

**LISTING AGREEMENT**  
**CIRCLE ONE REALTY, LLC**

1. This Agreement is dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between Circle One Realty, LLC (“Listing Broker”) and \_\_\_\_\_ (“Seller”). Seller designates RYAN CHERNEY as their Agent affiliated with the Listing Broker.
  
2. Seller desires to list on the Multiple Listing Service (“MLS”) the real estate commonly known as:  
  
 Street: \_\_\_\_\_ Unit No. (if applicable): \_\_\_\_\_  
  
 City: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
  
 Property Tax ID Number: \_\_\_\_\_ (hereinafter the “Property”).
  
3. Seller agrees that \$ \_\_\_\_\_ shall be the listing price for the Property, along with all improvements, offered for sale. Seller determined the listing price and the Listing Broker is not responsible for the listing price. Seller has the exclusive ability to modify the listing price, any modification shall be submitted in writing to the Listing Broker. Any Seller modifications to the listing price shall be submitted by the Listing Broker on the MLS.
  
4. Seller warrants and represents that Seller will no later than at the time of closing be able to convey marketable or merchantable title to the Property. The Listing Broker shall be entitled to keep the professional service fee regardless of whether Seller is able to establish marketable or merchantable title to the Property.
  
5. This Agreement shall give the Listing Broker the right to list on the MLS the Property for a period starting on \_\_\_\_\_ and ending at midnight on \_\_\_\_\_. If left blank, a default period of six (6) months shall apply from the date of acceptance of this Agreement.
  
6. Seller agrees to pay one of the flat fee packages listed below (due and payable upon acceptance of this Agreement):

**Flat Fee Listing Options:**

<b>\$145 - MLS Entry</b>	<b>\$295 – MLS Basic</b>	<b>\$495 – MLS Classic</b>	<b>\$645 – MLS Elite</b>
• 3 Month Listing	• 6 Month Listing	• 12 Month Listing	• Listed Until Sold or Cancelled
• 1 Photo	• Up to 25 Photos (Supplied by Seller)	• Up to 25 Photos	• Up to 25 Photos
	• <b>Standard Yard Sign</b>	• <b>Standard Yard Sign</b>	• <b>Professional Yard Sign Installation</b>
		• <b>Combination Lockbox</b>	• <b>Combination Lockbox</b>
		• <b>Professional Photographer</b>	• <b>Professional Photographer</b>
			• <b>Showing Appointment Scheduling</b>

**Options Available For Purchase:**

Professional Photos - \$175.00	Electronic Lockbox - \$200.00 (\$100.00 rental fee + \$100.00 deposit)
Combination Lockbox - \$45.00	Showing Appointment Scheduling - \$85.00
Brochure Box - \$20.00	Additional Standard Yard Sign - \$25.00
Professionally Installed Yard Sign - \$150.00	

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7. In consideration of the fee received under this Agreement, the Listing Broker agrees to provide the following services:
- a) List the Property on the MLS/Midwest Real Estate Data, LLC (MRED) for a period no shorter than the period set forth under this Agreement;
  - b) Distribute Seller's listing to Zillow.com, Trulia.com, Realtor.com, Homes.com and other broker websites (e.g., Redfin, Coldwell Banker, ReMax, Keller Williams, etc.) associated with the MLS (Seller acknowledges that the Listing Broker does not control how the listing appears on any websites listed herein or otherwise);
  - c) Provide all commonly used Illinois disclosure forms for the Property and real estate purchase contracts; and
  - d) Provide unlimited changes to the listing and unlimited open house notifications on the MLS and Realtor.com.
8. Listing Broker acknowledges Seller has the absolute right to terminate this Agreement if Seller's termination is submitted in writing to the Listing Broker. No termination fee shall be applied, unless there is a real estate purchase contract pending on the Property. In the event of a pending contract, then Seller agrees to pay the Buyer's Agent Commission as set forth in this Agreement.
9. Seller HEREBY agrees that Seller will:
- a) \_\_\_\_\_ (Initials) Notify Listing Broker (in writing – fax or e-mail) of any accepted offers within 24 hours of acceptance. Seller agrees to notify Listing Broker with a copy of the fully executed sales contract and required disclosures within 72 hours of time after acceptance;
  - b) \_\_\_\_\_ (Initials) Provide Listing Broker with a copy of the Settlement Statement (HUD) within 72 hours of the closing date. Seller understands that they are liable for any and all MLS related fines (currently, not less than \$100 per occurrence) incurred as a result of Sellers failure to comply with the requirements noted in parts (a) and (b) of this section;
  - c) \_\_\_\_\_ (Initials) Pay the buyer broker commission of \_\_\_\_\_% of the sales price if the Property is sold to a buyer represented by a licensed real estate broker (including the Listing Broker) during the term of this Agreement if buyer's broker is able to find a buyer who is ready, able and willing to buy the Property at the price and terms set forth in the real estate purchase contract or otherwise in writing; or, if the Property is sold within 90 days of cancellation to a buyer that was introduced to the Property by a licensed real estate broker during the listing term. (This will not apply if Seller enters into a valid, written brokerage agreement with another licensed real estate broker within this 90 day protection period.);
  - d) \_\_\_\_\_ (Initials) Conduct all showings of the Property and open houses without Listing Broker's assistance;
  - e) \_\_\_\_\_ (Initials) Provide all legally required and commonly used Illinois disclosures to any prospective buyer or buyer's broker;
  - f) \_\_\_\_\_ (Initials) Notify Listing Broker of any SHORT SALE. Upon notification, Listing Broker has the absolute right to terminate this Agreement without refund; and
  - g) \_\_\_\_\_ (Initials) Provide Listing Broker with photos of the Property that are the sole property of the Seller. Seller further agrees to pay all MLS related fines incurred as a result of Sellers failure to comply with the requirements noted above.

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10. Seller understands that this Agreement does not guarantee the sale of the Property. Seller further acknowledges that the Listing Broker does not hold earnest money and Seller's attorney or other third-party must hold the earnest money.
11. Seller understands that the Listing Broker is solely in the business of providing real estate brokerage services and does not provide its clients, including Seller, legal advice of any kind.
12. Seller agrees to indemnify, defend and hold Listing Broker harmless from any and all claims, disputes, litigation, arbitration proceedings and any awards relating to, or arising out of, any claim for commission due Buyer's Broker. Should any court, mediator, arbitrator, or alternative dispute resolution tribunal find Listing Broker liable for any commission due Buyer's Broker, Seller shall immediately pay the commission or reimburse Listing Broker the amount of such award. If Seller fails to make such payment, Listing Broker shall be entitled to recover its costs, including attorneys' fees, in seeking payment or reimbursement from Seller. Seller further understands that the Seller may be held responsible by a Buyer for any latent or hidden, undisclosed defects in the Property, which are known to the Seller, but which are not disclosed to the buyer. Seller hereby agrees to indemnify, defend and holds Listing Broker and Listing Broker's agents harmless from any and all disputes, litigation, judgments, costs and legal fees incurred in the defense of same.
13. Seller understands that the Listing Broker may represent buyers who become interested in the Property during the course of the listing period. In such a case, Seller acknowledges the Listing Broker's right to represent that buyer and thus be entitled to the commission being offered by seller.
14. Seller and Listing Broker both acknowledge that it is illegal for either the owner of the Property or the Listing Broker to refuse to display or sell to any person because of one's membership in a protected class, e.g. race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by applicable federal, state or local law.
15. Seller acknowledges that Seller has been informed of the responsibilities imposed upon Seller under the Residential Real Property Disclosure Act. Seller agrees to comply with the requirements of this Act to the best of the Seller's ability and to not knowingly provide any false or inaccurate information.
16. In accordance with the Illinois Minimum Service Law, Listing Broker offers to help in every aspect of the negotiation of the sale of the Property listed in this document. Listing Broker shall (a) receive any contracts, (b) answer any questions in regards to any offers or counter offers, and (c) communicate any offers or counter offers to the Buyers' agent on behalf of the Seller. This negotiation service is offered at no additional charge to the Seller—The Illinois Minimum Service Law cannot be waived. However, a listing office fee of up to \$325.00 shall be deducted from the cooperating Brokers' commission if any and paid to Circle One Realty, LLC at closing. This fee again is not paid by the seller, it is deducted from the cooperating Brokers' commission at closing.
17. Seller acknowledges that Listing Broker has an obligation to release information to the MLS as to the final selling price, type of financing and number of days on market.
18. This Agreement shall not be amended, except by written agreement duly executed by both parties.
19. If any one or more provisions of this Agreement shall, for any reason, be held to be invalid, unenforceable or illegal in any respect, such invalidity, unenforceability or illegality shall not affect any other provision hereof.

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THE UNDERSIGNED WARRANTS THAT THEY ARE THE SOLE OWNER(S) OF THE PROPERTY AND AUTHORIZED TO EXECUTE THIS AGREEMENT AND TO SELL THE PROPERTY AS HEREIN PROVIDED.

**AGREED TO BY SELLER(S):**

Print Name(s): \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

Print Name(s): \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

**AGREED TO BY LISTING BROKER:**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**Property Data Form**  
**Land Listing Form**  
admin@circleonerealty.com  
Questions Call 630-528-2300

**Owner Contact Information**

Owner's Name: \_\_\_\_\_  
Address (if different from property listed): \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Owner Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Property Information**

Address: \_\_\_\_\_ Asking Price: \_\_\_\_\_  
City: \_\_\_\_\_ Township: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Subdivision: \_\_\_\_\_ Model: \_\_\_\_\_ Multiple PIN Numbers  Yes  No  
Parcel # (PIN): \_\_\_\_\_ County: \_\_\_\_\_  
Is this Property also listed for rent?  Yes  No If yes > List Rental Price: \$ \_\_\_\_\_  
Rental Unit:  Sq. Ft. Annual  Acres Annual  Monthly  Annual  
Provide MLS# (if known): \_\_\_\_\_ Corporate Limits of - or- Unincorporated: \_\_\_\_\_

**General**

General Directions to Property: \_\_\_\_\_

**School Information**

Elementary District #: \_\_\_\_\_ Elementary School Name: \_\_\_\_\_  
2nd/Alternative Elementary School Name: \_\_\_\_\_  
Jr High/Middle District #: \_\_\_\_\_ Jr High/Middle School Name: \_\_\_\_\_  
2nd/Alternative Jr High/Middle School Name: \_\_\_\_\_  
High School District #: \_\_\_\_\_ High School Name: \_\_\_\_\_  
2nd/Alternative High School Name: \_\_\_\_\_  
Other Public School District #: \_\_\_\_\_ Other Public School Name: \_\_\_\_\_

Ownership Type: <input type="checkbox"/> Condo <input type="checkbox"/> Fee Simple <input type="checkbox"/> Fee Simple w/ HO Assn	Waterfront: <input type="checkbox"/> Yes <input type="checkbox"/> No
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<p><b>GENERAL INFORMATION:</b></p> <p><input type="checkbox"/> School Bus Service</p> <p><input type="checkbox"/> Commuter Bus</p> <p><input type="checkbox"/> Commuter Train</p> <p><input type="checkbox"/> Interstate Access</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Flood Zone (Partial)</p> <p><input type="checkbox"/> Historical District</p> <p><input type="checkbox"/> None</p>	<p><b>REMARKS:</b> Maximum of 1000 characters with spaces. (Feel free to submit by email to admin@circleonerealty.com)</p>
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<p><b>ZONING TYPE:</b></p> <p>Lot Dimensions: _____</p> <p>Acreage: _____</p> <p>Approx Land SF: _____</p> <p><input type="checkbox"/> Agriculture</p> <p><input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Industrial</p> <p><input type="checkbox"/> Multi-Family</p> <p><input type="checkbox"/> Planned Manufacturing District</p> <p><input type="checkbox"/> Planned Unit Development</p> <p><input type="checkbox"/> Single Family</p> <p><input type="checkbox"/> Other</p>	<p>Actual Zoning: _____</p> <p>(eg. B-2, R-2 etc.)</p> <p>Front Footage: _____</p> <p>Total Listed Lots Available: _____</p> <p>Buildings on Land <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>LOT SIZE:</b></p> <p><input type="checkbox"/> Less than .25 Acres</p> <p><input type="checkbox"/> .25-.49 Acres</p> <p><input type="checkbox"/> .50-.99 Acres</p> <p><input type="checkbox"/> 1.0-1.99 Acres</p> <p><input type="checkbox"/> 2.0-2.99 Acres</p> <p><input type="checkbox"/> 3.0-3.99 Acres</p> <p><input type="checkbox"/> 4.0-4.99 Acres</p> <p><input type="checkbox"/> 5.0-5.99 Acres</p> <p><input type="checkbox"/> 6.0-6.99 Acres</p> <p><input type="checkbox"/> 7.0-7.99 Acres</p> <p><input type="checkbox"/> 8.0-8.99 Acres</p> <p><input type="checkbox"/> 10.0-24.99 Acres</p> <p><input type="checkbox"/> 25.0-99.99 Acres</p> <p><input type="checkbox"/> 100+ Acres</p> <p><input type="checkbox"/> Oversized Chicago Lot</p> <p><input type="checkbox"/> Standard Chicago Lot</p>	<p>Farm: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>FARMS TYPE:</b></p> <p><input type="checkbox"/> Cattle</p> <p><input type="checkbox"/> Dairy</p> <p><input type="checkbox"/> Grain</p> <p><input type="checkbox"/> Hobby</p> <p><input type="checkbox"/> Hog</p> <p><input type="checkbox"/> Horse</p> <p><input type="checkbox"/> Mixed</p> <p><input type="checkbox"/> Nursery</p> <p><input type="checkbox"/> Truck</p> <p><input type="checkbox"/> Other</p>
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<p><b>LAND DESCRIPTION:</b></p> <p>(Maximum of 6 selections)</p> <p><input type="checkbox"/> Beach</p> <p><input type="checkbox"/> Common Grounds</p> <p><input type="checkbox"/> Cleared</p> <p><input type="checkbox"/> Dimensions to Center of Road</p> <p><input type="checkbox"/> Flag Lot</p> <p><input type="checkbox"/> Flood Plain</p> <p><input type="checkbox"/> Floodway</p> <p><input type="checkbox"/> Horses Allowed</p> <p><input type="checkbox"/> Irregular</p> <p><input type="checkbox"/> Landscaped Professionally</p> <p><input type="checkbox"/> Level</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Pond/ Lake</p> <p><input type="checkbox"/> Rolling Rural</p> <p><input type="checkbox"/> Sloping</p> <p><input type="checkbox"/> Stream</p> <p><input type="checkbox"/> Terraced</p> <p><input type="checkbox"/> Tillable</p> <p><input type="checkbox"/> Wetland(s)</p> <p><input type="checkbox"/> Wooded</p> <p><input type="checkbox"/> Walk-Out</p>	<p><b>LOT DESCRIPTION:</b></p> <p><input type="checkbox"/> Chain of Lakes Frontage</p> <p><input type="checkbox"/> Channel Front</p> <p><input type="checkbox"/> Corner</p> <p><input type="checkbox"/> Cul-De-Sac</p> <p><input type="checkbox"/> Forest Preserve Adjacent</p> <p><input type="checkbox"/> Golf Course Lot</p> <p><input type="checkbox"/> Nature Preserve Adjacent</p> <p><input type="checkbox"/> Wetlands Adjacent</p> <p><input type="checkbox"/> Lake Front</p> <p><input type="checkbox"/> Legal Non-Conforming</p> <p><input type="checkbox"/> Paddock</p> <p><input type="checkbox"/> Park Adjacent</p> <p><input type="checkbox"/> River Front</p> <p><input type="checkbox"/> Water View</p>	<p><b>LAND AMENITIES:</b></p> <p><input type="checkbox"/> Children's Play Yard</p> <p><input type="checkbox"/> Club House</p> <p><input type="checkbox"/> Curbs &amp; Gutters</p> <p><input type="checkbox"/> Dock-Community</p> <p><input type="checkbox"/> Fencing</p> <p><input type="checkbox"/> Garbage Removal</p> <p><input type="checkbox"/> Horse-Community Barn</p> <p><input type="checkbox"/> Horse Riding Area</p> <p><input type="checkbox"/> Horse Riding trails</p> <p><input type="checkbox"/> Landing Strip</p> <p><input type="checkbox"/> Lawn Care</p> <p><input type="checkbox"/> Lighting/ Exterior</p> <p><input type="checkbox"/> Park/ Playground</p> <p><input type="checkbox"/> Pond/ Lake</p> <p><input type="checkbox"/> Pool</p> <p><input type="checkbox"/> Security Entrance</p> <p><input type="checkbox"/> Sidewalks</p> <p><input type="checkbox"/> Snow Removal</p> <p><input type="checkbox"/> Storage Tanks (Above Ground)</p> <p><input type="checkbox"/> Storage Tanks (Below Ground)</p> <p><input type="checkbox"/> Tennis Court(s)</p> <p><input type="checkbox"/> Water Rights</p> <p><input type="checkbox"/> Other</p>	<p><b>BUILDING IMPROVEMENTS:</b></p> <p><input type="checkbox"/> 2 or More Barns</p> <p><input type="checkbox"/> Second House</p> <p><input type="checkbox"/> Barn</p> <p><input type="checkbox"/> Barn Cleaner</p> <p><input type="checkbox"/> Buildings-No Horses</p> <p><input type="checkbox"/> Box Stalls</p> <p><input type="checkbox"/> Complete Set of Buildings</p> <p><input type="checkbox"/> Corn Crib(s)</p> <p><input type="checkbox"/> Garage(s)</p> <p><input type="checkbox"/> Grain Dryer(s)</p> <p><input type="checkbox"/> Greenhouse(s)</p> <p><input type="checkbox"/> House</p> <p><input type="checkbox"/> House &amp; Out Buildings</p> <p><input type="checkbox"/> House Trailer</p> <p><input type="checkbox"/> Indoor Arena</p> <p><input type="checkbox"/> Machine Shed(s)</p> <p><input type="checkbox"/> Metal Buildings</p> <p><input type="checkbox"/> Milking Parlor</p> <p><input type="checkbox"/> Outdoor Arena</p> <p><input type="checkbox"/> Paddock</p> <p><input type="checkbox"/> Pen(s)</p> <p><input type="checkbox"/> Pole Building(s)</p> <p><input type="checkbox"/> Silo(s)</p> <p><input type="checkbox"/> Stanchions</p> <p><input type="checkbox"/> Other</p> <p><input type="checkbox"/> No Existing Structure</p>
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<p><b>CURRENT USE:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Agricultural/ Land Only</li> <li><input type="checkbox"/> Agricultural/ With Buildings</li> <li><input type="checkbox"/> Commercial</li> <li><input type="checkbox"/> Conditional Use</li> <li><input type="checkbox"/> Condominium</li> <li><input type="checkbox"/> Estate</li> <li><input type="checkbox"/> Industrial/ Manufacturing</li> <li><input type="checkbox"/> Legal Non-Conforming</li> <li><input type="checkbox"/> Liquor License</li> <li><input type="checkbox"/> Mobile Home</li> <li><input type="checkbox"/> Non-Conforming</li> <li><input type="checkbox"/> No Development Status</li> <li><input type="checkbox"/> Office &amp; Research</li> <li><input type="checkbox"/> Planned Unit Development</li> <li><input type="checkbox"/> Platted</li> <li><input type="checkbox"/> Recreational</li> <li><input type="checkbox"/> Residential-Estate</li> <li><input type="checkbox"/> Residential-Multi-Family</li> <li><input type="checkbox"/> Residential-Single-Family</li> <li><input type="checkbox"/> Retail</li> <li><input type="checkbox"/> Special Use</li> <li><input type="checkbox"/> Zoning Change Required</li> <li><input type="checkbox"/> Other</li> </ul>	<p><b>POTENTIAL USE:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Agricultural/ Land Only</li> <li><input type="checkbox"/> Agricultural/ With Buildings</li> <li><input type="checkbox"/> Commercial</li> <li><input type="checkbox"/> Conditional Use</li> <li><input type="checkbox"/> Condominium</li> <li><input type="checkbox"/> Estate</li> <li><input type="checkbox"/> Industrial/ Manufacturing</li> <li><input type="checkbox"/> Legal Non-Conforming</li> <li><input type="checkbox"/> Liquor License</li> <li><input type="checkbox"/> Mobile Home</li> <li><input type="checkbox"/> Non-Conforming</li> <li><input type="checkbox"/> No Development Status</li> <li><input type="checkbox"/> Office &amp; Research</li> <li><input type="checkbox"/> Planned Unit Development</li> <li><input type="checkbox"/> Platted</li> <li><input type="checkbox"/> Recreational</li> <li><input type="checkbox"/> Residential-Estate</li> <li><input type="checkbox"/> Residential-Multi-Family</li> <li><input type="checkbox"/> Residential-Single-Family</li> <li><input type="checkbox"/> Retail</li> <li><input type="checkbox"/> Special Use</li> <li><input type="checkbox"/> Zoning Change Required</li> <li><input type="checkbox"/> Other</li> </ul>	<p><b>LOCATION:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Central Business District</li> <li><input type="checkbox"/> Channel Front</li> <li><input type="checkbox"/> Commercial Industrial Park</li> <li><input type="checkbox"/> Corner</li> <li><input type="checkbox"/> Cul-De-Sac</li> <li><input type="checkbox"/> Forest Preserve Adjacent</li> <li><input type="checkbox"/> Golf Course Lot</li> <li><input type="checkbox"/> Industrial Area</li> <li><input type="checkbox"/> Industrial Park</li> <li><input type="checkbox"/> Lake Front</li> <li><input type="checkbox"/> Mixed Use Area</li> <li><input type="checkbox"/> Office Park</li> <li><input type="checkbox"/> Out Lot of Shopping Ctr</li> <li><input type="checkbox"/> Park Adjacent</li> <li><input type="checkbox"/> River Front</li> <li><input type="checkbox"/> Shopping Mall</li> <li><input type="checkbox"/> Shopping Strip</li> <li><input type="checkbox"/> Water Front</li> <li><input type="checkbox"/> Water View</li> </ul>	<p><b>KNOWN EXISTING LIENS:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Air/Mineral Rights Excluded</li> <li><input type="checkbox"/> First Mortgage</li> <li><input type="checkbox"/> Mechanics Lien</li> <li><input type="checkbox"/> Non Known</li> <li><input type="checkbox"/> Option to Lease</li> <li><input type="checkbox"/> Option to Purchase</li> <li><input type="checkbox"/> Recaptures Due</li> <li><input type="checkbox"/> Right of First Refusal</li> <li><input type="checkbox"/> Second Mortgage</li> <li><input type="checkbox"/> Ta Lien</li> <li><input type="checkbox"/> Third Mortgage</li> <li><input type="checkbox"/> Other</li> </ul> <p><b>SELLER NEEDS:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Acquire Other Equity</li> <li><input type="checkbox"/> Cash</li> <li><input type="checkbox"/> Cash and Paper</li> <li><input type="checkbox"/> Debt relief</li> <li><input type="checkbox"/> New Opportunity</li> <li><input type="checkbox"/> Out of Management</li> <li><input type="checkbox"/> Out of Partnership</li> <li><input type="checkbox"/> Paper</li> <li><input type="checkbox"/> Passive Investment</li> <li><input type="checkbox"/> Tax Benefits</li> <li><input type="checkbox"/> Tax Deferred Exchange</li> <li><input type="checkbox"/> Other</li> </ul>
<p><b>SELLER WILL:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Add Cash</li> <li><input type="checkbox"/> Add Existing Paper</li> <li><input type="checkbox"/> Add Management</li> <li><input type="checkbox"/> Add Other Equity</li> <li><input type="checkbox"/> Create Paper</li> <li><input type="checkbox"/> Guarantee Income</li> <li><input type="checkbox"/> Joint Venture</li> <li><input type="checkbox"/> Lease Back</li> <li><input type="checkbox"/> Master Lease</li> <li><input type="checkbox"/> Will Divide</li> <li><input type="checkbox"/> Other</li> </ul>	<p><b>OWNERSHIP TYPE:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Corporation</li> <li><input type="checkbox"/> General Partnership</li> <li><input type="checkbox"/> In Acquisition</li> <li><input type="checkbox"/> Individual</li> <li><input type="checkbox"/> Land Trust</li> <li><input type="checkbox"/> Leasehold</li> <li><input type="checkbox"/> Limited Partnership</li> <li><input type="checkbox"/> Sole Proprietor</li> <li><input type="checkbox"/> Other</li> </ul>	<p><b>FRONTAGE/ ACCESS:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> City Street</li> <li><input type="checkbox"/> County Road</li> <li><input type="checkbox"/> Easement</li> <li><input type="checkbox"/> Frontage Road</li> <li><input type="checkbox"/> Interstate</li> <li><input type="checkbox"/> On Airstrip</li> <li><input type="checkbox"/> Private Road</li> <li><input type="checkbox"/> Public Road</li> <li><input type="checkbox"/> Signal Intersection</li> <li><input type="checkbox"/> State Road</li> <li><input type="checkbox"/> Township Road</li> <li><input type="checkbox"/> U.S. Highway</li> <li><input type="checkbox"/> Other</li> </ul>	<p><b>ROAD SURFACE:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Asphalt</li> <li><input type="checkbox"/> Brick</li> <li><input type="checkbox"/> Concrete</li> <li><input type="checkbox"/> Dirt</li> <li><input type="checkbox"/> Gravel</li> <li><input type="checkbox"/> Tar &amp; Gravel</li> <li><input type="checkbox"/> Other</li> <li><input type="checkbox"/> None</li> </ul> <p><b>ROAD SURFACE:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Mainline</li> <li><input type="checkbox"/> Potential</li> <li><input type="checkbox"/> Siding</li> <li><input type="checkbox"/> Spur</li> <li><input type="checkbox"/> None</li> </ul>
<p><b>TENANT PAYS:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Air Conditioning</li> <li><input type="checkbox"/> Common Area Maintenance</li> <li><input type="checkbox"/> Electric</li> <li><input type="checkbox"/> Farm Supplies</li> <li><input type="checkbox"/> Heat</li> <li><input type="checkbox"/> Janitorial</li> <li><input type="checkbox"/> Operating Steps</li> <li><input type="checkbox"/> Real Property Taxes</li> <li><input type="checkbox"/> Property Insurances</li> <li><input type="checkbox"/> Repairs &amp; Maintenance</li> <li><input type="checkbox"/> Roof</li> <li><input type="checkbox"/> Scavenger</li> <li><input type="checkbox"/> Structure</li> <li><input type="checkbox"/> Tax Steps</li> <li><input type="checkbox"/> Water/ Sewer</li> <li><input type="checkbox"/> Other</li> </ul>	<p>Minimum Required SF by Covenant</p> <p>1 Story _____</p> <p>Minimum Required SF by Covenant</p> <p>2 Story _____</p> <p>Other Minimum Required SF</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p><b>LEASE TYPE:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Net</li> <li><input type="checkbox"/> Modified Gross</li> <li><input type="checkbox"/> Gross</li> </ul> <p>Loans: \$ _____</p> <p>Equity: \$ _____</p>			

<p># of Rooms: _____</p> <p># Bedrooms (All Levels): _____</p> <p># Full Bathrooms: _____</p> <p># Half Bathrooms: _____</p> <p># Interior Fireplaces: _____</p> <p><b>MASTER BEDROOM BATH:</b></p> <p><input type="checkbox"/> Full <input type="checkbox"/> Half <input type="checkbox"/> Shared <input type="checkbox"/> None</p>	<p><b>BASEMENT:</b></p> <p><input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Walkout <input type="checkbox"/> English <input type="checkbox"/> None</p> <p><b>BASEMENT BATHROOM:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>PARKING TYPE:</b></p> <p><input type="checkbox"/> None <input type="checkbox"/> Garage <input type="checkbox"/> Exterior Space(s)</p> <p><b>GARAGE TYPE:</b></p> <p><input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> None</p> <p># of Garage Spaces: _____</p> <p># of Exterior Parking Spaces: _____</p>	<p><b>TYPE OF HOUSE:</b></p> <p><input type="checkbox"/> 1 Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Stories <input type="checkbox"/> 3 Stories <input type="checkbox"/> 4+ Stories <input type="checkbox"/> Coach House <input type="checkbox"/> Earth <input type="checkbox"/> Hillside <input type="checkbox"/> Raised Ranch <input type="checkbox"/> Split Level <input type="checkbox"/> Split Level w/Sub <input type="checkbox"/> Other <input type="checkbox"/> Teardown <input type="checkbox"/> Manufactured <input type="checkbox"/> Modular</p>
<p><b>STYLE:</b> (Maximum of 1 Selection)</p> <p><input type="checkbox"/> American 4-Sq. <input type="checkbox"/> Bi-Level <input type="checkbox"/> Brownstone <input type="checkbox"/> Bungalow <input type="checkbox"/> Capecod <input type="checkbox"/> Colonial <input type="checkbox"/> Contemporary <input type="checkbox"/> Cottage <input type="checkbox"/> English <input type="checkbox"/> Farmhouse <input type="checkbox"/> French Provincial <input type="checkbox"/> Georgian <input type="checkbox"/> Greystone <input type="checkbox"/> Log <input type="checkbox"/> Mediterranean/Spanish <input type="checkbox"/> Prairie <input type="checkbox"/> Quad Level <input type="checkbox"/> Queen Anne <input type="checkbox"/> Ranch <input type="checkbox"/> Row House <input type="checkbox"/> Step Ranch <input type="checkbox"/> Traditional <input type="checkbox"/> Tri-Level <input type="checkbox"/> Tudor <input type="checkbox"/> Victorian <input type="checkbox"/> Other <input type="checkbox"/> Mid Level <input type="checkbox"/> A-Frame <input type="checkbox"/> Walk-Out Ranch</p> <p><b>UTILITIES TO SITE:</b></p> <p><input type="checkbox"/> None <input type="checkbox"/> Electric Nearby <input type="checkbox"/> Electric to Site <input type="checkbox"/> Gas Nearby <input type="checkbox"/> Has to Site <input type="checkbox"/> Holding Tank(s) <input type="checkbox"/> Holding Tank Required <input type="checkbox"/> Sanitary Sewer Nearby <input type="checkbox"/> Sanitary Sewer to Site <input type="checkbox"/> Septic - Mechanical <input type="checkbox"/> Septic - Private <input type="checkbox"/> Septic System Required <input type="checkbox"/> Sewer - Storm Available <input type="checkbox"/> Water - Community <input type="checkbox"/> Water - Municipal <input type="checkbox"/> Water - Nearby <input type="checkbox"/> Water - Private Company <input type="checkbox"/> Water to Site <input type="checkbox"/> Well - Community <input type="checkbox"/> Well - Private <input type="checkbox"/> Well - Private Company <input type="checkbox"/> Well - Required <input type="checkbox"/> Well - Shared</p>	<p><b>BASEMENT DESCRIPTION:</b></p> <p><input type="checkbox"/> None <input type="checkbox"/> Finished <input type="checkbox"/> Partially Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Crawl <input type="checkbox"/> Cellar <input type="checkbox"/> Sub-Basement <input type="checkbox"/> Slab <input type="checkbox"/> Exteriors Access <input type="checkbox"/> Other <input type="checkbox"/> Rough In</p> <p><b>CONSTRUCTION:</b></p> <p><input type="checkbox"/> Birck <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Steel <input type="checkbox"/> Stone <input type="checkbox"/> Wood Frame <input type="checkbox"/> Other</p> <p><b>TAX/ASSESSMENTS</b></p> <p>Tax Year _____</p> <p>Taxes \$ _____</p>	<p><b>EXTERIOR BUILDING TYPE:</b> (maximum of 3 selections)</p> <p><input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Steel Siding <input type="checkbox"/> Brick <input type="checkbox"/> Cedar <input type="checkbox"/> Frame <input type="checkbox"/> Block <input type="checkbox"/> EIFS (e.g. Dryvit) <input type="checkbox"/> Glass <input type="checkbox"/> Log <input type="checkbox"/> Masonite <input type="checkbox"/> Shakes <input type="checkbox"/> Stucco <input type="checkbox"/> Stone <input type="checkbox"/> Marble/Granite <input type="checkbox"/> Concrete <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Limestone <input type="checkbox"/> Slate <input type="checkbox"/> Other <input type="checkbox"/> Clad Trim</p>	<p><b>AIR CONDITIONING:</b></p> <p><input type="checkbox"/> Central Air <input type="checkbox"/> Partial <input type="checkbox"/> Space Pac <input type="checkbox"/> 1 - Window/Wall Unit <input type="checkbox"/> 2 - Window/Wall Unit <input type="checkbox"/> 3 - Window/Wall UNIT <input type="checkbox"/> Zoned <input type="checkbox"/> None</p> <p><b>HEAT/FUEL:</b></p> <p><input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane <input type="checkbox"/> Solar <input type="checkbox"/> Forced Air <input type="checkbox"/> Hot Water/Steam <input type="checkbox"/> Baseboard <input type="checkbox"/> Radiant <input type="checkbox"/> Gravity Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Radiators <input type="checkbox"/> Space Heaters <input type="checkbox"/> 2+ Separate Heating Systems <input type="checkbox"/> Individual Controls <input type="checkbox"/> Zoned <input type="checkbox"/> Other <input type="checkbox"/> None</p>
	<p><b>TAX EXEMPTIONS:</b></p> <p><input type="checkbox"/> Homeowner <input type="checkbox"/> Senior <input type="checkbox"/> Senior Freeze <input type="checkbox"/> Other <input type="checkbox"/> None</p> <p><b>SPECIAL ASSESSMENTS:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p><b>SPECIAL SERVICE AREA:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Included in Tax Bill</p> <p>If Special Service Area, enter Fee \$ _____</p>	<p><b>AGENT OWNED/INTEREST:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>BUYER TAKES POSSESSION:</b></p> <p><input type="checkbox"/> Closing <input type="checkbox"/> Immediate <input type="checkbox"/> Lease Back Required <input type="checkbox"/> Negotiable <input type="checkbox"/> Specific Date <input type="checkbox"/> Tenant's Rights <input type="checkbox"/> Prior to Closing <input type="checkbox"/> Other <input type="checkbox"/> Harvest Rights</p>	<p><b>SALE TERMS:</b></p> <p><input type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> Assumption - Conv. <input type="checkbox"/> Assumption - FHA <input type="checkbox"/> Assumption - VA <input type="checkbox"/> Release Required <input type="checkbox"/> Contract (Articles for Deed) <input type="checkbox"/> Lease/ Purchase <input type="checkbox"/> Owner May Help/ Assist <input type="checkbox"/> Purchase Money mortgage <input type="checkbox"/> Rent w/ Option <input type="checkbox"/> Rewrite/ Blend <input type="checkbox"/> Trade/ Exchange <input type="checkbox"/> Cash Only <input type="checkbox"/> Other <input type="checkbox"/> Land Lease</p>



**Circle One Realty**

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\_\_\_\_\_ Seller personally took the photographs to be included in the listing.

\_\_\_\_\_ Seller personally created the virtual tour and/or other materials to be included in the listing.

\_\_\_\_\_ Seller contracted with a photographer and/or other professional to take the photo(s) and/or created the virtual tour and other materials which are to be included in the listing. Seller states that he/she personally owns the copyright to the material(s) and can provide a release and/or receipt from the photographer other professional if asked to do so. Documentation must indicate ownership and/or unlimited rights of copyrighted materials.

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Property Address: \_\_\_\_\_

Agreed to and Accepted by **Seller(s)**:

Agreed to and Accepted by **Circle One Realty**:

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date of Acceptance:

Date of Acceptance:

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**Return Signed Document to [admin@circleonerealty.com](mailto:admin@circleonerealty.com)**