

# Creekview Realty

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## LOT LISTING INFORMATION

(Use this form for Austin Lots or Acreage only)

The following information is required when a listing is entered into the MLS database. Mandatory items are underlined, in bold, and marked with an asterisk (\*).

**\*Property Address** \_\_\_\_\_

**\*City** \_\_\_\_\_ **\*County** \_\_\_\_\_ TEXAS **\*Zip** \_\_\_\_\_

If you have a preferred title company, enter here. If you have no preferred title company, leave this blank.

Title Co \_\_\_\_\_ Phone \_\_\_\_\_ Contact Name \_\_\_\_\_

M.U.D.  Yes  No  Unknown HOA  Yes  No **Builder Restricted\***  Yes  No

**Subdivision Name\*** \_\_\_\_\_

Mapsco Map page (if known) \_\_\_\_\_ Mapsco Map Grid \_\_\_\_\_ **ETJ\***  Yes  No

**Legal Description\*** \_\_\_\_\_

**School District\*** \_\_\_\_\_

**Elementary School(s)\*** \_\_\_\_\_

**Middle School\*** \_\_\_\_\_

**Jr. High School\*** \_\_\_\_\_

**9<sup>th</sup> Gr/High School\*** \_\_\_\_\_

**High School\*** \_\_\_\_\_

Mineral Rights: \_\_\_\_\_

**Property Type\***

- Multiple Lots
- Single Lot
- Other

- Green Belt
- Hill Country
- Lake/River
- No View
- Panoramic
- Pond
- Woods
- Other \_\_\_\_\_

**FEMA 100 yr Flood Plain?\***

- Yes
- No
- Partial
- Unknown

**Waterfront\***  Yes  No

**View \*** (select up to 4)

- City
- Creek/Stream
- Fields
- Golf Course

**Waterfront Description\*** (Select up to 2)

- Canal
- Creek/Stream
- Lake
- Other
- Pond

River

Sandy Loam  
 Shoals  
 Filled

**Lot Size / Dimensions\*** \_\_\_\_\_

**Acres\*** \_\_\_\_\_

**Architect Approved\*** Yes No

**Endangered Species? \*** Yes No Unknown

Easements

No. of Blocks to UT Shuttle \_\_\_\_\_

Non Visible  
 None  
 Visible  
 Access

No. of Blocks to Metro \_\_\_\_\_

Lot Description (select up to 4)

Trees on Property (Select 3)

- Backs to Golf Course
- Backs to Greenbelt
- Corner Lot
- Cul-De-Sac
- Curbs
- Flag Lot
- Irregular Lot
- Lake on Lot
- Lakefront
- Level Lot
- Open Lot
- Other
- Pond on Lot
- Private Road
- Public Maintained Road
- Stream on Lot
- Wooded Lot
- Xeriscape

- Heavily Treed
- Large (Over 40')
- Medium (20'-40')
- Moderate
- None
- Small (Under 20')
- Sparse

**Commercial Allowed\*** Yes No

Horses Allowed Yes No N/A

Number of Horses Allowed \_\_\_\_\_

**Surface Water\*** Yes No

**Deed Restrictions\*** Yes No

Note: If you're in a subdivision you have deed restrictions. Deed restrictions prevent homeowners from using their properties in ways that would be detrimental to the local community, and are normally a positive feature.

Topography (select up to 2)

**Livestock\*** Yes No

- Bottom Land
- Cleared
- Filled
- Level
- Other
- Pasture
- Sloping
- Terraced
- Varied
- Wetland
- Rolling
- Rough

Fence (Select up to 4)

**Type of Home Allowed\*** (Select 3)

- Approval Required
- Manufactured
- Mobile
- Site Built
- Other

- 3 Strand
- 5 Strand
- Barb Wire
- Cedar
- Chain Link
- Cross Bars
- Electric
- Exotic Style
- Goat Type
- Invisible
- Livestock
- Masonry
- Mesh
- Non-Privacy
- None
- Other
- Partial Fence
- Pipe
- Pike
- Post
- Privacy Fence

Soil (Select 2)

- Black Land
- Caliche
- Clay
- Gravel
- Limestone
- Other

- Split Rail
- Vinyl
- Wire
- Wrought Iron
- Wood

Gated Community? Yes No N/A

**Street Surface\*** (Select up to 2)

- Gravel
- Other
- Paved
- Paved/Curbed
- Paved/Curbed/Gutters
- Private Road
- Public Maintained Road
- Caliche

**Improvements\*** (Select up to 7)

- Bridle Path
- Fenced
- Filled to Grade
- No Land Improvements
- Other
- Paved Drive
- Phone Lines
- Private Water
- Propane Tank
- Public Maintained Road
- Public Water
- Septic System
- Sidewalks
- Utilities- Barn
- Utilities- Electric
- Utilities- Natural Gas
- Well - Private
- Well – Shared

**Buildings** (Select Up To 5)

- Barns
- No Contributory Value
- Other
- Shed
- Utility Building
- None

**Restriction Description** (Select up to 7)

- Building Size
- Building Style
- Covenant
- Deed Restrictions
- Development Type
- Easement/R.O.W.
- Environmental
- Lease
- Livestock
- Other
- Seller Imposed
- Unknown

**Documents Available** (Select up to 7)

- Aerial Photos
- Appraisal
- Building Plans
- Cost Estimates
- Covenants
- Deed Restrictions
- Engineering Report
- Environmental Study
- Leases
- Legal
- Oak Wilt Test
- Off-Site Requirements
- Other
- Perc Test Results/Map
- Septic Certificate
- Site Plan
- Soil Test
- Survey
- Topography Map
- Wetlands Approval/Waiver
- Wetlands Delineation Map
- Water/Well Test

**Utilities\*** (Select up to 4)

- Electricity \_ Available
- Electricity – Not Available
- Electricity on the Property
- Natural Gas Available
- Natural Gas Not Available
- Natural Gas on Property
- None Available
- Other
- Phone Available
- Phone Not Available
- Phone on Property

**Water Supply\*** (Select up to 2)

- City at Street
- City at Property
- Master Meter
- MUD
- None Available
- Other
- Private
- Water District
- Well Needed
- Well on Property

**Sewer\*** (Select up to 2)

- City at Street
- City at Property
- MUD
- None Available
- Other
- Private
- Septic Needed
- Septic On Property

**Homeowner Assoc. Dues?** Yes No

HOA Amount \_\_\_\_\_

Tax Year\* \_\_\_\_\_

HOA Requirement\*

- Mandatory
- Voluntary

Tax Rate \_\_\_\_\_

Special Assessment? Yes No

Payment Frequency

- Annually
- Monthly
- Quarterly

Possession\*

- Funding
- Immediate
- Lease Back
- Negotiable

HOA Fee Includes (Select up to 5)

- Cable
- Common Area Maintenance
- Common Insurance
- Electric
- Exterior Maintenance
- Gas
- Heat
- Hot Water
- Insurance
- Landscaping
- Security System
- Sewer Fees
- Trash Collection
- Water Fees

How to Sell / Proposed Financing\* (Select up to 5)

- Assumable – Non-Qualifying
- Assumable – Qualify
- Buyer Assistance Programs
- Cash
- Committed Money
- Conventional
- Court Approval
- Exchange
- FHA
- Lease Purchase
- Lender Approval
- Owner Financing - 1st Mortgage
- Owner Financing – 2nd Mortgage
- Texas Vet
- VA
- Zero Down

Property Taxes\* \_\_\_\_\_

## 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 250 characters WITH SPACES.** (MS Word will count characters for you: Go to "Tools" and select "Word Count".)

**3) Please email photo(s) in jpg format. At least 1 photo of the front is required by MLS.** For Showcase listings, please email up to 7 additional photos. To get the best photos, please 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.