferred title company, leave this blank.

Title Co _____ Phone _____ Contact Name _____

Address _____

***Occupancy:** Owner Tenant Vacant

Property Information

***No. of Bedrooms** _____ ***No. of Full Baths** _____ ***No. of Half Baths** _____

No. of Full Baths on: 1st level _____ 2nd level _____ 3rd level _____ Basement level _____

No. of Half Baths on: 1st level _____ 2nd level _____ 3rd level _____ Basement level _____

***No. of Stories** _____ ***No. of Fireplaces** _____ ***No. of Living Areas** _____ ***No. of Dining Areas** _____

***Square Footage** _____ (Living areas that are heated only; do not include garage, covered patio, etc.)

***Source of Square Footage information:** Appraiser Building Plan Tax Other Documentation

***Year Built** _____

Room Dimensions & Levels

	Room Level		Room Level		Room Level
*Living 1	_____ X _____	Living 2	_____ X _____	Living 3	_____ X _____
F. Dining	_____ X _____	Breakfast Rm	_____ X _____	*Kitchen	_____ X _____
*Master BR	_____ X _____	Bedroom 2	_____ X _____	Bedroom 3	_____ X _____
Bedroom 4	_____ X _____	Bedroom 5	_____ X _____	Study	_____ X _____
Utility Rm	_____ X _____	Other Rm 1	_____ X _____	Other Rm 2	_____ X _____

***No. of Garage Spaces** _____ ***No. of Carport Spaces** _____

Garage Length: _____ Garage Width: _____

***Security System?** Yes No ***Pool on Property?** Yes No

***Lot Dimensions** _____ ***Approx. Acres** _____

***Homeowner's Association Dues:** Mandatory None Voluntary ***Amount: \$** _____

Billing Frequency: Annual Monthly Quarterly Semi-Annual Other

***School District** _____

***Elementary School** _____ Bus? Yes No NA

***Middle/Junior High School** _____ Bus? Yes No NA

***High School** _____ Bus? Yes No NA

Property Also For Lease? Yes No Annual Property Taxes **Without** Exemptions _____

***Exclusions – List any items that are not included in the sale that buyers may assume are included:**

Check all of the following items that apply:

*Housing Type	_____ Resort Property
_____ Single Detached (typical single family house)	_____ Singlewide Mobile Home with Land
_____ Apartment	_____ Underground
_____ Attached or 1/2 Duplex	_____ Vacation Home
_____ Condo/Townhome	
_____ Designated Historical Home	Style of House
_____ Doublewide Mobile Home with Land	_____ A-Frame
_____ Farm/Ranch House	_____ Colonial
_____ Garden/Zero Lot Line	_____ Contemporary/Modern
_____ High Rise	_____ Early American
_____ Historical/Conservation District	_____ English
_____ Lake House	_____ Flat
_____ Log Cabin	_____ French
_____ Manufactured (certificate exchanged)	_____ Geo/Dome

- Loft Apartment
- Mediterranean
- Oriental
- Prairie
- Ranch
- Southwestern
- Spanish
- Split Level
- Studio Apartment
- Traditional
- Tudor
- Victorian
- Other

***Lot Size/Acreage**

- Less than .5 Acre (not Zero)
- .5 Acre to .99 Acre
- 1 Acre to 2.99 Acres
- 3 Acres to 4.99 Acres
- 5 Acres to 9.99 Acres
- 10 Acres to 100 Acres
- Over 100 Acres
- Condo/Townhome Lot
- Zero Lot Line

Lot Description

- Acreage
- Adjacent to Greenbelt
- Canal (Man Made)
- Corner
- Creek
- Cul de Sac
- Cultivated
- Golf Course Lot
- Greenbelt
- Heavily Treed
- Horses Permitted
- Interior Lot
- Irregular
- Landscaped
- Large Backyard Grass Area
- No Backyard Grass
- Partially Cultivated
- Pasture
- River Front
- Some Trees
- Subdivision
- Tank/Pond
- Undivided
- Water/Lake Front
- Water/Lake View

Exterior Features

- Arena
- Balcony
- Boat Dock/Slip
- Covered Porch(es)
- Equestrian Center

- Gazebo
- Greenhouse
- Grill
- Guest Quarters
- Gutters
- Lighting System
- Patio Covered
- Patio Open
- Private Hangar
- Private Landing Strip
- RV/Boat Parking
- Satellite Dish
- Sport Court
- Sprinkler System
- Stable/Barn
- Storage Building
- Tennis Court(s)
- Wood Deck
- Workshop
- Other

***Construction**

- Brick
- Common Wall
- Fiber Cement
- Log
- Rock/Stone
- Siding
- Stucco
- Wood

***Foundation**

- Basement
- Bois D'Arc Post
- Pier & Beam
- Piered Beam Slab
- Pilings
- Slab
- Other

***Roof**

- Built-Up
- Composition
- Concrete
- Fiber Cement
- Metal
- Overlay
- Shake Metal
- Tar/Gravel
- Tile/Slate
- Wood Shake
- Wood Shingle
- Other

Backyard Pool Features

- Above Ground
- Attached Spa
- Cabana

- Cleaning System
- Custom Cover
- Diving
- Heated
- In Ground Fiber Glass
- In Ground Gunitite
- In Ground Vinyl
- Indoor
- Lap Pool
- Play Pool
- Pool Perimeter Fence
- Separate Spa/Hot Tub
- Other

Type of Fence

- Automatic Gate
- Barbed Wire
- Brick
- Chain Link
- Cross Fenced
- Dog Run
- Iron
- None
- Partially Fenced
- Pipe
- Rail
- Rock/Stone
- Slick/Smooth Wire
- Vinyl
- Wood
- Other

***Parking/Garage**

- Assigned
- Attached
- Circle Drive
- Covered
- Detached
- Front
- Garage Conversion
- Golf Cart Garage
- Has Sink in Garage
- None
- Garage Door Opener
- Outside Entry
- Oversized
- Porte-Cochere
- Rear
- Side
- Swing Drive
- Tandem Style
- Unassigned
- Uncovered
- Workbench
- Other

***Street/Utilities**

- Aerobic Septic
- All Weather Road
- Alley
- Asphalt
- City Sewer
- City Water
- Co-op Water
- Community Mailbox
- Concrete
- Curbs
- Dirt
- Gravel / Rock
- M.U.D. Sewer
- M.U.D. Water
- No City Services
- Outside City Limits
- Overhead Utilities
- Private Road
- Private Sewer Co.
- Private Water Co.
- Septic
- Sidewalk
- Underground Utilities
- Unincorporated
- Well
- Other

Common Features

- Boat Ramp
- Campground
- Club House
- Community Sprinkler System
- Common Elevator
- Community Pool
- Gated Entrance
- Golf
- Greenbelt
- Guarded Entrance
- Horse Facilities
- Jogging Path/Bike Path
- Landing Strip
- Laundry
- Marina
- Park
- Perimeter Fencing
- Playground
- Private Lake/Pond
- Public Hangar
- Racquet Ball
- RV Parking
- Sauna
- Spa
- Tennis
- Other

Homeowners Association Includes:

- All Utilities
- Back Yard Maintenance
- Blanket Insurance
- Electric
- Exterior Maintenance
- Front Yard Maintenance
- Full Use of Facilities
- Gas
- Management Fees
- None
- Partial Use of Facilities
- Reserves
- Security
- Sprinkler System
- Trash
- Water/Sewer
- Other

***Interior Features**

- Bay Windows
- Cable TV Available
- Central Vacuum
- Decorative Lighting
- Dry Bar
- Elevator
- Intercom
- Loft
- Multiple Staircases
- Paneling
- Plantation Shutters
- Skylights
- Smart Home Features
- Sound System Wiring
- Vaulted Ceilings
- Wainscoting
- Water Filter
- Water Purifier
- Water Softener
- Wet Bar
- Window Coverings
- Other

***Bed/Bath Features**

- Bidet
- Built-ins
- Double Shower
- Fireplace in Master
- Garden Tub
- Hollywood Bath
- Jack & Jill Bath
- Jetted Tub
- Linen Closet
- Medicine Cabinet
- Murphy Bed
- Separate Shower
- Separate Vanities
- Sitting Area in Master

- Split Bedrooms
- Steam Shower
- Walk-in Closets
- Other

Specialty Rooms

- Dark Room
- Exercise Room
- Extra Storage Room
- Game Room
- Library/Study
- Media Room
- Mud Room
- Music Room
- Sauna/Steam Room
- Second Master
- Solarium/Sunroom
- Spa/Hot Tub Room
- Unfinished Bonus Room
- Wine Cellar
- Other

Fireplace Type

- Blower Fan
- Brick
- Decorative
- Direct Vent
- Electric
- Freestanding
- Gas Logs
- Gas Starter
- Insert
- Masonry
- Metal Box
- See Through Fireplace
- Stone
- Wood Burning
- Other

***Kitchen Equipment**

- Built-in Compactor
- Built-in Icemaker
- Built-in Microwave
- Built in Refrigerator/Freezer
- Built-in Wine Cooler
- Convection Oven
- Cooktop-Electric
- Cooktop-Gas
- Dishwasher
- Disposal
- Double Oven
- Drop in Range/Oven - Electric
- Drop in Range/Oven - Gas
- Freestanding Range - Electric
- Freestanding Range - Gas
- Indoor Grill
- Oven - Electric
- Oven - Gas

- Plumbed for Gas in Kitchen
- Self Clean
- Vent Mechanism
- Warmer Oven Drawer
- Water Line to Refrigerator
- Other

Kitchen Other

- Breakfast Bar
- Butlers Pantry
- Corian/Corian Type Countertop
- Dumbwaiter
- Eat-in Kitchen
- Galley Kitchen
- Granite/Granite Type Countertop
- Island
- Tile Countertop
- Walk-in Pantry

***Utility Room**

- Drip/Dry Area
- Dryer Hookup-Elec
- Dryer Hookup-Gas
- Floor Drain
- Full Size W/D Area
- Laundry Chute
- None
- Room for Freezer
- Second Pantry
- Separate Room
- Sink in Utility
- Stacked W/D Area
- Utility Closet
- Utility in Garage
- Utility in Kitchen
- Washer Hookup
- Other

Alarm/Security Type

- Burglar
- Carbon Monoxide Detector
- Exterior Security Light(s)
- Fire Sprinkler System
- Fire / Smoke
- Firewall(s)
- Leased
- Monitored
- Owned
- Pre-Wired
- Smoke Detector
- Unknown
- Other

***Flooring**

- Brick/Adobe
- Carpet
- Ceramic Tile
- Concrete

- Laminate
- Marble
- Parquet
- Slate
- Stone
- Terrazzo
- Vinyl
- Wood Floor
- Wood Under Carpet
- Other

***Heating/Cooling
(min. 2 Required)**

- Additional Water Heater(s)
- Central Air - Electric
- Central Air - Gas
- Central Heat - Electric
- Central Heat - Gas
- Direct Vent
- Electrostatic Air Filter
- Gas Jets
- Geothermal
- Heat Pump
- Humidifier
- No A/C
- No Heat
- Panel/Floor/Wall
- Propane
- Solar
- Space Heater
- Two(+) Pipe (Condo)
- Window Unit
- Zoned
- Other

Energy Features

- 12 in.+Attic Insulation
- 13-15 SEER AC
- 16+ SEER AC
- 90% Efficient Furnace
- Attic Fan
- Ceiling Fans
- Dehumidifier
- Double Pane Windows
- Electric Water Heater
- Energy Star Appliances
- Foam Insulation
- Gas Water Heater
- High Efficiency Water Heater
- Insulated Doors
- Low E Windows
- Programmable Thermostat
- Radiant Barrier
- Smart Electric Meter
- Solar Panels
- Solar Screens
- Storm Door(s)
- Storm Window(s)

- Tankless Water Heater
- Thermo Windows
- Tinted Windows
- Turbines
- Variable Speed HVAC
- Ventilator
- Other
- None

Green Certification

- HERS Rated
- HERS 0-85
- HERS 86-100
- HERS 101+
- Energy Star Certified
- LEED Certified
- LEED Silver
- LEED Gold
- LEED Platinum
- Green Built N. TX
- NGBP-National Green

Green Features

- Solar Electric System
- Solar Hot Water
- Geo-thermal HVAC
- Drought Tolerant Plants
- Low Flow Commode
- Low Flow Fixtures
- Recirculating Hot Water
- Rain/Freeze Sensors
- Wind Power
- ET Irrigation Control
- Rain Water Catchment
- Energy Recovery Ventilator
- Mechanical Fresh Air
- Enhanced Air Filtration

Handicap Amenities

- Elevator
- Hand Rails
- Lower Fixtures
- Meets ADA Requirements
- None
- Ramp
- Wheelchair Access
- Wide Doorways
- Other

Proposed Financing

- Assumption of Equity
- Bond Money
- Cash
- Conventional
- Federal Land Bank

- FHA
- FMHA
- Lease Purchase
- Owner Cary First
- Owner Carry Second
- Texas Vet
- Trade/Exchange
- VA
- Other

***Possession Date**

- Upon Closing/Funding
- Negotiable (possible move-in before close)

Ranch Name: _____

Ranch Type:

- Both
- Crops
- Livestock
- Other

of Residences: _____ # of Stock Tanks: _____

of Lakes: _____ # of Ponds: _____

of Wells: _____

Pasture Acres: _____

Cultivated Acres: _____

Bottom Land Acres: _____

Irrigated Acres: _____

Aerial Photo Available? Yes No NA

AG Exemption? Yes No NA

Road Frontage: _____

Crop Retire Program? Yes No NA

Land Leased? Yes No NA

of Barns: _____

of Stalls

Barn 1 _____ X _____

Barn 2 _____ X _____

Barn 3 _____ X _____

Restrictions

- Agriculture
- Animals
- Architectural
- Building
- Deed
- Development
- Easement(s)
- Health Department
- Hi Line
- Inland-Weland Restr.
- Mobile Home
- No Divide
- No Known Restriction(s)
- No Livestock
- No Mobile Home
- No Restrictions
- Pipeline
- Surface Lease(s)
- Timber Lease(s)
- Unknown Encumbrance(s)
- Other

Easements

- Access
- Drainage
- Electric
- Natural Gas
- None
- Pipeline
- Telephone
- Utilities
- Water Lines
- Other

Topography

- Bottom
- Flood Plain
- Gullies
- Hilly
- Level
- Need Fill
- Rolling
- Sloped
- Steep
- Varied
- Other

Crops/Grasses

- Bluestem
- Buffalo Grass
- Coastal Bermuda
- Common Bermuda
- Emmedo Love Grass
- Hardwood Timber
- Improved Pasture
- Irrigated
- Klein Grass

- Main Grass
- Native
- Non Irrigated
- Orchard
- Produce
- Renner Love Grass
- Row Crop
- Small Grain
- Softwood Timber
- Unknown
- Vineyard
- Other

Road Frontage Desc

- Asphalt
- City
- Concrete
- County
- Curbs/Gutters
- Dirt
- FM Road
- Gravel/Rock
- Interest
- Interstate
- None
- Oil & Screen
- Private
- Road Easement
- Sidewalk
- State
- Storm Sewer
- U.S. Highway
- Other

Surface Rights

- All
- Easement
- Exist
- Mineral Easement

Present Use

- Agriculture
- Commercial
- Dairy
- Equine
- Exotics
- Feed Lot
- Fish Farm
- Grazing
- Hunting/Fishing
- Industrial
- Mobile
- Orchard/Vineyards
- Planned Unit
- Development
- Poultry
- Residential Multi-Family
- Residential

- Resort
- Sheep/Goats
- Swine
- Truck Farm

Proposed Use

- Agriculture
- Commercial
- Dairy
- Equine
- Exotics
- Feed Lot
- Fish Farm
- Grazing
- Hunting/Fishing
- Industrial
- Mobile
- Orchard/Vineyards
- Planned Unit
- Development
- Poultry
- Residential Multi Family
- Residential Single
- Resort
- Sheep/Goats
- Swine
- Truck Farm
- Other

Other Utilities

- Butane Gas
- Cable Available
- City Electric
- Co-op Electric
- Electric
- Electric Available Off Site
- Electric Available On Site
- Gas Available Off Site
- Gas Available On Site
- Natural Gas
- No Sewer
- No Water
- Other Electric
- Other Utilities
- Perc Test
- Phone Available Off Site
- Phone Available On Site
- Propane Gas
- Propane/Butane Lease
- Propane/Butane Own
- Septic System Required
- Sewer Available Off Site
- Sewer Available On Site
- Sewer Tap Fee Paid
- Water Tap Fee Paid

Exterior Buildings

- Boiler Operation
- Bunk House
- Mobile
- None
- Silo
- Tenant House
- Winery
- Workshop

Barn Information

- Barn(s)
- Breeding Barn
- Electric to Barn
- Equipment Barn
- Farrowing Barn
- Feeder Pig Barn
- Goat/Sheep Barn
- Hay Barn
- Hay Loft
- Indoor Arena
- Living Quarters
- Loaf Shed(s)
- Mare Motel
- Parlor Dairy Barn
- Show Barn
- Stable(s)
- Stanchion Dairy Barn
- Tack Room
- Temperature Control
- Wash Rack
- Water to Barn
- Other Utilities

Miscellaneous

- Auto Feed Mill
- Calf Tables
- Cattle Guard
- Cattle Working Pen
- Cold Storage Facility
- Corrals
- Fenced for Cattle
- Fenced for Exotic Birds/Game
- Fenced for Horses
- Helipad
- Holding Pen
- Hot Walker
- Kennels
- Loading Chute
- Outdoor Arena
- Perm. Squeeze Chutes
- Walker
- Windmill
- Other

YOU'RE NOT DONE YET!

Please email the directions, a brief description, & photo(s) to listing@creekviewrealty.com

Please be sure to reference the property address in the email, and include your last name.

1) Please email the directions of how to get to the property. Starting with some major cross streets is good enough. **The space for the description is limited to 150 characters WITH SPACES.** (MS Word will count characters for you: Go to "Tools" and select "Word Count".)

2) Please email a brief description of the property. **The space for the description is limited to 400 characters WITH SPACES.** (MS Word will count characters for you: Go to "Tools" and select "Word Count".)

Tips for writing description: Emphasize major selling points that aren't prominent in other parts of the listing. For example, "4 bedroom, 2 bath home on 1/4 acre . . ." is redundant and a waste of space. Stick to facts that relate to the property, and skip the flowery language that doesn't give any real information. Avoid irrelevant details that nobody cares about. Please note that phone numbers, web sites, email addresses, etc. are not allowed in MLS descriptions and will be omitted.

Sample – Good description:

One story home with 3 car garage on quiet cul-de-sac with mature trees. Open floorplan, neutral colors, split floorplan. Master suite has sitting area and huge his & her walk-in closets. New roof 2004. Exemplary schools; walk to elementary.

Sample – Bad description:

Enjoy summer barbeques with family and friends and create lasting memories in the beautiful backyard of this 3 bedroom 2 bath 1800 square foot home in a nice neighborhood with good neighbors. Pull-down staircase to attic replaced 2 years ago.

3) Please email photo(s) in jpg format. All listings include at least a photo of the front. For Showcase listings, please email 6 to 10 photos. To get the best photos, refer to the Photo Guide on our website at <http://www.creekviewrealty.com/photoguide.html>

Please be sure photos do not exceed 640x480. For help with resizing & emailing photos, see <http://www.creekviewrealty.com/resizephotos.html>

By submitting this form, I hereby certify that I am the Seller of the above property, and that all of the foregoing is true and accurate to the best of my knowledge. I agree to inform Creekview Realty in writing if there are any material changes to this information.

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Please fax completed form to 972-612-9955. No cover page is necessary.