

Fee Simple Realty, Inc.

Your Flat Fee Multiple Listing Service Realtor[®]

THANK YOU FOR CHOOSING FEE SIMPLE REALTY, INC. PLEASE PROVIDE US WITH THE FOLLOWING INFORMATION SO WE MAY LIST YOUR HOME IN OUR REALTOR[®] MULTIPLE LISTING SERVICE AND CORRESPONDING INTERNET SITES. BE SURE TO ACCURATELY ANSWER EVERY QUESTION TO AVOID ANY DELAYS.

Input Form: Detached Single Family Home

Today's Date: _____ List Price: _____

Listing Date: _____ Term: 1 year 9 months 6 months 90 days (circle one)

Property Address: _____

Owner's Name(s): _____

Owner's Address: _____

City, State, Zip: _____

Phone Number: home: _____ alternate: _____

Township, County: _____

Directions to Home: _____

Waterfront: Yes / No (circle one)

Ownership: Condo / Fee Simple / Fee Simple w/H.O. Association (circle one)

Subdivision: _____

Corporate Limits: _____ Unincorporated (circle if applies)

Model: _____

Year Built: _____

Acreage: _____

Lot Dimensions: _____

of Rooms: _____ # of Bedrooms: _____ # of Baths: full _____ half _____

Master Bedroom Bath: Yes / No (circle one)

Basement: Yes / No

Basement Bath: Yes / No

Approximate Square Footage: _____

Parking: Garage / Space / None

of Cars: _____

of Fireplaces: _____

Multiple P.I.N. # : Yes / No

Property Identification Number (PIN#): _____

Taxes: _____ Tax Year: _____ Exemptions: Homeowner / Senior / None / Other

Association Fees/Dues: _____

Frequency: Annual / Monthly / Quarterly / Voluntary / Not Applicable

Special Assessments: Yes / No

New Construction: Yes / No
If yes: Insulation "R" Values: walls _____ ceiling _____ Expected Occupancy Date: _____

Measurements

	<u>size</u>	<u>level</u>	<u>Choices</u>	<u>flooring</u>	<u>Choices</u>	<u>window treatments</u> (yes or no)
Living Room:	x		1-main		C-carpet	
Dining Room:	x		2-second		T-tile	
Kitchen:	x		3-third		V-vinyl	
Family Room:	x		4-forth		H-hardwood	
Master Bdrm:	x		B-basement		P-parquet	
2nd Bedroom:	x		L-lower		O-other	
3rd Bedroom:	x		A-attic			
4th Bedroom:	x					

additional rooms (bedrooms, den, breakfast room, eating area, enclosed porch, foyer, great room, laundry, loft, office, recroom, tandem, utility, sunroom, other, ect....)

_____: x
_____: x
_____: x
_____: x

Grade School: _____ District: _____
Junior High: _____ District: _____
High School: _____ District: _____
Other: _____ District: _____

Map Coordinates

North _____ South _____
East _____ West _____

Provide a brief description of your home. Be sure to point out any special features and highlights.
(Please limit to sixty (60) words or less. May be modified by Fee Simple Realty for size or content)

Cooperating Broker Compensation: _____ (percentage of sale price paid if a Realtor brings you a buyer normally 2.5 - 3.5%)

Do you wish to have your listing appear on the Internet : Yes / No (Ex. Cyberhomes.com, Tribune.com, MLSNI.com)

Do you wish to have a yard / window sign for your property: Yes / No (no extra charge)

Do you wish to have a Key Lock Box for Realtor Showings: Yes / No (\$25 Fee plus \$75 Deposit)

Detached Single Family Home

(Circle All Which Apply In Each Category)

AGE

A- 0-5 Years
B- 6-10 Years
C- 11-25 Years
D- 26-50 Years
E- 51-100 Years
F- 100+ Years
H- New
I- Recent Rehab
K- Proposed Construction
L- Under Construction
M- Unknown
N- Will Build to Suit
O- Needs Work

AIR CONDITIONING

A- Central Air
B- Partial
C- Space Pac
D- 1 (window/wall unit)
E- 2 (window/wall unit)
G- 3+ (window/wall unit)
H- Zoned
I- None

AMENITIES

A- Club House
B- Park/Playground
C- Pool
D- Tennis Courts
E- Horse - Community Barn
F- Horse - Riding Area
G- Horse - Riding Trails
H- Landing Strip
I- Pond / Lake
J- Dock Community
K- Water Rights

APPLIANCES

A- Oven (double)
B- Oven (range)
C- Microwave
D- Dishwasher
E- Dishwasher (portable)
F- Refrigerator
G- Refrigerator (bar)
H- Freezer
I- Washer
J- Dryer
K- Disposal
L- Trash Compactor
M- Grill (indoor)
N- Grill (outdoor)

ATTIC

A- Dormer
B- Finished
C- Full
E- Interior Stair
F- Pull Down Stair
G- Unfinished

ELECTRICITY

A- Circuit Breakers
B- Fuses
C- 200+ Amp Service
D- 150 Amp Service
E- 100 Amp Service
F- 60 Amp Service
G- 30 Amp Service

EQUIPMENT

A- Humidifier
B- Water Softener / Owned
C- Water Softener / Rented
D- Central Vacuum
E- Cable TV
F- Satellite Dish
G- TV Antenna
H- TV Rotor
I- Security System
J- Intercom
K- Fire Sprinklers
L- CO Detectors
M- Ceiling Fan
N- Fan (attic exhaust)
O- Fan (whole house)
P- Sump Pump
Q- Sprinkler (lawn)
R- Air Cleaner
S- Air Exchanger

EXTERIOR

A- Aluminum/Vinyl Siding
B- Brick
C- Cedar
D- Frame
E- Block
F- Dryvit Type
G- Glass
H- Log
I- Massonite
J- Shakes
K- Stucco
L- Stone
M- Marble / Granite
N- Concrete
O- Asbestos Siding
P- Limestone
Q- Slate
R- Other
S- Clad Trim

FEATURES

A- Handicapped Access
B- Handicapped Equipped
C- Deck
D- Patio
E- Porch (screened)
F- Vaulted/Cathedral Ceiling
G- Skylight(s)
H- Balcony

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GARAGE

A- Attached
B- Detached
C- 1 Car Garage
D- 1.5 Car Garage
E- 2 Car Garage
F- 2-.5 Car Garage
G- 3 Car Garage
H- 3+ Car Garage
M- Garage Door Opener(s)
N- Transmitter(s)
O- Carport
P- Heated
Q- Leased
R- Owned
S- Underground
U- None

PARKING

A- Assigned Spaces (1)
B- Assigned Spaces (2)
C- Unassigned
D- Off Alley
E- Off Street
F- Side Apron
G- Underground/Covered
I- Fee
J- Zoned Permit
K- Visitor Parking
L- Valet
M- None / Not Applicable

KITCHEN

A- Eating Area(brkfst bar)
B- Eating Area(table space)
C- Galley
D- Island
E- Pantry (butler)
F- Pantry (closet)
G- Pantry (walk-in)

HEAT / FUEL

A- Gas
B- Electric
C- Oil
D- Propane
E- Solar
F- Forced Air
G- Hot Water / Steam
H- Baseboard
I- Radiant
J- Gravity Air
K- Heat Pump
L- Radiators
M- Space Heater(s)
N- 2+ Sep. Heating Sys.
O- Individual Controls
P- Zoned
Q- Other
R- None

LOT DESCRIPTION

A- Beach
B- Chain of Lakes Frontage
C- Channel Frontage
D- Common Grounds
E- Corner Lot
F- Cul-de-sac
G- Dimensions to Road Center
H- Fenced Yard
I- Forest Preserve Adjacent
J- Golf Course Lot
K- Horses Allowed
L- Irregular
M- Lake Front
N- Landscaped Professionally
O- Legal Non-Conforming
P- Paddock
Q- Park Adjacent
R- Pond
S- River Front
T- Stream
V- Water View
W- Wooded
X- Rear of Lot

LOT SIZE

A- less than .25 Acre
B- .25 - .49 Acre
C- .50 - .99 Acre
D- 1.0 - 1.99 Acres
E- 2.0 - 4.99 Acres
F- 5.0 - 9.99 Acres
G- 10+ Acres
K- Oversized Chicago Lot
L- Standard Chicago Lot

MONTHLY ASSESS. INCLUDE

A- Heat
B- Air Conditioning
C- Water
D- Electric
E- Gas
F- Parking
G- Tax
H- Common Insurance
I- Security
J- Security System
K- Doorman
L- Cable TV
M- Club House
N- Exercise Facilities
O- Pool
P- Exterior Maintenance
Q- Lawn Care
R- Scavenger
S- Snow Removal
T- Lake Rights
U- Other
V- None

OTHER ROOMS

A- 1st Floor Bedroom
B- Darkroom
C- Den/Office/Study
D- Enclosed Balcony
E- Exercise Room
F- Family Room
G- Gallery/Foyer
H- Great Room
I- in-law Arrangement
J- Kitchen (second)
K- Library
L- Loft
M- Maid's Room
N- Porch Enclosed
O- Porch - Screened
P- Recreation
Q- Sitting Room
R- Sun/Florida Room
T- Laundry (1st Floor)
U- Laundry(2nd Floor)
V- Work shop

POSSESSION

A- Closing
B- Immediate
C- Lease Back Req'd
D- Negotiable
E- Prior to Closing
F- Specific Date
G- Tenant's Rights
H- Other
I - Harvest Rights

ROOF

A- Rolled
B- Shingled
C- Metal
D- Rubber
E- Slate
F- Tar & Gravel
G- Tile
H- Wood Shake
L- Other

STYLE

A- American 4sq
B- Bi-Level
C- Brownstone
D- Bungalow
E- Cape Cod
F- Colonial
G- Contemporary
H- Cottage
I- English
J- Farmhouse
K- French Provincial
L- Georgian
M- Greystone
N- Log

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BASEMENT

- A- Full
- B- Partial
- C- Walkout
- D- Finished
- E- Partial Finished
- F- Unfinished
- G- Crawl
- H- Cellar
- I- English
- J- Sub-Basement
- K- Slab
- L- Exterior Access
- M- Other
- N- None

BATH AMENITIES

- A- Mast. Bed (Full)
- B- Mast. Bed (Half)
- C- Shared Mast. Bath
- D- Whirlpool
- E- Separate Shower
- F- Handicap Shower
- G- Steam Shower
- H- Double Sink
- I- Bidet

DINING ROOM

- A- Separate
- B- Combined w/ Liv.Rm
- C- Combined w/ Fam.Rm
- D- "L" Shaped

DRIVEWAY

- A- Asphalt
- B- Brick
- C- Concrete
- D- Dirt
- E- Gravel
- F- Circular
- G- Shared
- H- Off Alley
- I- Side Drive
- J- Heated
- K- Other

FEATURES (continued)

- I- Porch
- J- Gazebo
- K- Greenhouse
- L- Storage Shed
- M- Dog Run (invisible fence)
- N- Horse / Pole Barn
- O- Tennis Court(s)
- P- Boat Dock / Mooring
- Q- Pool (Above Ground)
- R- Pool (In Ground)
- S- Pool (Indoors)
- T- Hot Tub
- U- Sauna / Steam Room
- V- Bar (Dry)
- W- Bar (Wet)
- X- Roof Deck

FOUNDATION

- A- Block
- B- Brick
- C- Concrete
- D- Pillars
- E- Reinforced Caisson
- F- Stone
- G- Wood
- H- Other

FIREPLACE

- A- Location - Family Room
- B- Location - Living Room
- C- Location - Mast. Bedroom
- D- Location - Basement
- E- Location - Other
- F- See Thru/ Multi-Sided
- G- Wood Burning
- H- Wood Burning Stove
- I- Attached Fireplace Doors
- J- Electric
- K- Gas Logs
- L- Gas Starter
- M- Heatilator Type System
- N- Includes Accessories
- O- Portable / Ventless
- P- Decorative Only
- Q- Foundation Only

IMPROVEMENTS (Water)

- A- Lake Michigan
- B- Public
- C- Private Company
- D- Well (Community)
- E- Well (Private)
- F- Well (Private Company)
- G- Well (Shared)
- H- Other

IMPROVEMENTS (Sewer)

- A- Septic (Mechanical)
- B- Septic (Private)
- C- Septic (Shared)
- D- Sewer (Public)
- E- Sewer (Storm)
- F- Holding Tanks
- G- Overhead Sewers
- H- Other

IMPROVEMENTS (Other)

- A- Curbs / Gutters
- B- Gated Entry
- C- Sidewalks
- D- Street Lights
- E- Streets Paved
- F- Other

INFORMATION

- A- Exceptions (call Lister)
- B- Exclusions (call Lister)
- C- Home Warranty
- D- Lister Must Accompany
- E- Reserve Fee Required
- F- School Bus Service
- G- Commuter Bus
- H- Commuter Train

NEW / PROPOSED

- Construction Options**
- A- Air Purifier/Humidifier
- B- Appliance Package/Allowance
- C- Basmnt/Lower Lvl Ext. Exit
- D- Basmnt/Lower Lvl Finished
- E- Basmnt/Lower Studd in Bath
- F- Central Air
- G- Central Air Ready
- H- Deck/Patio/Screened Porch
- I- Electrical Allowance
- J- Energy Efficient Package
- K- Exterior Brick / Cedar
- L- Fireplace
- M- Basement
- N- Garage
- O- Hardwood /Ceramic Floors
- P- Hot Tub / Pool
- Q- Landscaping
- R- Oak Trim / Staircase
- S- Roof (Cedar/Shake/Tile)
- T- Skylights
- U- Upgrade Carpet/Pad /Vinyl
- V- Upgrade Interior/Exterior Doors
- W- Vaulted / Cathedral Ceiling
- X- Vinyl Clad Windows
- Y- Whirlpool Tub
- Z- Other

TERMS

- A- Conventional
- B- FHA
- C- VA
- D- Assumption (Conventional)
- E- Assumption (FHA)
- F- Assumption (VA)
- G- Release Required
- H- Contract (Articles) for Deed
- I- Lease / Purchase
- J- Owner May Help/Assist
- K- Purchase Money Mortgage
- L- Rent with Option
- M- Rewrite / Blend
- N- Trade / Exchange
- O- Cash Only
- P- Other

STYLE (continued)

- O- Mediter./Spanish
- P- Prairie
- Q- Quad Level
- R- Queen Anne
- S- Ranch
- T- Row House
- U- Step Ranch
- V- Traditional
- W- Tri-Level
- X- Tudor
- Y- Victorian
- Z- Other

TYPE

- A- 1 Story
- B- 1.5 Story
- C- 2 Story
- D- 3 Story
- E- 4+ Story
- F- Coach House
- G- Earth
- H- Hillside
- I- Raised Ranch
- J- Split Level
- K- Split Lvl w/Sub
- L- Other

We (I) do hereby certify that we are the legal title holders (or legal representative) of said property and that the information given on these forms is true and accurate to the best of our knowledge.

Thank You.

Please Sign & Date Below.

Date: _____

Date: _____