

Land-Ranch-Groves Listing Input

SANDICOR , Inc.
*Blue Items are Required.

*Office ID: _____ *Agent ID: _____
Listing Office # Office Name Listing Agent # Agent Name

*House Number # _____ *Street Name _____ *Map Code: _____ / _____ / _____
Thomas Bros- Page Column Row

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

Incorporated Y / N *Value Range Pricing? Y / N _____ / _____
*List Price (High if Value Range is Yes) List Price (Low) (If Value Range)

*CBB% _____ *CBB\$ _____ *CVR _____ (Y/N) *Entry Only: _____ (Y/N) *Limited Service: _____ (Y/N)
Compensation to Buyers Broker % Compensation to Buyers Broker \$ Variable Commission
 YES No _____ / _____ / _____ _____ / _____ / _____ _____ X _____

*Subject to Court/Lender Approval *List Date * Expiration Date Approx # Acres *Approx Lot Dimensions

Present Loans \$ _____ *Gross Equity _____ *Down Payment _____

*Assumable Finance _____ *Actual Net Operating Income _____

*Have _____ *Type of Land _____ *Motive/Want _____
25 Characters 15 Characters 40 characters

Actual Cap Rate _____ *Tax Area _____ *Tax Rate _____ *Tax Year from _____ to _____

*Tax Amount \$ _____

Tract Name _____ *Price per Sq. Ft. \$ _____ *Price Per Acre _____

| Acres | Land Use | Trees | Age |
|--------------|------------------|---------------|-------------|
| Acre 1 _____ | Land Use 1 _____ | Trees 1 _____ | Age 1 _____ |
| Acre 2 _____ | Land Use 2 _____ | Trees 2 _____ | Age 2 _____ |
| Acre 3 _____ | Land Use 3 _____ | Trees 3 _____ | Age 3 _____ |
| Acre 4 _____ | Land Use 4 _____ | Trees 4 _____ | Age 4 _____ |
| Acre 5 _____ | Land Use 5 _____ | Trees 5 _____ | Age 5 _____ |

| YEAR | Income | Expense |
|--------------|------------------------|-------------------------|
| Year 1 _____ | Income Year 1 \$ _____ | Expense Year 1 \$ _____ |
| Year 2 _____ | Income Year 2 \$ _____ | Expense Year 2 \$ _____ |
| Year 3 _____ | Income Year 3 \$ _____ | Expense Year 3 \$ _____ |

Zoning _____ Possible New Zoning _____ Land % _____ Improvements % _____ Personal Property% _____

Buildings: _____
40 Characters

2nd Improvement: _____
40 Characters

3rd Improvement: _____
50 characters

Present Use: _____
50 characters

Distances to:
 Phone _____
 Electric _____
 Gas _____
 City Water _____
 Sewer _____
 Shopping _____
 Schools _____
 Churches _____
 Freeway _____
 Bus _____

Existing Bonds: _____

Special Assessments: _____

Paved Streets Y/N
Septic Y/N
Sewer: _____
Storm Drains In Y/N
Sidewalks /Curbs Y/N

Land Fee Y/N
Land Lease Y/N
Lease \$ _____
Monthly Lease Y/N
Yearly Lease Y/N
Year Lease Expires: _____

| | | | | | |
|--|--------------------------------------|-----------------------------|----------------------------------|-------------------------------------|------------------------------------|
| \$ _____ 1 st Loan Balance | \$ _____ 1 st P&I Pymt | 1 st Int % _____ | 1 st Assumable Y/N | \$ _____ 1 st Balloon | _____ 1 st Due MM/YY |
| \$ _____ 2 nd Loan Balance | \$ _____ 2 nd P&I Pymt | 2 nd Int % _____ | 2 nd Assumable Y/N | \$ _____ 2 nd Balloon | _____ 2 nd Due MM/YY |
| \$ _____ BLN Loan Balance | \$ _____ BLN P&I Pymt | BLN Int % _____ | BLN Assumable Y/N | \$ _____ BLN Balloon | _____ BLN Due M/YY |

Ingress/Egress _____
25 characters
Soil Type _____
30 characters
Easements Y/N _____ **Easement Fee Y/N** _____
Fenced _____
10 characters

Cleared Y/N _____ **Mineral Rights Y/N** _____ **Setbacks:** _____
30 characters
% Grade: _____ **Total Useable %:** _____ **Street Frontage:** _____
10 characters 10 characters 10 characters

Well Y/N _____ **Number of Wells** _____ **Well Depth** _____ **Well Pump HP** _____
25 characters 25 characters 5 characters

Gallons per Min. _____ **Well Casing Size** _____ **Potable Y/N** _____ **Water Table** _____
25 characters 5 characters 5 characters

Water District _____ **City Water Y/N** _____

Assessors Parcel # _____ **Show Phone:** _____

REMARKS: 1025 CHARACTERS -Information is published on the Internet, IDX Sites and/or given to clients please refer to the attributes of the property in this space.

CONFIDENTIAL REMARKS: 255 CHARACTERS -Information is intended as Broker to Broker Information - Not to be given to Public or published on the internet

DIRECTIONS to PROPERTY: 128 CHARACTERS

(#) denotes Maximum # of Items that can be checked)

CROPS (#3)

- 1) BRUSH
- 2) DESERT
- 3) ORCHARD
- 4) PASTURE
- 5) RAW CROP
- 6) WOODED
- 98) NONE
- 99) OTHER/REMARKS

CURRENT USE (#5)

- 1) COMMERCIAL
- 2) FARM/RANCH
- 3) HORSE PROPERTY
- 4) INDUSTRIAL
- 5) MULTI DWELLING
- 6) RECREATIONAL
- 7) RESIDENTIAL
- 8) UNIMPROVED
- 9) VACANT
- 99) OTHER/REMRKS

DOCUMENTS (#6)

- 1) BLDNG PLNS APPRVD
- 2) BYLAWS
- 3) CC&RS
- 4) DRE PUBL REC
- 5) E.I.R
- 6) PRLMNRY TITLE RPT
- 7) SOILS REPORT
- 8) SURVEY
- 99) OTHER/REMARKS

DEVELOPMENT STATUS (#4)

- 1) DEDICATED STREET
- 2) MORE IMPRVMENTS NEEDED
- 3) NO SITE APPROVAL
- 4) PLANS FILED
- 5) PRIVATE STREET
- 6) RAW LAND
- 7) RQRD IMPRVMENTS COMPLETE
- 8) SITE APPRVL AT LO
- 99) OTHER/REMARKS

EXISTING FINANCING (#2)

- 1) AITD
- 2) ARM
- 3) CLEAR
- 4) CONV
- 5) CVET
- 6) FHA
- 7) FIXED RATE
- 8) GPM
- 9) LAND CONTRACT
- 10) PRIVATE
- 11) VA
- 99) OTHER/REMARKS

HIGHEST BEST USE (#3)

- 1) AGRICULTURE
- 2) COMMERCIAL
- 3) INDUSTRIAL
- 4) MULTI-SWELLING
- 5) RECREATIONAL
- 6) RESIDENTIAL
- 99) OTHER/REMARKS

IMPROVEMENT (#8)

- 1) CURBS
- 2) ELECTRIC
- 3) GAS
- 4) GUTTERS
- 5) LIGHTING
- 6) SEWER
- 7) STORM DRAINS
- 8) WATER
- 98) NONE
- 99) OTHER

LOT SIZE (#1)

- 1) .25 ACRES OR LESS
- 2) .25-.50 ACRES
- 3) .50 -.75 ACRES
- 4) .75 - 1.5 ACRES
- 5) 1.5-2.5 ACRES
- 6) 2.5-5.0 ACRES
- 7) 5.0-10 ACRES
- 8) 10 - 20 ACRES
- 9) ABOVE 20 ACRES

***LISTING TYPE (#1)**

- EXCLUSIVE RIGHT
- EXCRGHT W/EXCPTN
- EXCLUSIVE AGENCY
- OPEN LISTING
- PROBATE

VIRTUAL TOUR LINK

ROADS (#4)

- 1) DIRT
- 2) BLACKTOP
- 3) CONCRETE
- 4) GRAVEL
- 98) NONE
- 99) OTHER/REMARKS

FINANCIAL INFO SOURCE (#2)

- 1) ACCOUNTANT
- 2) LIMITED INFO
- 3) OWNER
- 4) TAX RETURN
- 99) OTHER REMARKS

SHOWING (#5)

- 1) APPT W./O
- 2) APPT W/OCC
- 3) CALL FIRST
- 4) CALL L/O
- 5) GATE PASS
- 6) KEY IN L/O
- 7) W/ACCEPTED OFFER
- 99) OTHER/REMARKS

SPECIAL (#21)

- 1) ASSESSMENTS/LIENS
- 2) BUILDING REPORT
- 3) CITY REPORT
- 4) CITY TRANSFER TAX
- 5) COURT APPROVED SALE
- 6) ENERGY RETROFIT
- 7) EXCLUDED ITEMS

- 8) FREEWAY ACCESS
- 9) HIGHWAY FRONTAGE
- 10) HOME OWNER WARRANTY
- 11) LAND LEASE
- 12) LOCAL TRANSFER TAX
- 13) OTHER TAXES
- 14) RENT CONTROL
- 15) RR SPURS
- 16) SELLERS R RE LICENSEES
- 17) SERVICE CONTRACTS
- 18) TERMITE CERTIFICATE
- 98) NONE
- 99) OTHER/REMARKS

SPECIAL REQUIREMENTS (#10)

- 1) DEMOLITION REQ'D
- 2) EIR REQ'D
- 3) GEO SURVEY REQ'D
- 4) GRADING REQ'D
- 5) LAND SURVEY REQ'D
- 6) PROP LINE SURV AVAIL
- 7) SOILS REPORT REQ'D
- 98) NONE
- 99) OTHER/REMARKS

SOURCE of SQUARE FOOT (#1)

- 1) PUBLIC RECORDS
- 2) APPRAISAL
- 3) ASSESSOR RECORD
- 4) BLDERS BROCHURE
- 5) OWNER
- 6) PLANS
- 99) OTHER/REMARKS

SUBORDINATE (#2)

- 1) SELLER MAY SUBORDINATE
- 2) SELLER WILL NOT SUBORDINATE
- 3) SELLER WILL SUBORDINATE
- 99) OTHER/REMARKS

TOPOGRAPHY (#3)

- 1) BUILDING PAD
- 2) HILLSIDE
- 3) LEVEL
- 4) MOUNTAINS
- 5) ROLLING
- 6) SLOPE
- 7) STEEP SLOPE
- 99) OTHER

LAND TYPE (#3)

- 1) GROVES (IMPROVED)
- 2) GROVES (UNIMPROVED)
- 3) LOTS/LAND (IMPROVED)
- 4) LOTS/LAND/ UNIMPROVED
- 5) RANCH/FARM

TERMS (#12)

- 1) AITD
- 2) ASSUMABLE 1
- 3) ASSUMABLE 2
- 4) ASSUMABLE OTHER
- 5) CASH
- 6) CASH TO EXST LOAN
- 7) CASH TO NEW LOAN
- 8) EXCHANGE DOWN
- 9) EXCHANGE UP
- 10) FHA
- 11) LAND CONTRACT
- 12) LEASE OPTION
- 13) OWNER-CARRY 1ST
- 14) OWNER-CARRY 2ND
- 15) STATE VETERAN
- 16) SUBMIT
- 17) USE EXISTING LNDER
- 18) VA
- 99) OTHER REMARKS

UTILITIES AVAILABLE (#9)

- 1) ABOVE GROUND
- 2) BELOW GROUND
- 3) CABLE TV
- 4) CONNECTED
- 5) ELECTRIC
- 6) NATURAL GAS
- 7) SEPTIC
- 8) SEWER
- 9) TELEPHONE
- 10) WATER
- (98) NONE
- (99) OTHER

VIEW (#9)

- 1) FANTASTIC
- 3) 2) GOLF COURSE
- 4) MOUNTAINS/HILLS
- 5) OCEAN/BAY
- 6) SOME
- 7) VALLEY/CANYON
- 98) NONE
- 99) OTHER

SPECIAL ZONES (#7)

- 1) COASTAL ZONE
- 2) FLOOD ZONE
- 3) MORATORIUM AREA
- 4) PLANNED UNIT DEVELOPMENT
- 5) REDEVELOPMENT AREA
- 6) SLIDE ZONE
- 7) SPECIAL STUDY

***SALES RESTRICTIONS**

- NONE KNOWN
- PROBATE SUBJECT TO OVERBID
- SHORT SALE APPROVED
- ESTATE
- COURT APPROVAL REQUIRED
- REO
- CALL AGENT
- NEED SHORT SALE-NO LNDR KNW
- PRE- SS PKG SUBMITTED TO LENDER(S), READY FOR OFFERS
- NOD FILED/FORECLOSURE PENDING
- OTHER REMARKS

***MANDATORY REMARKS**

- 98 NONE KNOWN
- OFFER ACCEPTED CONTINGENT ON COURT APPROVAL
- OFFER ACCEPTED WITH LEASE OPTION
- OFFER ACCEPTED PENDING LENDER APPROV.OF SHORT SALE
- OFFER(S) SUBMITTED AWAITING REO APPROVAL
- OFFER(S) SUBMITTED AWAITING SHORT SALE APPROVAL

VOW - Virtual Office Website

- YES NO

Internet Syndication

- YES NO

Internet Address Field

- FULL PARTIAL NO

***ALLOW COMMENTS/REVIEW**

- YES NO

***REALTOR.COM**

- YES NO

***AUTO VALUATION MODEL**

- YES NO

AUTHORIZED SIGNATURE APPROVING LISTING _____

DATE APPROVED _____