

Important Information Regarding This Kit

The documents in this kit are important. They must be completed **accurately** and **completely**. Your agent relies on the data supplied to represent your property on the multiple listing system and to prospective buyers.

The Sellers Property Disclosure Statement will become part of the Purchase Contract. Any inaccuracy or misrepresentation on it could jeopardize the transaction or leave you open to legal liability. It is always better to over disclose than under disclose. Avoid checking "I don't know" if possible. Potential buyers may become suspicious that you are avoiding full disclosure.

If applicable, when completing the lead paint form check the correct statements and initial in the seller disclosure section located in the middle of the form. Sign and date towards the bottom.

Email a description of the property along with any upgrades, updates and features that can be placed in the MLS public remarks section. The information should be those things that would encourage a buyer to look at the property. The public remarks section is one of the first areas that buyers look at, so take your time and give us information that will keep the buyer's interest.

All owners must sign the forms. Married persons must both sign even if the property is titled in only one person's name.

All documents must be completed in black ink and all writing must be legible. Once the documents are completed, they may be scanned in text mode, which is black and white, at 300 - 400 dpi and emailed to tiffanystantonsellshomes@gmail.com. Don't scan in color. If a scanner is not available, they may be faxed to 402-330-4002 on fine resolution with the originals mailed to 418 S 166 St. Omaha NE 68118.

To set the resolution on most fax machines, put the documents in the fax, toggle the "resolution" button until "fine" appears in the window, press enter, input the phone number and send the fax. If that does not work, check your manual. It is imperative that we receive the documents in clean, clear form, especially the Sellers Property Condition Disclosure Statement. It will be posted on line for buyers to access and it has to survive a couple more scans or faxes as the transaction progresses. If you are not familiar with digital conversion technology, you can always mail the forms in and we can convert them for you.

Digital photos should be emailed to the same address. The MLS will accommodate up to 34 photos. The photos must be no smaller than 1280 x 960 (1.3 megapixels) and no larger than 2560 x 1920 (5.0 megapixels) and meet the quality requirements as outlined in the "selling Tips" page. The file name on the photos should be the room name that they represent. The MLS uses the file name as the label for the photo. If you are not able to take photos that meet the requirements, your agent can take them for you for a nominal charge. Photos are the single most important item buyers use to decide to look or not to look at a house.

Please take a few moments to review the information on our "Selling Tips" page. The information on that page is critical to your success. In addition, you will be functioning as our administrative assistant so understanding your role is important. The better job you do, the better job we will be able to do for you.

If this is more involved than you anticipated, please check out our deep discount full service program. Thank-you for choosing Berkshire Real Estate to sell your home.

REAL ESTATE CONSULTING/LISTING AGREEMENT

(This is a legally binding contract. If not understood, seek legal advice.)



This agreement is between Berkshire Real Estate Company ("Broker"), Omaha Nebraska and

_____ seller(s) ("Seller") of the property legally described below.

also known as: Address _____ City _____ State _____ Zip _____.

1. DUTIES AND RESPONSIBILITIES OF BROKER: Broker shall have the following duties and obligations.

- a.) To perform the terms of this agreement;
- b.) To exercise reasonable skill and care for Seller;
- c.) To promote the interest of Seller with the utmost good faith, loyalty and fidelity;
- d.) To account in a timely manner for all money and property received;
- e.) To comply with the requirements of agency relationships as defined in Neb. Rev. Stat. 76-2401 through 76-2430, the Nebraska Real Estate license act, and any rules or regulations promulgated pursuant to such sections or act; and
- f.) Comply with any applicable federal, state, and local laws, rules, regulations, and ordinances, including fair housing and civil rights statutes and regulations.

2. DUTIES AND RESPONSIBILITIES OF SELLER'S LIMITED AGENT AS A LIMITED DUAL AGENT: Seller's Limited Agent (as described in paragraph 19) has disclosed to Seller that Broker permits Seller's Limited Agent to act as an agent for sellers of property or for buyers of property, and with the informed written consent of both the seller and buyer of a particular property, to act as a Limited Dual Agent for both. Seller's Limited Agent agrees to promptly notify Seller whenever a Seller's Limited Agent is also representing a buyer when that buyer becomes interested in acquiring Seller's property. Seller consents to Seller's Limited Agent also serving as an agent of the buyer for Seller's property and acknowledges that Seller's Limited Agent will then be a Limited Dual Agent of both Seller and buyer, serving both Seller and buyer as clients. As a Limited Dual Agent, Seller's Agent will owe to the buyer the following duties and obligations as a buyer's Agent:

- a.) To perform the terms of the written agreement made with the buyer;
- b.) To exercise reasonable skill and care for the buyer;
- c.) To promote the interests of the buyer with utmost good faith, loyalty, and fidelity, including:
- d.) To account in a timely manner for all money and property received;
- e.) To comply with all requirements of sections 76-2401 to 76-2430, the Nebraska Real Estate License act, and any rules and regulations promulgated pursuant to such sections or act; and
- f.) Comply with any applicable federal, state, and local laws, rules, regulations, and ordinances, including fair housing and civil rights statutes or regulations

As a limited Dual Agent, Seller's Limited Agent also continues to owe Seller the duties and obligations as a Seller's Limited Agent set out in paragraph 1, and the Seller's Limited Agent also continues to owe to buyer the duties and obligations as a buyer's Limited Agent described above, except that a Limited Dual Agent can disclose to one client any information the Limited Dual Agent has gained from the other client which is relevant to the transaction or client, provided that Limited Dual Agent cannot disclose, without the informed written consent of the client to whom the information pertains:

- a.) That Seller is willing to accept less than the asking price for the property;
- b.) That buyer is willing to pay more than the purchase price offered for the property;
- c.) What the motivating factors are for any client buying or selling the property;
- d.) That either client will agree to financing terms other than those offered by that client;
- e.) Any other confidential information about the client unless the disclosure is required by statute, rule, or regulation or failure to disclose the information would constitute fraudulent misrepresentation. In the event that Seller's Limited Agent becomes a Limited Dual Agent, Seller's Limited Agent will prepare and present to Seller an Informed Written Consent at or before the time an offer to or from the buyer is first presented. The Informed Written Consent will identify the buyer and disclose the compensation agreement between Seller's Limited Agent and buyer, if any. Seller's Limited Agent will be allowed to continue in the transaction as a Limited Dual Agent only if the Informed Written Consent is signed by both Seller and Buyer.

3. CONFIDENTIAL INFORMATION AND ADVERSE MATERIAL FACTS: Broker shall not disclose any confidential information about Seller, without Seller's written permission, unless disclosure is required by statute, rule or regulation, or failure to disclose the information would constitute fraudulent misrepresentation. Broker is required to disclose adverse material facts to any prospective purchaser. Adverse material facts may include any environmental hazards affecting the property which are required by law to be disclosed, physical condition of the property, any material defects in the property, any material defects in the title to the property, or any material limitation on Seller's ability to perform under the terms of the contract.

4. CONSULTING/LISTING PERIOD: The term of this contract shall begin _____ and expire _____.
Expiration date **MUST** be at least 5 months from beginning date.

5. PRICE AND TERMS: The listing price for the property shall be _____ (\$ _____) on the following terms: ☐ Cash, ☐ Conventional, ☐ PMI, ☐ FHA, ☐ VA, or any other price or terms acceptable to the Seller.

6. COMMISSION: Seller agrees to pay Broker a cash commission based on the purchase price of (select one):

- _____ A.) Seller Assistance Program: \$495 plus, Seller to reimburse Broker for any expenses incurred at the request of Seller.
- _____ B.) Seller Assistance + MLS Program: 1% commission rate on the first \$300,000 and 0.5% thereafter, or \$1,000 whichever is higher, and a 2.4% cooperative commission payable to a cooperating broker/agent, if they procure the buyer. If listing agent finds the buyer, only the cooperative commission is due.

This commission shall be payable on the happening of any one or more of the following events:

- (a) if a sale or exchange is made or purchaser found who is ready, willing & able to purchase or exchange the property, before the expiration date of this listing or
- (b) if a purchaser is found who executes an option to purchase or a lease with option to purchase ("Option") and if the Option is subsequently exercised, whether or not the Option is exercised during the term of this Agreement, by Broker, Seller or any other person at the above price and terms or for any other price and terms Seller may agree to accept, or
- (c) if this agreement is revoked or violated by Seller, or
- (d) if Broker is prevented in closing the sale of this Property by existing claims, liens, judgments or suits pending against the Property, or the Seller thereof, or
- (e) if Broker is unfairly hindered by Seller in the showing of or attempting to sell the Property, within said period.

Seller authorizes Broker to compensate Purchaser's Agents; Agents acting for both Purchaser and Seller (Dual Agents).

7. EQUAL OPPORTUNITY: The Property, as required by law, is offered without respect to race, color, religion, sex, handicap or disability, familial status, national origin, or age.

8. PRICE TO INCLUDE: The Price shall include all attached equipment and fixtures, except _____

9. SMOKE DETECTORS: Prior to closing, Seller agrees to install at Seller's expense any smoke detectors required by law.

10. SELLER PROPERTY CONDITION DISCLOSURE STATEMENT: Seller represents to the Broker, solely for the purposes of this Agreement, that Seller has completed the Seller Property Condition Disclosure Statement fully and correctly to the best of the Seller's knowledge. Seller further states that all oral representations made to Broker are accurate. Broker shall not accept nor attempt to solicit any offers to purchase until the Seller Property Condition Disclosure Statement is completed by Seller and received by Broker.

11. SELLER'S CERTIFICATION: Seller certifies that to the best of Seller's knowledge, information and belief, the following describes the true **condition of the Property:**

- a.) All items set forth in paragraph 8 above to be included in the sale are and will be in good working order on possession;
- b.) There are no structural defects, either latent or apparent;
- c.) There is no evidence of wood infestation on the Property; and
- d.) The lower level or basement level of all structures are free from leakage or seepage of water;
- e.) There are no known conditions present or existing with respect to the Property, unless provided in writing, which may give rise to create Environmental Hazards or Liabilities, and that there are no enforcement actions pending or threatened in connection therewith. Seller agrees to inform Broker if any such Environmental Hazards or Liabilities are discovered during the term of this Agreement or any extension thereof, and to provide Broker with full information with respect thereto. However, if any of the above conditions are found on the Property and it is known or discovered that any such condition existed prior to closing, Seller agrees to indemnify and hold harmless Broker, and Broker's salespersons, employees, associate brokers, cooperating broker or purchaser's representative ("Broker Et Al"), from any and all causes of action, loss, damage or expense to which Broker Et Al may be subject in connection with this paragraph.

12. ASSESSMENTS: Seller agrees to pay any assessments for paving, curb, sidewalk or utilities previously constructed, or ordered, or required to be constructed by the public authority, but not yet assessed.

13. EARNEST DEPOSIT ("Deposit"): Broker is authorized to receive and deposit in a trust account Earnest Deposit money from prospective purchasers making written offers to acquire the Property, and Broker shall retain same until the closing unless transferred to an Escrow Agent. In the event of a dispute over the return or forfeiture of any Deposit held by the Broker/Escrow Agent, the Broker/Escrow Agent shall continue to hold the Deposit in its trust account until Broker/Escrow Agent has a written release from all parties consenting to its disposition or until a civil action is filed to determine its disposition at which time the Broker/Escrow Agent may pay it into court.

14. ESCROW AGENT: Seller agrees that the closing of any sale made by Broker may be handled by an escrow agent and that the fee charged by the Escrow Agent shall be equally divided between buyer and Seller, unless buyer is obtaining a VA or FHA loan, then cost of the Escrow Agent shall be paid by Seller.

15. TITLE AND CONVEYANCE: Seller agrees to furnish a complete abstract of title certified to date of sale showing marketable title, or a title Insurance commitment if necessary to complete the sale and to pay any expense incurred in perfecting the title in case the same is found defective, and convey, within a reasonable period from date of sale by warranty deed, executed by all persons having any interest therein, and clear of all encumbrances except easements, deed restrictions, and covenants of record.

16. EARLY TERMINATION: This Agreement may not be terminated prior to the expiration date except for good cause. Termination shall be at the sole discretion of Broker. Should Seller decide not to sell the Property, Broker at its discretion may remove advertisement and suspend showings upon written request by Seller.

17. POSSESSION: Possession to be given as mutually agreed between buyer and Seller.

18. KEYS AND LOCK BOX: If Seller Assistance + MLS Program is selected, Seller grants Broker permission to install and use a lock box containing a key to the Property. Seller acknowledges that:

- a.) A lock box and any other keys available to Broker will permit access to the Property by Broker and cooperating Brokers together with potential purchasers;
- b.) Seller will maintain in force adequate insurance to protect Seller in the event of any damage, loss or claims arising from entry to the Property by persons through the above use of the key and agrees to hold the Broker harmless from any loss, claim, or damage resulting therefrom;
- c.) Seller will obtain and provide to Broker written permission from the occupant of the Property, if it is a person other than the Seller, allowing showings as described above, after giving occupant notice;
- d.) Seller authorizes Broker to allow access to the property by other persons, including but not limited to appraisers, inspectors, utility company personnel, as necessary to complete a sale.

19. MULTIPLE LISTING SERVICE ("MLS") AUTHORITY: Seller authorizes Broker to process, advertise and distribute information about the Property through the MLS to its subscribers. If the property is to be listed on the MLS Seller's name and telephone number will be listed to allow cooperating agents to call the Seller directly for showing appointments. Seller authorizes Broker to release all information regarding the completed sale of the Property to the Omaha Area Board of REALTORS®, Inc. and the Southwest Iowa Association of Realtors, and their assigns. ("The Seller understands that the information provided to any multiple listing service will be accessible by other REALTORS® and subscribers thereof, and Seller agrees to the release of this information to the REALTORS®, salespersons and brokers associated with the Designated REALTORS®, and any other entity approved by the Board of Directors of the aforementioned multiple listing services.")

20. SIGNS AND ADVERTISING: If Seller Assistance + MLS Program is selected, Broker is authorized to advertise and promote the sale of the Property, erect a "For Sale" sign thereon, and when sold, to place a "Sold" sign thereon, except where prohibited by law.

21. HOME WARRANTY: (Select one):

_____ Home Warranty coverage accepted by Seller. Plans normally run about \$425.

_____ Home Warranty rejected. I here by decline the warranty contract which was presented to me.

22. ACKNOWLEDGMENTS: For the purpose of this Agreement, the affiliated licensee(s) signing below as "Agent" shall constitute the specific Seller's Limited Agent, together with such other licensee(s) affiliated with Broker as may be assigned by Broker in writing. The affiliated licensee(s) named and the Seller's Limited Agents who may be appointed by the Broker are collectively referred to in this Agreement as Seller's Limited Agents. All responsibilities and duties of Broker shall also be the responsibilities and duties of the Seller's Limited Agent. Seller and Broker acknowledge that they have read this contract, that all information contained in this contract is true and accurate to the best of their knowledge and they have each received a copy of the executed contract. Seller acknowledges Broker has advised Seller as to Broker's policies regarding cooperation with and the amount(s) of compensation that will be offered to subagents, buyer agents, and others.



16018 Decatur Street
Omaha NE 68118
Tiffany Stanton
(402) 689-7434

Date: _____

X

(Seller Signature)

X

(Seller Signature)

(Seller Address)

(Seller Home Phone) (Office Phone) (Cell Phone)

By: _____
(Sellers Limited Agent Signature)

(Seller email)

Acknowledgment of Disclosure

Agent Copy -Retain in Records

Tiffany Stanton

(Printed Name of Licensee)

Berkshire Real Estate

(Name of Company)

Nebraska statutes require that all licensees, whether brokers or salespersons, inform any and all prospective clients or customers about agency relationships in real estate transactions.

1. The licensee has informed me/us that the licensee will be acting as a:

 Limited Buyer's Agent
X Limited Seller's Agent (a written agreement is necessary)
X Limited Dual Agent (a written consent is necessary) [possible]
 Common Law Agent of the _____
(specify seller or buyer, and a written agreement is necessary)

AND

2. The licensee has informed me/us that the licensee will be providing brokerage services to me/us as a:

X Client, representing me/us
 Customer, not representing me/us

THIS IS NOT A CONTRACT

By signing below, I acknowledge that I have received the information contained in the pamphlet "Brokerage Relationships in Real Estate Transactions" and that it was given to me at the earliest practicable opportunity during or following the first substantial contact with me and, further, if applicable, as a customer, the licensee indicated on this form has provided me with a list of tasks the licensee may perform for me.

(Client or Customer Signature) (Date)

(Print Client or Customer Name)

(Client or Customer Signature) (Date)

(Print Client or Customer Name)



NEBRASKA REAL ESTATE COMMISSION
SELLER PROPERTY CONDITION DISCLOSURE STATEMENT
Residential Real Property

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

How long has the seller owned the property? _____ year(s)
 Is seller currently occupying the property? (Circle one) YES | NO If yes, how long has the seller occupied the property? _____ year(s)
 If no, has the seller ever occupied the property? (Circle one) YES | NO If yes, when? From _____ (year) to _____ (year)

This disclosure statement concerns the real property located at _____
 in the city of _____, County of _____, State of Nebraska and legally described as:

This statement is a disclosure of the condition of the real property known by the seller on the date on which this statement is signed. This statement is NOT a warranty of any kind by the seller or any agent representing a principal in the transaction, and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Even though the information provided in this statement is NOT a warranty, the purchaser may rely on the information contained herein in deciding whether and on what terms to purchase the real property. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between the seller and purchaser.

Seller please note: you are required to complete this disclosure statement IN FULL. If any particular item or matter does not apply and there is no provision or space for indicating, insert "N/A" in the appropriate box. If age of items is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the number in the appropriate box. For example – if the home has three room air conditioners, one working, one not working, and one not included, put a "1" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a "3" on the line provided next to the item description to indicate total number of item. You may also provide additional explanation of any item in the comments section in PART III.

SELLER STATES THAT, TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

PART I – If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section in PART III of this disclosure statement, or number separately as provided in the instructions above. If an item in this Part is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section A - Appliances	Working	Not Working	Do Not Know If Working	None / Not Included
1. Refrigerator				
2. Clothes Dryer				
3. Clothes Washer				
4. Dishwasher				
5. Garbage Disposal				
6. Freezer				
7. Oven				
8. Range				
9. Cooktop				
10. Microwave oven				
11. Built-In vacuum system and equipment				
12. Range ventilation systems				
13. Gas grill				
14. Room air conditioner (_____ number)				
15. TV antenna / Satellite dish				
16. Trash compactor				

Section B - Electrical Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Electrical service panel capacity _____ AMP Capacity (if known) _____ fuse _____ circuit breakers				
2. Ceiling fan(s) (_____ number)				
3. Garage door opener(s) (_____ number)				
4. Garage door remote(s) (_____ number)				
5. Garage door keypad(s) (_____ number)				
6. Telephone wiring and jacks				
7. Cable TV wiring and jacks				
8. Intercom or sound system wiring				
9. Built-In speakers				
10. Smoke detectors (_____ number)				
11. Fire alarm				
12. Room ventilation/exhaust fan (_____ number)				
13. 220 volt service				
14. Security System _____ Owned _____ Leased _____ Central station monitoring				
15. Have you experienced any problems with the electrical system or its components? _____ YES _____ NO	If YES, explain the condition in the comments section in PART III of this disclosure statement.			

Seller's Initials ____/____ **Property Address** _____ **Buyer's Initials** ____/____

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier				
2. Attic fan				
3. Whole house fan				
4. Central air conditioning _____ year installed (if known)				
5. Heating system _____ year installed (if known) _____ Gas _____ Electric _____ Other (specify _____)				
6. Fireplace / Fireplace Insert				
7. Gas log (fireplace)				
8. Gas starter (fireplace)				
9. Heat pump _____ year installed (if known)				
10. Humidifier				
11. Propane Tank _____ year installed (if known) _____ Rent _____ Own				
12. Wood-burning stove _____ year installed (if known)				

Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Hot tub / whirlpool				
2. Plumbing (water supply)				
3. Swimming pool				
4. a. Underground sprinkler system				
b. Back-flow prevention system				
5. Water heater _____ year installed (if known)				
6. Water purifier _____ year installed (if known)				
7. Water softener _____ Rent _____ Own				
8. Well system				

Section E - Sewer Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Plumbing (water drainage)				
2. Sump pump (discharges to _____)				
3. Septic System				

PART II - In Sections A, B, C, and D if the answer to any item is "YES", explain the condition in the comments Section in PART III of this disclosure statement.

Section A. Structural Conditions - If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

Section A - Structural Conditions	YES	NO	Do Not Know
1. Age of roof (if known) _____ year(s)	N / A	N / A	
2. Does the roof leak?			
3. Has the roof leaked?			
4. Is there presently damage to the roof?			
5. Has there been water intrusion in the basement or crawl space?			
6. Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?			
7. Are there any structural problems with the structures on the real property?			
8. Is there presently damage to the chimney?			
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?			

Section A - Structural Conditions	YES	NO	Do Not Know
10. Year property was built _____ (if known)	N / A	N / A	
11. Has the property experienced any moving or settling of the following:	-----	-----	-----
- Foundation			
- Floor			
- Wall			
- Sidewalk			
- Patio			
- Driveway			
- Retaining wall			
12. Any room additions or structural changes?			

Section B. Environmental Conditions - Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available.

Section B - Environmental Conditions	YES	NO	Do Not Know
1. Asbestos			
2. Contaminated soil or water (including drinking water)			
3. Landfill or buried materials			
4. Lead-based paint			

Section B - Environmental Conditions	YES	NO	Do Not Know
5. Radon gas			
6. Toxic materials			
7. Underground fuel, chemical or other type of storage tank?			
8. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)			

Seller's Initials ____/____ **Property Address** _____ **Buyer's Initials** ____/____

Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

Section C - Title Conditions	YES	NO	Do Not Know
1. Any features, such as walls, fences and driveways which are shared?			
2. Any easements, other than normal utility easements?			
3. Any encroachments?			
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?			
5. Any lot-line disputes?			
6. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?			
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?			
8. Any condominium, homeowners', or other type of association which has any authority over the real property?			
9. Any private transfer fee obligation upon sale?			

Section C - Title Conditions	YES	NO	Do Not Know
10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?			
11. Is there a common wall or walls?			
b. Is there a party wall agreement?			
12. Any lawsuits regarding this property during the ownership of the seller?			
13. Any notices from any governmental or quasi-governmental agency affecting the real property?			
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?			
15. Any deed restrictions or other restrictions of record affecting the real property?			
16. Any unsatisfied judgments against the seller?			
17. Any dispute regarding a right of access to the real property?			
18. Any other title conditions which might affect the real property?			

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

Section D - Other Conditions	YES	NO	Do Not Know
1. a. Are the dwelling(s) and the improvements connected to a public water system?			
b. Is the system operational?			
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?			
b. Is the system operational?			
3. If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?			
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?			
b. Is the system operational?			
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?			
b. Is the system operational?			
6. a. Are the dwelling(s) and the improvements connected to a septic system?			
b. Is the system operational?			
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?			

Section D - Other Conditions	YES	NO	Do Not Know
8. a. Is the real property in a flood plain?			
b. Is the real property in a floodway?			
9. Is trash removal service provided to the real property? If so, are the trash services _____ public _____ private			
10. Have the structures been mitigated for radon? If yes, when? ____/____/____			
11. Is the property connected to a natural gas system?			
12. Has a pet lived on the property? Type(s) _____			
13. Are there any diseased or dead trees, or shrubs on the real property?			
14. Are there any flooding, drainage, or grading problems in connection to the real property?			
15. a. Have you made any insurance or manufacturer claims with regard to the real property?			
b. Were all repairs related to the above claims completed?			
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?			

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
1. Servicing of air conditioner					
2. Cleaning of fireplace, including chimney					
3. Servicing of furnace					
4. Professional inspection of furnace A/C (HVAC) System					
5. Servicing of septic system					

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
6. Cleaning of wood-burning stove, including chimney					
7. Treatment for wood-destroying insects or rodents					
8. Tested well water					
9. Serviced / treated well water					

Seller's Initials ____/____ **Property Address** _____ **Buyer's Initials** ____/____

Note: Use additional pages if necessary.

[illegible]

If checked here _____ PART III is continued on a separate page(s)

SELLER'S CERTIFICATION

Seller hereby certifies that this disclosure statement, which consists of _____ pages (*including additional comment pages*), has been completed by Seller; that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as of the date hereof, which is the date this disclosure statement is completed and signed by the Seller.

Seller's Signature _____ Date _____

Seller's Signature _____ Date _____

ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION

I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such disclosure statement is NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such disclosure statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this disclosure statement is the representation of the seller and not the representation of any agent, and is not intended to be part of any contract between the seller and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such disclosure statement.

Purchaser's Signature _____ Date _____

Purchaser's Signature _____ Date _____

Seller's Initials ____/____ **Property Address** _____ **Buyer's Initials** ____/____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

GREAT PLAINS REALTORS® MLS - PROPERTY TYPE – RESIDENTIAL

Please complete this form accurately and completely.

Property Address: _____ **City** _____ **State** _____ **Zip Code** _____

Agent Name: Tiffany Stanton

***Asterisk Denotes Required Field**

*PROPERTY SUBTYPE <input type="checkbox"/> Detached Housing <input type="checkbox"/> Attached Housing	Much of the information needed can be obtained from the County Assessor's & Treasurer's websites. A link is available on our website.		*County <input type="checkbox"/> Burt <input type="checkbox"/> Douglas <input type="checkbox"/> Pottawattamie <input type="checkbox"/> Cass <input type="checkbox"/> Harrison <input type="checkbox"/> Sarpy <input type="checkbox"/> Dodge <input type="checkbox"/> Mills <input type="checkbox"/> Saunders <input type="checkbox"/> Fremont <input type="checkbox"/> Other NE <input type="checkbox"/> Washington
*CONDO/TOWNHOUSE/VILLA <input type="checkbox"/> Yes <input type="checkbox"/> No	Address *Street# _____ Direction _____ *Parcel Number _____ *Street Name _____ (PIN) Unit# _____ *City _____ *ST _____ *Zip Code _____ - _____		
*Area _____ *Sub-Area _____ (3-Digit Area plus 1-Digit Sub Area Suffix) *Subdivision _____	*Listing Price _____ *Listing Date: _____ Date listed should be the date submitted.	*Block Number _____ *Block Direction _____ (N, S, N/A)	
*SID _____	*Expiration Date _____ Must be at least 5 months from Listing Date.		
*Occupant Type <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant			
* Occupant Name _____			
* Phone Number to Call For Showings _____			
*Assessments <input type="checkbox"/> Yes <input type="checkbox"/> No Assessment Fee: _____ Assessments Paid <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Annually			
*Directions to Property _____ (250 Characters Maximum) (Start at a main street and provide compass directions to your house.)			
*Legal Description _____ (100 Characters Maximum)			
*Lot Dimensions _____ (Actual, not "Irregular")			
*Bedrooms _____ *Bathrooms _____ *# of Rooms _____ *# of Fireplaces _____ *Garage Spaces _____	*3rd Floor SqFt _____ *2nd Floor SqFt _____ *Main Floor SqFt _____ *Finished Below Grade _____ Finished Area Below Grade (see note) *Total Finished SqFt _____ (System Calculated) Note: The below grade finished square Footage is the sum of finished areas that Are wholly or partly below grade.	*Tax Amount: _____ Taxes: <input type="checkbox"/> Partial <input type="checkbox"/> Full *Tax Year: _____ *Year Built: _____ *New Construction <input type="checkbox"/> Under Construction <input type="checkbox"/> Completed (Never Occupied) <input type="checkbox"/> NOT New Construction and NOT a Model Home Estimated Completion Date: _____	*Lot Size Range <input type="checkbox"/> Under 1/4 Acre <input type="checkbox"/> Over 1/4 up to 1/2 Acre <input type="checkbox"/> Over 1/2 up to 1 Acre <input type="checkbox"/> Over 1 up to 5 Acres <input type="checkbox"/> Over 5 up to 10 Acres <input type="checkbox"/> Over 10 up to 20 Acres <input type="checkbox"/> Over 20 up to 40 Acres <input type="checkbox"/> More than 40 Acres <input type="checkbox"/> Not Applicable
*Schools *Grade School: _____ *Jr. High School: _____ *High School: _____		*School District <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <input type="checkbox"/> Arlington <input type="checkbox"/> Bellevue <input type="checkbox"/> Bennington <input type="checkbox"/> Blair <input type="checkbox"/> Conestoga/Murray <input type="checkbox"/> Council Bluffs <input type="checkbox"/> Douglas County West <input type="checkbox"/> Elkhorn <input type="checkbox"/> Elmwood/Murdock <input type="checkbox"/> Fremont </div> <div style="width: 33%;"> <input type="checkbox"/> Ft Calhoun <input type="checkbox"/> Glenwood <input type="checkbox"/> Gretna <input type="checkbox"/> Lewis Central Com. <input type="checkbox"/> Louisville <input type="checkbox"/> Millard <input type="checkbox"/> Omaha <input type="checkbox"/> Papillion-La Vista <input type="checkbox"/> Plattsmouth </div> <div style="width: 33%;"> <input type="checkbox"/> Ralston <input type="checkbox"/> South Sarpy Dist #46 <input type="checkbox"/> Tekamah/Herman <input type="checkbox"/> Weeping Water <input type="checkbox"/> Westside <input type="checkbox"/> Yutan <input type="checkbox"/> Other </div> </div>	
*Style (Check only one choice in this section) <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <input type="checkbox"/> Ranch <input type="checkbox"/> Raised Ranch <input type="checkbox"/> Split Entry <input type="checkbox"/> Bungalow </div> <div style="width: 33%;"> <input type="checkbox"/> Tri-Level <input type="checkbox"/> Multi-Level <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story </div> <div style="width: 33%;"> <input type="checkbox"/> 2.5 Story <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condo/Apartment Unit <input type="checkbox"/> Other </div> </div>		*Agreement Type <input type="checkbox"/> Exclusive Right to Sell <input type="checkbox"/> ERTS w/Reserved Prospect <input checked="" type="checkbox"/> ERTS w/Var. Rate Compensation <input type="checkbox"/> Exclusive Agency	
*Commission Compensation Code <u>0.24</u>		Current Rent Price _____ Lease Expire Date _____	

Property Address: _____

<p>*Non Standard Form <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>*Agent Has Equity <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>* REO (Bank, etc, Owned) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>*Existing Mortgage Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Private Financing</td> <td><input type="checkbox"/> Conventional 5%</td> <td><input type="checkbox"/> Wrap</td> </tr> <tr> <td><input type="checkbox"/> FHA</td> <td><input type="checkbox"/> Conventional 10%</td> <td><input type="checkbox"/> Blend</td> </tr> <tr> <td><input type="checkbox"/> FHA Adjustable</td> <td><input type="checkbox"/> Conventional 20%</td> <td><input type="checkbox"/> Loan Assumption –RRQ</td> </tr> <tr> <td><input type="checkbox"/> FHA (NIFA)</td> <td><input type="checkbox"/> Conventional Adjustable</td> <td><input type="checkbox"/> Loan Assumption – No RRQ</td> </tr> <tr> <td><input type="checkbox"/> FHA Buydown</td> <td><input type="checkbox"/> Conventional (NIFA)</td> <td><input type="checkbox"/> Not Disclosed</td> </tr> <tr> <td><input type="checkbox"/> VA</td> <td><input type="checkbox"/> FmHA</td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td><input type="checkbox"/> VA Adjustable</td> <td><input type="checkbox"/> FmHA (NIFA)</td> <td><input type="checkbox"/> None</td> </tr> <tr> <td><input type="checkbox"/> VA (NIFA)</td> <td><input type="checkbox"/> Seller Assistance</td> <td></td> </tr> </table>	<input type="checkbox"/> Private Financing	<input type="checkbox"/> Conventional 5%	<input type="checkbox"/> Wrap	<input type="checkbox"/> FHA	<input type="checkbox"/> Conventional 10%	<input type="checkbox"/> Blend	<input type="checkbox"/> FHA Adjustable	<input type="checkbox"/> Conventional 20%	<input type="checkbox"/> Loan Assumption –RRQ	<input type="checkbox"/> FHA (NIFA)	<input type="checkbox"/> Conventional Adjustable	<input type="checkbox"/> Loan Assumption – No RRQ	<input type="checkbox"/> FHA Buydown	<input type="checkbox"/> Conventional (NIFA)	<input type="checkbox"/> Not Disclosed	<input type="checkbox"/> VA	<input type="checkbox"/> FmHA	<input type="checkbox"/> Other	<input type="checkbox"/> VA Adjustable	<input type="checkbox"/> FmHA (NIFA)	<input type="checkbox"/> None	<input type="checkbox"/> VA (NIFA)	<input type="checkbox"/> Seller Assistance		<p>1st Mortgage Payment</p> <hr/> <p>1st Mortgage % Rate</p> <hr/> <p>1st Mortgage Balance</p> <hr/> <p>1st Mortgage Holder</p> <hr/> <p>Complete if mortgage is assumable.</p>
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<input type="checkbox"/> VA (NIFA)	<input type="checkbox"/> Seller Assistance																									

* Room Dimensions & Descriptions					* ROOM DESCRIPTION CODES	
Dimensions					(Use single letter code)	
	Length	Width	Level (1,2,3,B)			
Living Room	_____	X _____	_____	A. LRD _____	1. Wall/Wall Carpeting	
Dining Room	_____	X _____	_____	B. DRD _____	2. Hard Wood Floor	
Kitchen	_____	X _____	_____	C. KTD _____	3. Ceramic Tile Floor	
Family Room	_____	X _____	_____	D. FRD _____	4. Vinyl Floor	
Rec Room	_____	X _____	_____	E. RRD _____	5. Window Covering	
Master Bedroom	_____	X _____	_____	F. MBD _____	6. Bay / Bow Windows	
Bedroom #2	_____	X _____	_____	G. B2D _____	7. Fireplace	
Bedroom #3	_____	X _____	_____	H. B3D _____	8. Wood / Coal Stove	
Bedroom #4	_____	X _____	_____	I. B4D _____	9. Cath / Vaulted Ceiling	
Laundry Room	_____	X _____	* _____	J. LDD _____	10. 9'+ Ceiling	
Other Room					11. Ceiling Fans	
1 _____	_____	X _____	_____	K. 01D _____	12. Skylight	
Other Room					13. Dining Area	
2 _____	_____	X _____	_____	L. 02D _____	14. Pantry	
Other Room					15. Balcony / Deck	
3 _____	_____	X _____	_____	M. 03D _____	16. Interior Balcony	
					17. Walk-In Closet	
					18. Cedar Closet	
					19. Steam / Sauna	
					20. Hot Tub / Spa	
					21. Whirlpool	
					22. Wetbar	
					23. Laminate Flooring	
					24. Stone Flooring	

* Bath Type Totals:			
3rd Floor Baths	2nd Floor Baths	Main Floor Baths	Below Grade Baths
_____ Full Bath	_____ Full Bath	_____ Full Bath	_____ Full Bath
_____ 3/4 Bath	_____ 3/4 Bath	_____ 3/4 Bath	_____ 3/4 Bath
_____ 1/2 Bath	_____ 1/2 Bath	_____ 1/2 Bath	_____ 1/2 Bath
_____ 1/4 Bath	_____ 1/4 Bath	_____ 1/4 Bath	_____ 1/4 Bath
_____ Rough-In	_____ Rough-In	_____ Rough-In	_____ Rough-In

[illegible]

Property Address:_____

CityStateZip Code

* FEATURES (CHECK ALL THAT APPLY IN THIS SECTION)

OTHER ROOM NAMES (OR1, OR2, OR3)

LIB	Library	LOF	Loft
DEN	Den	FOY	Foyer / Entry
GRM	Game Room	SUN	Sunroom
PLY	Play Room	WRK	Workshop
MED	Media Room	BED	Bedroom
OFC	Office	BTH	Bathroom
LAW	In-law Apt.	SIT	Sitting Room
APT	Accessory Apt.	EXC	Exercise Room
KIT	Kitchen	OTH	Other
GRT	Great Room	DNT	Dinette
PTY	Pantry	MDR	Mudroom
HRT	Hearth Room	MBT	Master Bath

*N. Appliances Included

- ☐ 1. Range
- ☐ 2. Oven
- ☐ 3. Refrigerator
- ☐ 4. Freezer
- ☐ 5. Dishwasher
- ☐ 6. Disposal
- ☐ 7. Compactor
- ☐ 8. Microwave
- ☐ 9. Indoor Grill
- ☐ 10. Icemaker
- ☐ 11. Water Softener
- ☐ 12. Washer
- ☐ 13. Dryer
- ☐ 14. Other
- ☐ 15. None

*O. Cooling

- ☐ 1. Central Air
- ☐ 2. Window Ac
- ☐ 3. Heat Pump
- ☐ 4. Zoned
- ☐ 5. Other
- ☐ 6. None

*P. Exterior Features

- ☐ 1. Porch
- ☐ 2. Patio
- ☐ 3. Enclosed Porch
- ☐ 4. Enclosed Patio
- ☐ 5. Covered Patio/Deck
- ☐ 6. Deck/Balcony
- ☐ 7. Storm Cellar
- ☐ 8. Hot Tub/Spa
- ☐ 9. Pool In-ground
- ☐ 10. Pool Above Ground
- ☐ 11. Dog Run
- ☐ 12. Horse Permitted
- ☐ 13. Storage Shed
- ☐ 14. Out Building
- ☐ 15. Sprinkler System
- ☐ 16. Greenhouse
- ☐ 17. Decorative Lighting
- ☐ 18. Tennis Court
- ☐ 19. Satellite Dish
- ☐ 20. Handicapped Modified
- ☐ 21. Other
- ☐ 22. None

*Q. Exterior

- ☐ 1. All Brick
- ☐ 2. Stone
- ☐ 3. Aluminum Siding
- ☐ 4. Steel Siding
- ☐ 5. Vinyl Siding
- ☐ 6. Hardboard
- ☐ 7. Wood
- ☐ 8. Wood Shingle
- ☐ 9. Stucco
- ☐ 10. Asphalt
- ☐ 11. Brick / Other
- ☐ 12. Log
- ☐ 13. Shingle
- ☐ 14. Cement Board
- ☐ 15. Other

*R. Fence

- ☐ 1. Chain Link
- ☐ 2. Wood
- ☐ 3. Full
- ☐ 4. Partial
- ☐ 5. Privacy
- ☐ 6. Iron
- ☐ 7. Other
- ☐ 8. None

Additional Information:

*S. Garage Type

- ☐ 1. Attached
- ☐ 2. Detached
- ☐ 3. Built-In
- ☐ 4. Tandem
- ☐ 5. Underground
- ☐ 6. Carport
- ☐ 7. Off-Street parking
- ☐ 8. Heated
- ☐ 9. None

*T. Heating Fuel

- ☐ 1. Gas
- ☐ 2. Electric
- ☐ 3. Oil
- ☐ 4. Propane
- ☐ 5. Solar
- ☐ 6. Water Source
- ☐ 7. Wood
- ☐ 8. Other
- ☐ 9. None

*U. Heating Type

- ☐ 1. Forced Air
- ☐ 2. Heat Pump
- ☐ 3. Gravity
- ☐ 4. Baseboard
- ☐ 5. Radiant
- ☐ 6. Wall
- ☐ 7. Wood Assist
- ☐ 8. Hot Water
- ☐ 9. Steam
- ☐ 10. Zoned
- ☐ 11. Other
- ☐ 12. None

*V. Interior Features

- ☐ 1. Central Vacuum
- ☐ 2. Security System
- ☐ 3. Cable Available
- ☐ 4. Wetbar
- ☐ 5. Intercom
- ☐ 6. Walk-Up Attic
- ☐ 7. Attic Exhaust Fan
- ☐ 8. Whole House Exh Fan
- ☐ 9. 9' + Ceiling
- ☐ 10. Fire Sprinklers
- ☐ 11. Power Humidifier
- ☐ 12. Elect. Air Filters
- ☐ 13. Handicapped Modified
- ☐ 14. Exercise Room
- ☐ 15. Two Story Entry
- ☐ 16. LL Daylight Windows
- ☐ 17. Other
- ☐ 18. None

*W. Assessment Includes

- ☐ 1. Not Applicable
- ☐ 2. Ext Maintenance
- ☐ 3. Lawn Care
- ☐ 4. Security
- ☐ 5. Pool Access
- ☐ 6. Club House
- ☐ 7. Snow Removal
- ☐ 8. Lake
- ☐ 9. Insurance
- ☐ 10. Tennis
- ☐ 11. Common Area Maint.
- ☐ 12. Heat
- ☐ 13. Air Conditioning
- ☐ 14. Water
- ☐ 15. Other

*X. Lot Description

- ☐ 1. In City
- ☐ 2. Corner Lot
- ☐ 3. Riverfront
- ☐ 4. Lakefront
- ☐ 5. Cul-De-Sac
- ☐ 6. Golf Course Frontage
- ☐ 7. In Subdivision
- ☐ 8. Public Sidewalk
- ☐ 9. Alley
- ☐ 10. Curb & Gutter
- ☐ 11. Curb Cut
- ☐ 12. Level
- ☐ 13. Rolling
- ☐ 14. Sloping
- ☐ 15. Pond / Stream on Prop
- ☐ 16. Wooded
- ☐ 17. Other
- ☐ 18. Paved Road

*Y. Master Bath Type

- ☐ 1. Full
- ☐ 2. 3/4
- ☐ 3. 1/2
- ☐ 4. Shower
- ☐ 5. Whirlpool
- ☐ 6. Double Sinks
- ☐ 7. Bidet
- ☐ 8. None

*Z. Ownership Type

- ☐ 1. Fee Simple
- ☐ 2. Condominium
- ☐ 3. Leasehold
- ☐ 4. Cooperative
- ☐ 5. Other

*ZA. Roof Type

- ☐ 1. Composition
- ☐ 2. Wood Shingle
- ☐ 3. Flat
- ☐ 4. Tile
- ☐ 5. Slate
- ☐ 6. Metal
- ☐ 7. Membrane
- ☐ 8. Insulated
- ☐ 9. Built-Up
- ☐ 10. Other

*ZB. Sewer & Water

- ☐ 1. Public Water
- ☐ 2. Private Water
- ☐ 3. Rural Water
- ☐ 4. Well
- ☐ 5. Public Sewer
- ☐ 6. Private Sewer
- ☐ 7. Septic
- ☐ 8. Other
- ☐ 9. None

*ZC. Financing Terms Accepted

- ☐ 1. Private Financing
- ☐ 2. VA Administration
- ☐ 3. Fed Housing Admin
- ☐ 4. Wrap Around
- ☐ 5. Conventional
- ☐ 6. Conventional 10%
- ☐ 7. Conventional 5%
- ☐ 8. Blend
- ☐ 9. VA Bond
- ☐ 10. FHA Bond
- ☐ 11. Conventional Bond
- ☐ 12. Loan Assump. RRQ
- ☐ 13. Loan Assump. No RRQ
- ☐ 14. Cash
- ☐ 15. FmHA
- ☐ 16. FmHA Bond
- ☐ 17. Seller Assistance
- ☐ 18. Other

ZD. Showing Instructions

- ☐ 1. Electronic Lock Box
- ☐ 2. Call Listing Office
- ☒ 3. Call Owner
- ☐ 4. Call Listing Agent
- ☐ 5. Call Tenant
- ☐ 6. Key in Office
- ☐ 7. Show Any Time
- ☐ 8. Accompany Show
- ☒ 9. Appointment Required
- ☒ 10. Combo Lock Box
- ☐ 11. Call Showing Service

ZE. Payment Includes

- ☐ 1. Tax Included
- ☐ 2. Insurance Included
- ☐ 3. MIP / PMI Included
- ☐ 4. None

ZF. Certified Green

- ☐ 1. NAHB Certified Green
- ☐ 2. LEED Certified Green
- ☐ 3. Nebr. Certified Green
- ☐ 4. Energy Star: 5-Star Plus