

Unit Info

# of Unit (s) 1 _____	# of Unit (s) 5 _____	# of Unit (s) 9 _____
# of Bedrooms (1) _____	# of Bedrooms (5) _____	# of Bedrooms (9) _____
#of Baths (1) _____	#of Baths (5) _____	#of Baths (9) _____
Unit Furnished (1) _____	Unit Furnished (5) _____	Unit Furnished (9) _____
Unit Rent (1) _____	Unit Rent (5) _____	Unit Rent (9) _____
Unit Rental Total: _____	Unit Rental Total: _____	Unit Rental Total: _____

# of Unit (s) 2 _____	# of Unit (s) 6 _____	# of Unit (s) 10 _____
# of Bedrooms (2) _____	# of Bedrooms (6) _____	# of Bedrooms (10) _____
#of Baths (2) _____	#of Baths (6) _____	#of Baths (10) _____
Unit Furnished (2) _____	Unit Furnished (6) _____	Unit Furnished (10) _____
Unit Rent (2) _____	Unit Rent (6) _____	Unit Rent (10) _____
Unit Rental Total: _____	Unit Rental Total: _____	Unit Rental Total: _____

# of Unit (s) 3 _____	# of Unit (s) 7 _____	# of Leased Apartments: _____
# of Bedrooms (3) _____	# of Bedrooms (7) _____	Apx. Studio Size: _____
#of Baths (3) _____	#of Baths (7) _____	Apx 1 BR Size: _____
Unit Furnished (3) _____	Unit Furnished (7) _____	Apx 2 BR Size: _____
Unit Rent (3) _____	Unit Rent (7) _____	Apx 3 BR Size: _____
Unit Rental Total: _____	Unit Rental Total: _____	# of Units w/ Garage: _____

# of Unit (s) 4 _____	# of Unit (s) 8 _____	# of Carports: _____
# of Bedrooms (4) _____	# of Bedrooms (8) _____	Parking Spaces Total: _____
#of Baths (4) _____	#of Baths (8) _____	Tenant Pays Gas: (Y/N) _____
Unit Furnished (4) _____	Unit Furnished (8) _____	Tenant Pays Electric: (Y/N) _____
Unit Rent (4) _____	Unit Rent (8) _____	Tenant Pays Electric: (Y/N): _____
Unit Rental Total: _____	Unit Rental Total: _____	

of Units w/Dishwashers: _____

#of Units with Disposals: _____

of Units w/Drapes: _____

of Units w/Ranges: _____

of Units w/Refrigerators: _____

Zoning: _____

Lot Dimensions Approx: _____

Lot SqFt Approx: _____

Approx # of Acres: _____

***Lot Size: (1)**

- 1).25- .25 Acres or Less
- 2).25-.50 .25 through .50 Acres
- 3).5-.75 .5 through .75 Acres
- 4).75 -1.5 .75 through 1.5 Acres
- 5)1.5 - 2.5 1.5 through 2.5 Acres
- 6)2.5 - 5.0 2.5 through 5.0 Acres
- 7)5.0 - 10. 5.0 through 10.0 Acres
- 8)10 20 10.0 through 20.0 Acres
- 9)20+ Above 20 Acres/See Rmrks

of Buildings: _____

of Stories: _____

Age: _____

Show Phone: _____

Unit Info Section (Continued)

Flood Zone:

- UNKHZD Hazard Unknown
- KNWNHZ Known Hazard
- ORMKS Other Remarks

Geological Hazard Zone:

- UNKHZD Hazard Unknown
- KNWNHZ Known Hazard
- ORMKS Other Remarks

Financial

Monthly Rent Total: _____

Other Income Source: _____

Other Income Amount: _____

Fiscal Year From: _____ to _____

Actual Gross Scheduled Income: _____

Projected Gross Scheduled Income: _____

Actual Other Income: _____

Projected Other Income: _____

Actual Vacancy & Credit Loss: _____

Projected Vacancy & Credit Loss: _____

Actual Gross Operating Income: _____

Projected Gross Operating Income: _____

Actual Operating Expense: _____

Projected Operating Expense: _____

Actual Net Operating Inc: _____

Projected Net Income: _____

Actual Total P&I Pay: _____

Projected Annual P&I Expense: _____

Actual Cash Flow: _____

Projected Cash Flow: _____

Cap Rate Actual: _____

Cap Rate Projected: _____

Actual Cash on Cash: _____

Projected Cash on Cash: _____

Gross Multiplier: _____

Projected Gross Mutipler: _____

Actual Tax Expense: _____
Actual Ins. F&L Expense: _____
Actual Gas & Electric: _____
Actual WtrSewer Expense: _____
Actual Trash Expense: _____
Actual Supplies Expense: _____
Actual Maintenance Expense: _____
Actual Pest Control Expense: _____
Actual License Expense: _____
Actual Gardener Expense: _____
Actual Manager Expense: _____
Actual Prop Management: _____
Actual Other Expense: _____
Actual Total Expense: _____
Assessed Value Improved: _____
1st Loan Balance: _____
Loan 1 Payment: _____
1st Loan Interest: _____
1st Loan Assumable: _____
Loan 1 Balloon: _____
Loan 1 Year Due: _____
BLN Balance: _____
BLN Interest: _____
BLN Baloon: _____

Projected Tax Expense: _____
Projected F&L Ins. Expense: _____
Projected Gas & Electric: _____
Projected Wtr/Sewer Expense: _____
Projected Trash Expense: _____
Projected Supplies Expense: _____
Projected Maintenance Expense: _____
Projected Pest Expense: _____
Projected License Expense: _____
Projected Gardener Expense: _____
Projected Manager Expense: _____
Projected Management Expense: _____
Projected Other Expense: _____
Projected Total Expense: _____
Price/SF of Improvements: _____
Loan 2nd Balance: _____
Loan 2 Payment: _____
2nd Loan Interest Rate: _____
2nd Loan Assumable: _____
Loan 2 Balloon: _____
Loan 2 Year Due: _____
BLN Payment: _____
BLN Assumable: _____
BLN Year Due: _____

FEATURES

AA - Amenities Features:

AA1 BBQ
 AA2 Clubhouse
 AA3 CTV Avail
 AA4 Elevator
 AA5 Exercise Room
 AA6 Heated Pool
 AA7 Rec Room
 AA8 RV Parking
 AA9 Sauna
 AA10 Spa
 AA11 Tennis
 AA12 None
 AA13 Other/Remarks

AB - Construction Features:

AB1 Block
 AB2 Brick
 AB3 Drywall
 AB4 Frame
 AB5 Lath/Plaster
 AB6 Stone
 AB7 Stucco
 AB8 Other/Remarks

AC - Cooling Features:

AC1 Central Forced Air Elec
 AC2 Central Forced Air Gas
 AC3 Evaporative Cooler
 AC4 Heat Pump
 AC5 Wall/Window
 AC6 None
 AC7 Other

AD - Existing Financing:

AD1 AITD
 AD2 ARM
 AD3 Clear
 AD4 Conventional
 AD5 CVET
 AD6 FHA
 AD7 Fixed Rate
 AD8 GPM
 AD9 Land Contract
 AD10 Private
 AD11 VA
 AD12 None

AE - Exterior Features:

AE1 All Auto Sprinklers
 AE2 Auto Front Sprinklers
 AE3 Auto Rear Sprinklers
 AE4 Block Fence
 AE5 Cable Available
 AE6 Community Facilities
 AE7 Front Sprinklers
 AE8 Fully Landscaped
 AE9 Metal Fence
 AE10 No Landscaping
 AE11 Part Fenced
 AE12 Part Landscaped
 AE13 Rear Sprinklers
 AE14 RV Parking
 AE15 Satellite Dish
 AE16 Security Bars
 AE17 Shutters
 AE18 Solar Leased

AF - Financial Info Source:

AF1 Accountant
 AF2 Limited Info
 AF3 Owner
 AF4 Tax Return
 AF5 Other/Remarks

AG - Floor Covering:

AG1 Hardwood
 AG2 Marble
 AG3 Tile
 AG4 Vinyl
 AG5 Wall to Wall Carpet
 AG6 None
 AG7 Other/Remarks

AH - Floors:

AH1 Slab
 AH2 Wood
 AH3 Other/Remarks

AI - Heating Features:

AI1 Baseboard
 AI2 Central Forced Air Elec
 AI3 Central Forced Air Gas
 AI4 Floor Furnance
 AI5 Heat Pump
 AI6 Radiant
 AI7 Wall
 AI8 Other/Remarks

AJ - Laundry:

AJ1 Leased
 AJ2 Owned

Paragon 7/16 Page 5 Feature Section

AE1
 AE2
 AE2
 AE2
 AE2
 AE2

AK - Parking Features:

- AK1 Carports
- AK2 Garages
- AK3 RV Parking
- AK4 Spaces
- AK5 Underground
- AK6 None
- AK7 Other/Remarks

AL - Roof Features:

- AL1 Composition
- AL2 Rock/Gravel
- AL3 Shake
- AL4 Tar & Gravel
- AL5 Tile
- AL6 Wood
- AL7 Other/Remarks

***AM - Sales Restrictions (3)**

- AM1 Call Agent
- AM2 Court Approval Required
- AM3 Deed Restricted Program
- AM4 Estate
- AM5 HAP (Homeowners Assistant Program)
- AM6 HUD
- AM7 Need Short Sale-
No Lender Knowledge
- AM8 NOD Filed/Foreclosure
Pending
- AM9 Pre SS Pkg submitted
to lender(s), ready
to consider offers
- AM10 Probate Subject
to Overbid
- AM11 REO
- AM12 Short Sale Approved
- AM13 None Known
- AM14 Other Remarks

AN - Showing Features:

- AN1 Appt with Listing Office
- AN2 Appt with Occupant
- AN3 Call First
- AN4 Call Listing Office
- AN5 Gate Pass
- AN6 Key In Listing Office
- AN7 With Accepted Offer
- AN8 Remarks

AO- Special Features:

- AO1 Assessments/Liens
- AO2 Building Report
- AO3 City Report
- AO4 City Transfer Tax
- AO5 Court Approved Sale
- AO6 Energy Retrofit
- AO7 Excluded Items
- AO8 Freeway Access
- AO9 Highway Frontage
- AO10 Home Owners Warranty
- AO11 Land Lease
- AO12 Local Transfer Tax
- AO13 Other Taxes
- AO14 Rent Control
- AO15 RR Spurs
- AO16 Sellers are RE Licensees
- AO17 Service Contracts
- AO18 Termite Certificate
- AO19 None
- AO20 Other/Remarks

AP - SQFT Source Features:

- AP1 Buyer to Verify
- AP2 Owner AP3 Plans
- AP4 Taped AP5
- Tax Record AP6
- Other/Remarks
-

AQ - Stories Features:

- AQ1 1 Story
- AQ2 2 Story
- AQ3 3 Story
- AQ4 4 Story
- AQ5 Bi-Level
- AQ6 Tri-Level

AR- Terms Features:

- AR1 AITD
- AR2 Assumable 1st
- AR3 Assumable 2nd
- AR4 Assumable Other
- AR5 Cash
- AR6 Cash to Existing Loan
- AR7 Cash to New Loan
- AR8 Exchange Down
- AR9 Exchange Up
- AR10 FHA
- AR11 Land Contract
- AR12 Lease Option
- AR13 Owner May Carry 1st
- AR14 Owner May Carry 2nd
- AR15 State Veteran
- AR16 Submit
- AR17 Use Existing Lender
- AR18 VA
- AR19 Other/Remarks

AS - Unit Type Features:

- AS1 2 on a lot
- AS2 3 on a lot
- AS3 Apartment
- AS4 Condo
- AS5 Duplex
- AS6 Fourplex
- AS7 Free Standing
- AS8 Townhouse
- AS9 Triplex
- AS10 Other/Remarks

Remarks

REMARKS:
510 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:
510 Characters

Directions:
128 Characters

**Advertising
REMARKS:**
510 Characters

Information is published on sites using ListHub to syndicate.

Supplemental Remarks Field
4000 Characters (Use separate sheet to supply supplemental remarks)

Remarks (continued)

*Sentrilock Box

Lockbox ID: _____

- Yes
- No

Virtual Tour Link _____

Nonbranded link

Virtual Tour Link 2 _____

Nonbranded link

3D_URL _____

Nonbranded link

***Mandated Remarks:

100 Characters - System To Auto-Populate Based On MLS Rules and Regulations

***Mandated Remarks - (1) (R)

- FRR First Right of Refusal * (C)
- NK None Known
- ACTA Offer accepted contingent on Court approval (c)
- ASHR Offer accepted pending lender approval of Short Sale (C)
- LSEO Offer accepted with Lease Option (P)
- OREO Offer(s) submitted awaiting REO approval(C)
- OSSA Offer(s) submitted awaiting Short Sale approval (C)
- OANS Offer accepted pending lender approval of short sale, no further showings (P)

***Mandated Remarks - required only when applicable.

- *Offer accepted with ___ hour first right of refusal (C)
- (C) denotes that listings that have this item selected will be moved to a Contingent Status
(P) denotes that listings that have this item selected will be moved to a Pending Status

This Information relative to this property is supplied for publication by the owner(s) according to owner's best information and belief and I/We agree the above information is true and correct to the best of my knowledge and belief and authorize agent to submit the above information for publication in the San Diego MLS, Inc MLS. IT IS HEREIN NOTED THAT SAN DIEGO MLS, INC MLS WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED ABOVE.

Owner Signature: _____ Date: _____
(Optional)

Owner Signature: _____ Date: _____
(Optional)

Broker certifies that a valid contract for the above property is on file in his/her office.

Broker Signature: _____ Date: _____

Authorized Signature (MLS Participant/Subscriber) _____ Date: _____

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