

Creekview Realty

John Prell, Broker Lic. #0493630
Web: www.creekviewrealty.com
Email: listing@creekviewrealty.com

Austin: 512-444-8778
Other areas: 800-219-9444
Fax: 972-881-9955

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 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 **Builder Restricted*** Yes No

Zoned* Yes No **HOA** 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* _____

9th Gr/High School* _____

High School* _____

Property Type*

- Multiple Lots
- Single Lot
- Other

FEMA 100 yr Flood Plain?*

- Yes
- No
- Partial
- Unknown

Endangered Species?* Yes No

Waterfront* Yes No

Waterfront Description* (Select up to 2)

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

Lot Size / Dimensions* _____

Acres* _____

No. of Blocks to UT Shuttle _____

No. of Blocks to Metro _____

Waterfront Yes No

Waterfront Description

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

Water Access Yes No

Water Access Description

- Boat Lift
- Boat Lock
- Common Dock
- Common Ramp
- Deed Dock
- Dock Available
- Hoist Dock Available
- Lake
- None
- Private Dock
- Public Ramp
- Restricted Dock
- See Agent
- Unrestricted Dock

Creek

- Dry
- Intermittent
- None
- Spring-Fed
- Year-Round
- Other

Lot Description (select up to 4)

- Alley Access
- Backs to Golf Course
- Backs to Greenbelt
- Canal (Man Made)
- Corner Lot
- Cul-De-Sac
- Cultivated
- Curbs
- Flag Lot
- Irregular Lot
- In Golf Course Community
- Lake on Lot
- Lakefront
- Level Lot
- No Backyard Grass
- On Golf Course
- Open Lot
- Other
- Partially Cultivated
- Pond on Lot
- Private Road
- Public Maintained Road

- Rilled
- Rolling
- Sloped
- Stream on Lot
- Wooded Lot
- Xeriscape

View * (select up to 4)

- City
- Creek/Stream
- Fields
- Golf Course
- Green Belt
- Hill Country
- Lake/River
- No View
- Panoramic
- Pond
- Woods
- Other _____

Topography (select up to 2)

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

Mineral Rights* (Select up to 2)

- All
- None
- Partial
- Other

Type of Home Allowed* (Select 3)

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

Soil (Select 2)

- Black Land
- Caliche
- Clay
- Filled
- Gravel
- Limestone
- Other
- Sandy Loam
- Shoals

Architect Approved* Yes No

Commercial Allowed* Yes No

Horses Allowed Yes No N/A

Number of Horses Allowed: _____

Easements

- Access
- Non Visible
- None
- Visible

Trees on Property (Select 3)

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

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.

Restrictions* Yes No

Restriction Description (Select up to 7)

- Adult 55+
- Adult 62+
- Building Size
- Building Style
- City Restrictions
- Covenant
- Deed Restrictions
- Development Type
- Easement/R.O.W.
- Environmental
- Lease
- Limited # Vehicles
- Livestock
- Other
- Seller Imposed
- Unknown
- Zoning

Fence (Select up to 4)

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

Gated Community? Yes No N/A

Street Surface* (Select up to 2)

- Blacktop
- Caliche
- Concrete
- Curb/Gutter
- Gravel
- Other
- Paved
- Paved/Curbed
- Paved/Curbed/Gutters
- Private Road
- Public Maintained Road
- Sidewalk

Surface Water* Yes No

Livestock* Yes No

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-Cattle
- Barns-Dairy
- Barns-Hogs
- Barns-Mini
- Barns-Pole
- Barns-See Agent
- Chicken Coop
- Confinement Building
- Equipment Shed
- Feedlot
- Grain Storage
- Greenhouse
- None
- Shed
- Silo
- Stable(s)
- Storage Shed
- Structure No Value
- Tack Room,
- Tenant House(s)
- Utility Building
- Other

Documents Available (Select up to 7)

- Aerial Photos
- ALTA Survey
- APOD/Backup Available
- Appraisal
- Building Plans
- Condo Docs Available
- Cost Estimates
- Deed Restrictions
- Development Plan
- ECRA Clearance
- Engineering Report
- Environmental Study
- Feasibility Study
- Financial Statement
- Financing
- Flowage Easement
- Geological
- Historical
- Income & Expense Statement
- Leases
- Legal Documents
- Oak Wilt Test
- Off-Site Requirements
- Other
- Perc Test Needed
- Perc Test Results/Map
- Plans & Specs
- Profit & Loss Statement
- Rent Roll
- Schedule of Personal Property
- Septic Certificate
- Site Plan
- Soil Test
- Special Assessment District
- Standard Industrial Classification

- Survey
- Tax Return Available
- Topography Map
- Unit Mix Schedule
- Utility Easement
- Vendor Leases
- Water Capacity/Quality Report
- Water/Well Report,
- Water/Well Test
- Wetlands Approval/Waiver
- Wetlands Delineation Map
- Water/Well Test

Utilities* (Select up to 4)

- Above Ground
- Electricity _ Available
- Electricity – Not Available
- Electricity on the Property
- Fuel Tank
- Natural Gas Available
- Natural Gas Not Available
- Natural Gas on Property
- None Available
- Other
- Phone Available
- Phone Not Available
- Phone on Property
- Propane Available
- Propane Needed
- Propane on Property
- Solar
- Underground

Water* (Select up to 2)

- City
- City on Property
- Master Meter
- MUD
- MUD on Property
- None Available
- Other
- Private Water Co
- Water District
- Water Line Available
- Water Line Not Available
- Water Line On The Property
- Well Needed
- Water Line On The Property
- Well Needed

Sewer*

- City at Street
- City on Property
- MUD
- MUD on Property
- None
- Private
- Septic Needed
- Septic Shared

- Septic On Property
- Taps on Property
- No Taps on Property
- Water District
- Other

- Funding
- Immediate
- Lease Back
- Negotiable

Homeowner Assoc. Dues? Yes No

HOA Amount _____

HOA Requirement*

- Mandatory
- Voluntary

Payment Frequency

- Annually
- Monthly
- Quarterly
- Semi-Annually

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
- Other

Property Taxes* _____

Tax Year* _____ Tax Rate _____

Special Assessment? Yes No

Possession* (Select up to 2)

- Closing

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

- Assumable – Non-Qualifying
- Assumable – Qualify
- Buyer Assistance Programs
- Cash
- Committed Money
- Contract of Sale
- Conventional
- Court Approval
- Exchange
- FHA
- Lease Purchase
- Lender Approval
- Non-Qual - Seller Approval
- Owner Financing - 1st Mortgage
- Owner Financing – 2nd Mortgage
- Sale Lease Back
- SBA Type Loan
- Sell Workout
- Texas Vet
- USDA Eligible
- VA
- Zero Down

Loan Payoff Information*

1st Mortgage Lender : _____

Approx Payoff Amount: _____

2nd Mortgage Lender : _____

Approx Payoff Amount: _____

Occupancy*

- Owner
- Tenant
- Vacant

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 972-881-9955. No cover page is necessary.

Updated 10/15/2010