

MLS Input Form Green Features Guide

Walking Through a Green Home

3	Certifications
6	Appliances
7	Energy Performance Labels
9	Living Spaces
15	Bathrooms
16	Mechanical / Garage
20	Exterior Envelope
28	Site
31	Appendix 1: RMLS™ Listing Forms and Addendums

How to Use this Guide

1. This guide will help you to use Green & Energy Efficiency fields on the RMLS™ Residential Listing form and Amenities Supplement.
2. The guide was created to imitate how a broker walks through a home to verify features to be included in the Listing Agreement. Each walk through section is colored in a different tab.
3. Within each Section, you will find the following:
 1. A visual identification of green and/or energy efficiency features you might find
 2. The typical location where it will be found
 3. The appropriate section and fields codes of the RMLS™ Input Form
 4. Tips; and
 5. A resource for more information
 6. Appendix A: RMLS™ Residential Listing Input Form and Amenities Supplement (with green features highlighted)
 7. Appendix B: RMLS™ Listing Abbreviations Defined

For Educational Purposes Only

While substantial care has been taken to provide accurate and current data and information, SEEC LLC does not warrant the accuracy or timeliness of the data and information contained herein. Further, any principle and conclusions presented in the guide are subject to court decisions and local, state and federal laws and regulations and any such revisions of such laws and regulations.

The guide is presented for educational and informational purposes only with the understanding that SEEC LLC is not engaged in rendering legal, accounting or other professional advice or services. Nothing in these materials is to be construed as the offering of such advice or services. If expert advice or services are required, readers are responsible for obtaining such advice or services from appropriate professionals.

*Copyright © 2015 SEEC LLC. All rights reserved, including the right to reproduce in any form or length.
Reprinted by RMLS™ with permission.*

About RMLS™

Regional Multiple Listing Service is the primary provider of MLS services to the Real Estate Industry in Baker, Clackamas, Columbia, Coos, Curry, Douglas, Gilliam, Grant, Hood River, Josephine, Lane, Morrow, Multnomah, Sherman, Umatilla, Union, Wallowa, Wasco, Washington, Wheeler and Yamhill counties in Oregon; and Clark, Cowlitz, Pacific, Skamania and Klickitat counties in Washington.

Contact RMLS™:

8338 NE Alderwood Road, Suite 230

Portland, OR 97220

503-236-7657

helpdesk@rmls.com

LEED® for Homes Certified

RMLS™ Green/Energy Supplement Form:

Green Cert.: LEEDEXST, LEEDND AND LEEDNEW

Green Cert. Obtained: INPROCESS, PASSED

Green Cert. Rating: CERTIFIED, SILVER, GOLD, PLATINUM

Year of Green Cert.

Green Cert Version

USGBC's residential rating system, LEED for Homes, was launched in 2008. LEED provides independent, third party verification that a home was designed and built using methods for achieving high performance in multiple areas of sustainability. The LEED rating systems are developed through an open, consensus-based process led by LEED committees.

Tips: LEEDEXST – You would check this box ONLY if the home being listed is an older home remodeled and certified under LEED for Homes – Gut & Rehab.

LEEDND: Check this box ONLY if the home you are listing is built within a certified LEED Neighborhood Development.

LEEDNEW: This choice is for homes being listed that received or will receive a LEED Certification as a newly-built home.

After selecting the right LEED program above, make your selection in the **GREEN CERT OBTAINED** field. If you select INPROCESS, that means that the home has not yet been certified, and no other fields are required. If PASSED is selected, you will be required to select **the GREEN CERT RATING** (Certified, Silver, Gold, or Platinum) and enter the year certified. You can select the GREEN CERT VERSION (1.0 or 1.1) and must **upload the Certification**. Also upload the verified checklist identifying the specific points taken (important to appraisers.)

Resources: Go to www.usgbc.org for detailed information on the U.S. Green Building Council's various Leadership in Energy and Environmental Design (LEED) programs.



Earth Advantage® Certified

RMLS™ Green/Energy Supplement Form:

Green Cert.: EARTHAD

Green Cert. Obtained: INPROCESS, PASSED

Green Cert. Rating: SILVER, GOLD, PLATINUM

Year of Green Cert.

Green Cert Version

*Earth Advantage is the primary green certification available in Oregon, with onsite verification during construction and mandatory performance testing. An Earth Advantage new home certification is based on achieving required points in the following categories: energy efficiency, healthy indoor air quality, resource efficiency, environmental responsibility and water conservation. Earth Advantage also certifies homes as net-zero and net-zero ready if it can be demonstrated the home will generate as much energy on site as it uses over the course of each year. An existing home can receive a remodel certification either for one or more pillars of sustainability: **energy, health, land, materials and water** or receive full certification in all five pillars.*

Tips: After selecting EARTHAD, make your selection in the **GREEN CERT OBTAINED** field. If you select INPROCESS, that means that the home has not yet been certified, and no other fields are required. If PASSED is selected, you will be required to select **the GREEN CERT RATING** (Silver, Gold, or Platinum), enter the year certified, and **upload the Certification**. Also upload the verified checklist identifying the specific points taken (important to appraisers.) For a remodel, identify in Agent's Remarks which pillars were certified. For projects certified as **net-zero or net-zero-ready** indicate in Agent's Remarks.

Resources: Go to www.earthadvantage.org for detailed information on the different certifications available.

MEASURE OVERVIEW		2012 Earth Advantage New Homes				
1. Planning and Design						
Measure ID	Measure Description	Ask	Pass	Fail	Points	Weight
1.1	LEED Certification	Ask	Pass	Fail	10	10
1.2	Energy Star	Ask	Pass	Fail	10	10
1.3	WaterSense	Ask	Pass	Fail	10	10
1.4	Green Building	Ask	Pass	Fail	10	10
1.5	Green Building	Ask	Pass	Fail	10	10
1.6	Green Building	Ask	Pass	Fail	10	10
1.7	Green Building	Ask	Pass	Fail	10	10
1.8	Green Building	Ask	Pass	Fail	10	10
1.9	Green Building	Ask	Pass	Fail	10	10
1.10	Green Building	Ask	Pass	Fail	10	10

National Green Building Standard™ Certified

RMLS™ Green/Energy Supplement Form:

Green Cert.: NGBSNEW, NGBS-SP AND NGBS-WH

Green Cert. Obtained: INPROCESS, PASSED

Green Cert. Rating: CERTIFIED, SILVER, GOLD, PLATINUM

Year of Green Cert.

Green Cert Version

Home Innovation Research Labs certifies homes to the ICC-700 National Green Building Standard™ (NGBS), which has undergone the full consensus process and received approval from the American National Standards Institute (ANSI).

Tips: NGBSNEW – Choose NGBSNEW for listings certified as new construction.

NGBS-SP: The NGBS certification can apply to small scale remodeling projects such as kitchens, bathrooms and basements.

NOTE: Small remodeling projects are only certified under NGBS 2012 and there are no certification levels. Simply indicate Certified.

NGBS-WH: Choose this option for whole home remodeling.

After selecting the right NGBS program above, make your selection in the **GREEN CERT OBTAINED** field. If you select INPROCESS, that means that the home has not yet been certified, and no other fields are required. If PASSED is selected, you will be required to select the **GREEN CERT RATING** (Certified, Bronze, Silver, Gold, Emerald) and enter the year certified. You can select the GREEN CERT VERSION and must **upload the Certification**. Also upload the verified checklist identifying the specific points taken (important to appraisers.)

Resources: Go to www.homeinnovation.com for full details on the program that also covers remodels.



ENERGY STAR® Homes certified

RMLS™ Green/Energy Supplement Form:

Green Cert.: EN-STAR

Green Cert. Obtained: INPROCESS, PASSED

Green Cert. Rating: CERTIFIED

Year of Green Cert.

Green Cert Version

*ENERGY STAR is a third party verified certification for new construction only. It is a home **energy efficiency certification** and is not to be confused with ENERGY STAR products i.e. dishwashers. Homes achieving the ENERGY STAR certification have demonstrated through performance testing at least a 15% improvement in energy performance over a code built home of the same year.*

Tips: After selecting EN-STAR, make your selection in the **GREEN CERT OBTAINED** field. If you select INPROCESS, that means that the home has not yet been certified and no other fields are required. If PASSED is selected, you will be required to select **the GREEN CERT RATING**, (Certified in this case), enter the year certified, and **upload the Certification** (check inside of the electrical panel – see illustration.) Fill in the Version number in the appropriate space.

Note: for ENERGY STAR homes that are under construction or pre-sale contact the program at 1-800-539-9362 to confirm the project is actually enrolled.

Resources: Email: info@northwestenergystar.com or call 1-800-539-9362 to verify status of PreSale or Under Construction. Go to www.northwestenergystar.com to verify certification and check out Partner Resources.



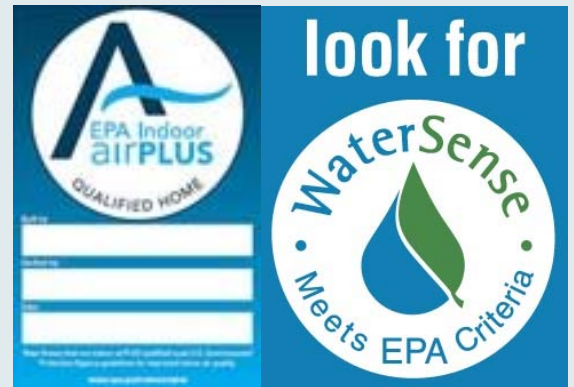
EPA's WaterSense® and Indoor airPLUS

RMLS™ Section: Indicate in Agent Remarks
Include Year Certified

Tips: WaterSense is a product as well as a home certification program ensuring water conservation. Inspections are designed to coincide with EPA's ENERGY STAR & Indoor airPLUS programs. A builder cannot apply for the Indoor airPLUS certification unless they have already enrolled the house for ENERGY STAR.

Resources:

www.epa.gov/WaterSense/new_homes/homes_final.html



Passive House

RMLS™ Green/Energy Supplement Form:

Green Cert.: PSVHAUS
Green Cert. Obtained: INPROCESS, PASSED
Green Cert. Rating: CERTIFIED
Year of Green Cert.
Green Cert Version

Passive House is the world's leading standard for energy efficient design and construction. Homes certified by PHIUS typically reduce their heating consumption by 90%.

Tips: After selecting PSVHAUS, make your selection in the **GREEN CERT OBTAINED** field. If you select INPROCESS, that means that the home has not yet been certified, and no other fields are required. If PASSED is selected, you will be required to select **the GREEN CERT RATING**, (Certified in this case), enter the year certified, and **upload the Certification Letter**.

Resources: For Portland Chapter of Passive House NW go to www.phnw.org.



Certified Retrofit

RMLS™ Green/Energy Supplement Form:

Green Cert.: CERTRET

Green Cert. Obtained: PASSED

Green Cert. Rating: CERTIFIED

Year of Green Cert.

Home Energy Performance Rating: Type: EPS or HERS or HES

Include pre- and post-test scores, list of energy efficiency treatments, verifiers name and year of certified energy retrofit

Tips: Upload energy audit PDF report within 3 days. Verification of value-add for a home energy upgrade will vary depending on the organization issuing the certificate, but at a minimum must include one or more measures of a home's performance. Blower door test, infrared thermography, and duct blaster test are diagnostic tools used to measure and document the incremental effect of efficiency improvements. In some cases pre and post-treatment energy bills can also be used to document value-add. Treatments include air sealing, added insulation, window and door upgrades and other low-cost measures shown to result in significant energy and cost savings over the life of a home. Typical savings of 30% achieved.

Resources for remodels: www.earthadvantage.org; <http://www.usgbc.org> or www.homeinnovation.com



ENERGY STAR Rated

RMLS™ Green/Energy Supplement Form: Energy Efficiency: ESTARAP. Also in **RMLS™ Residential Data Input Form: Kitchen and Room Features**

Indicate which Appliances are ENERGY STAR rated in Green/Energy Public Remarks:

- Refrigerator
- Cooktop
- Microwave
- Dishwasher
- Oven
- Air Conditioner
- Room

Tips: The ENERGY STAR label on energy efficient appliances is entirely separate from the ENERGY STAR Homes program. For an appliance to receive product certification, it must contribute significant energy savings nationwide while not compromising on features and performance demanded by consumers.

Resources: For qualified water heaters, dishwashers, clothes washers, freezers, and refrigerators go to www.energystar.gov/index.cfm?c=products.pr_find_es_products.



Home Energy Rating System (HERS) Index Score

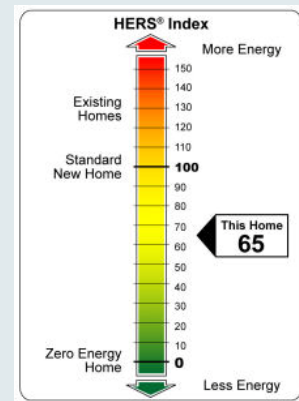
RMLS™ Green/Energy Supplement Form: Home Energy Performance Rating: Type: HERS

You must include Numerical Score (between 0-150) and Date. Include HERS Rater's name in Private Remarks.

Tips: The HERS Index Score is used predominantly to indicate the relative (the score compares the home as built against itself as if built to the 2006 International Energy Conservation Code i.e. Standard New Home set at 100) energy performance of a newly constructed home in OR (see illustration below). The Index score ranges between **0 (the best) and 150+ (the worst)**. Typically an ENERGY STAR home would have a minimum HERS Index Score of 70.

The full score card should be uploaded. Add Auditor's Name to provide a supportable reference for appraisers.

Resources: The Residential Energy Services Network (RESNET) creates the national training and certification standards for HERS Raters. Go to www.resnet.us.



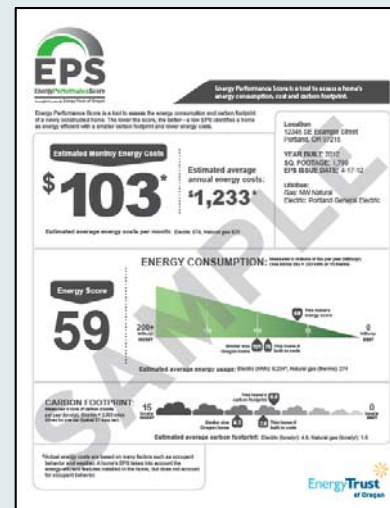
Energy Performance Score (EPS)

RMLS™ Green/Energy Supplement Form: Home Energy Performance Rating: Type: EPS

You must include Numerical Score (between 0-200) and Date. Include EPS Rater's name in Agent Remarks.

Tips: EPS scores are Asset-based and are used to indicate the energy performance of either a newly constructed or an existing home in OR. The score ranges between **0 (the best) and 200+ (the worst)** and when identifying a home's score under the Tab EPS, it is also useful to indicate in Agent's Remarks the following: **For Existing Homes** the score before improvements and the score of the similar sized OR home. **For New Homes** the score if the home had been built to code and the score of the similar sized OR home. **Both sides of the full score card should be uploaded.**

Resources: For detailed information on the EPS, go to the Earth Advantage Institute website, www.earthadvantage.org. Also <http://energytrust.org/residential/eps/>



Home Energy Scale™ (HES)

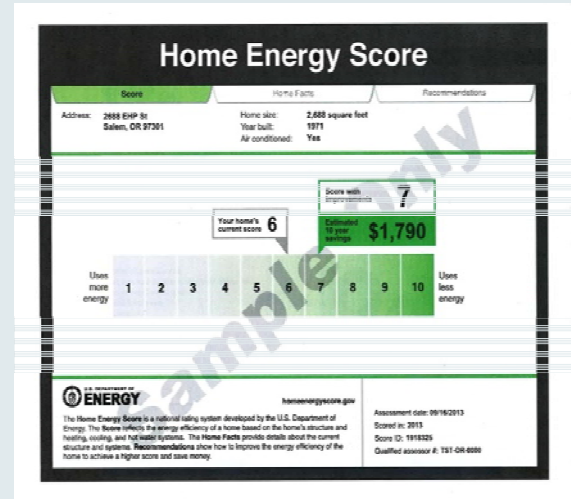
RMLS™ Green/Energy Supplement Form: Home Energy Performance Rating: Type: HES

You must include Numerical Score (between 0-10) and Date. Include HES Rater's name in Agent Remarks.

Tips: The HES score is a national rating system that reflects the energy efficiency of the current home's structure and systems and is used predominantly for existing homes (see illustration below). The Score ranges from 0 (the worst) to 10 (the best). **The full score card should be uploaded.**

You may find a copy of this E-Scale near the electrical panel.

Resources: The US Dept. of Energy tested the scale during 2010-2011. Go to www1.eere.energy.gov/buildings/challenge/escale.html to use their interactive tool that calculates savings.



Ductless (Mini-split) Heat Pump (DHPs); Indoor Unit

Typical Location: Air handling unit centrally located on wall near ceiling. Condensing unit is located outside see Exterior Envelope.

RMLS™ Green/Energy Supplement Form: Energy Efficiency: MINISPT and **RMLS™ Residential Data Input Form:** Heat: MINISPT

Tips: DHPs work well in new construction, large additions and remodels because of the lack of installed ducts. They can also act as air conditioners in the summer. HSPF (Heating Seasonal Performance Factor) is the measurement used to gauge the heating efficiency of heat pumps. (A heat pump's cooling efficiency is measured by SEER). The higher the HSPF number, the greater the efficiency and cost-savings. Handling Unit may be mounted at ceiling-level or at floor-level as depicted.

Resources: www.goingductless.com. To determine an area's heating versus cooling degree days see <http://www.huduser.org/resources/utilitymodel/hdd.html>.



Ceiling mounted unit

Floor-level unit



Whole House Fan

Typical Location: Centrally located between ceiling and attic

RMLS™ Section: Cool: XASTFAN

Indicate in Remarks: Whole House Exhaust Fan

Tips: Whole house exhaust fans typically eliminate the need for air conditioning by only running during cooler evening, night, and morning hours.

Resources: www.airscapfans.com



Heat Recovery Ventilator (HRV) Unit or Energy Recovery Ventilator (ERV) Unit

Typical Location: Utility Room; Closet/Cupboard; Attic, see also [Mechanical / Garage](#)

RMLS™ Section: Interior Features: HRVNTS

Tips: A whole house ventilation system that exhausts stale air, exchanging the energy to pre-warm cool fresh intake air. Three components: Unit; Control and Ventilation Ports. An ERV functions similarly to an HRV, but during the warmer seasons, pre-cools and dehumidifies while humidifying and pre-heating in the cooler seasons. HRVs are particularly relevant to homebuyers with concerns about indoor air quality

Resources: Home Ventilation Institute, www.hvi.org.



Heat Recovery Ventilator (HRV) Controls

Typical Location: Centrally located wall, see also [Bathrooms](#)

RMLS™ Section: Interior Features: HRVNTS

Tips: The HRV unit may be hidden in a cupboard or in the attic. Observing this type of control will indicate an HRV.

Resources: Home Ventilation Institute, www.hvi.org.



Heat Recovery Ventilator Ports

Typical Location: Ceilings of living rooms (exhaust/fresh air), bedrooms (exhaust/fresh air) and bathrooms (exhaust)

RMLS™ Section: Interior Features: HRVNTS

Tips: The HRV unit may be hidden in a cupboard or in the attic. Observing these inlet and outlet ports will indicate an HRV unit. Bedrooms ideally should have both an inlet and outlet port.

Resources: Home Ventilation Institute, www.hvi.org.



Fresh Air Inlet



Exhaust Port

Compact Fluorescent Lighting (CFL)

Typical Location: Lighting

RMLS™ Section: N/A - Indicate in Remarks

Tips: CFLs use 75% less energy than incandescent light bulbs and last up to 10 times longer. A high percentage of CFL lighting might denote a more energy efficient home.

Resources:

www.energystar.gov/ia/partners/promotions/change_light/downloads/Fact_Sheet_Mercury.pdf



Light Emitting Diode (LED)

Typical Location: Countertop lighting

RMLS™ Section: N/A - Indicate in Remarks

Tips: LEDs use between 2-17 watts and last up to 10 times longer than CFLs. Still a relatively high upfront cost. A high percentage of LED lighting might denote a more energy efficient home. Recent improvements in light quality, dimmable bulbs are much reduced cost are favoring LEDs over CFLs.

Resources: Lighting Design Lab whitepapers on LEDs



Credit: Martha Rose Construction

Daylighting

Typical Location: Living Rooms and Bathrooms

RMLS™ Section: Room Features and/or Interior Features:
DAYLITE, PAS-SOL, SKYLITE, SOLTUBE

Tips: The use of controlled natural lighting methods through skylights, solar tubes, passive solar design, clerestory windows, and reflected light. Lighting typically accounts for 20% of a home's energy use. Integrating daylighting into a home's design can slash 80% off that cost.



Linoleum Flooring

Typical Location: Kitchens, Utility Rooms and Bathrooms

RMLS™ Section: Room Features and/or Interior Features:
LINS-FL

Tips: Linoleum is considered a green flooring as it is made with renewable materials such as solidified linseed oil, pine rosin, ground cork dust, wood flour, and mineral fillers on a jute backing. The most widely known brand is Marmoleum.

Resources: Whitepaper "Resilient Flooring: A Comparison of Vinyl, Linoleum and Cork" Sheila Jones.



Cork Flooring

Typical Location: Kitchens and Living Areas

RMLS™ Section: Room Features and/or Interior Features:
CORK-FL

Tips: Cork is considered a renewable material as it is made from the cork harvested from cork trees every 7 years. Average life of a cork tree is over 100 years.

Resources: Whitepaper “Resilient Flooring: A Comparison of Vinyl, Linoleum and Cork” Sheila Jones.



Lighting Occupancy Sensor

Typical Location: Areas where the sensor will be able to detect heat and motion or sound in all parts of the room.

RMLS™ Section: N/A - Indicate in Remarks

Tips: Conveniently turns on lights when someone enters room; they can reduce lighting energy use by turning off lights soon after the last person leaves the room.



Credit: 21 Acres

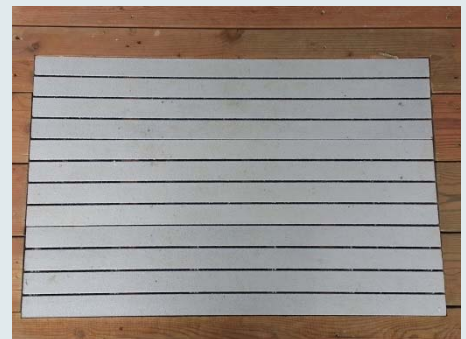
Walk-off Mat

Typical Location: At exterior door entrances

RMLS™ Section: N/A - Indicate in Remarks

Tips: Design strategy to reduce the amount of contaminants introduced into the interior. Walk-off mats can have a significant impact on indoor air quality, when combined with other indoor air quality measures.

Resources: American Lung Association,
www.lung.org/healthy-air/home.



Light Tubes / Tubular Daylights

Typical Location: Ceilings of hallways, bathrooms, pantries or rooms otherwise needing electrical light during the day. See also [Exterior Envelope](#)

RMLS™ Section: Interior Features: SOLTUBE; and/or Room Features: SOLTUBE, DAYLITE; and/or Basement/Foundation: DAYLITE

Tips: Often referred to by the brand name SolaTube.



Dual-Flush Toilet

RMLS™ Section: Interior Features: DUALFLT

Tips: Water-saving toilets with 0.8 gallon for liquids and 1.6 gallons for solids. The median household spends 1% of its income on water and sewage. Dual-flush toilets have been reported to save up to 67% of water usage in most homes. Some DFTs may have typical side-handle flush – for half flush pull handle up and full flush press handle down.

Resources: What about older homes? See Select A Flush, a dual-flush toilet kit and water conservation device for standard toilets.



Low Flow / Dual-Flush Toilet with Integrated Hand Basin

RMLS™ Section: Interior Features: DUALFLT

Tips: When the toilet is flushed the tank is refilled via the tank-top faucet, and as the water pours out you can wash your hands. Thus, you negate the need for a separate sink while saving water in the bargain.

Resources: Don't want to replace your toilet? Add a separate hand basin made for the top of the toilet.



Composting Toilet

RMLS™ Section: N/A - Indicate in Remarks

Tips: A composting toilet is a dry system that uses aerobic processing to treat excreta via composting or managed aerobic decomposition. The median household spends 1% of its income on water and sewage.

Resources: EPA Water Efficiency Fact Sheet – Composting Toilets.



Household Greywater Recycling System

Typical Location: Garage or Utility

RMLS™ Section: N/A - Indicate in Remarks

Tips: Greywater comprises 50-80% of residential wastewater. A greywater recycling system takes waste water generated typically from the bathroom sinks, showers and baths and pipes it to a cistern where it is filtered and lightly chemically treated and then pumped back up to the toilets for flushing. These systems can generate significant savings if on municipal water and sewage.

Note: Approval to use interior greywater for exterior subsurface irrigation is governed by each local health jurisdiction (LHJ) in OR.



Heat Pump Water Heater (HPWH)

Typical Location: Garage, Basement or if in conditioned space in a room of at least 750 to 1,000 cubic feet

RMLS™ Section: Hot Water: OTHER (Indicate in Remarks)

Tips: Noise can be an issue if the unit is located in conditioned space. The efficiency of air-source HPHWs can be 250%, as opposed to the 100% of an electric resistance water heater.

Resources:

www.greenbuildingadvisor.com/blogs/dept/musings/heat-pump-water-heaters-come-age



Tankless Hot Water

Typical Location: Garage or Utility

RMLS™ Section: Hot Water: TNKLESS

Tips: Avoiding standby heat losses associated with storage water heaters, tankless systems can be 24-34% more energy efficient. In high water use homes (86+ gallons a day) they can be 8-14% more energy efficient than storage water heaters.



Solar Hot Water (SHW) – Tank

Typical Location: Garage or Utility. See also [Exterior Envelope](#)

RMLS™ Green/Energy Supplement Form: Energy Efficiency: SOL-HW and **RMLS™ Residential Data Input Form:** Hot Water: SOL-HW

Tips: Life expectancy of a SHW system is 15-30 years, while a standard hot water heater is 8-12 years. Systems are either active or passive depending on the climate.

Resources: Energy Trust of Oregon's SHW incentives: <http://energytrust.org/residential/incentives/solar-water-heating/SolarWater>



Power Vented or Sealed Combustion High Efficiency Furnace/Boiler

Typical Location: Mechanical Room within Conditioned Space

RMLS™ Green/Energy Supplement Form: Energy Efficiency: FOR-90, FOR-95+ and **RMLS™ Residential Data Input Form:** Heat: FOR-90, FOR-95+

Indicate AFUE (Average Fuel Utilization Efficiency) Rating

Tips: AFUE is the standard measurement of efficiency for gas/oil fired furnaces and boilers. The higher the AFUE rating, the greater its efficiency in converting fuel to heat. The most efficient furnaces and boilers have AFUE ratings of 96.7%. Older furnaces with a 60% AFUE if replaced with a high efficiency furnace could save up to nearly 40% on heating bills.



Credits: NWESH

High Efficiency Heat Pump (Ground Source)

Typical Location: Mechanical Room within Conditioned Space

RMLS™ Green/Energy Supplement Form: Energy Efficiency: GEOTHERM and HT-PUMP and **RMLS™ Residential Data Input Form:** Cool: HT-PUMP; and Fuel: GEOTHRM

Tips: There are several different types of heat pump, including ductless mini-split, air-source, ground-source, water-source and geothermal heat pumps. Ground source heat pumps are more common, often referred to (erroneously) as **Geothermal**. Ground source heat pumps use the heat from the earth in winter (the ambient temperature of the earth is approx. 55 degrees) and in the summer use the earth as a heat sink to cool.

Geothermal systems specifically use heat from volcanic or geyser activity.



Credit: Living Shelter Designs

Radiant Heat

RMLS™ Section: Heat: RADIANT, ZONAL

Tips: A radiant heating system can be in floor or in the walls/ceilings and is operated by a closed loop tankless hot water system, a high efficiency boiler/heat pump or even solar. The most typical in floor system is Hydronic. Radiant heat is cost-effective, provides superior comfort and allows for different temperature zones.

Resources: US DOE Energy Savers – Radiant Heating



Solar Photovoltaic Panel Grid-Tied – Controls

Typical Location: Garage. Also **Exterior Envelope**

RMLS™ Green/Energy Supplement Form: Energy Efficiency: SOLAR, SOL-PV and Solar Panel: LEASED, OWNED

RMLS™ Residential Data Input Form: Fuel: SOLAR, SOL-SUP; Heat: ACT-SOL

Tips: Oregon utility customers can receive a maximum of \$5,000 to offset the initial cost of installing Solar PV.

Resources: Energy Trust of Oregon's solar incentives
<http://energytrust.org/residential/incentives/solar-electric/SolarElectric/>



Credit: South Sound Solar

Solar Photovoltaic Panel Grid-Tied w/battery backup or Off-Grid – Controls

Typical Location: Garage. Also **Exterior Envelope**

RMLS™ Green/Energy Supplement Form: Energy Efficiency: SOLAR, SOL-PV, SOL-OFF and Solar Panel: LEASED, OWNED

RMLS™ Residential Data Input Form: Fuel: SOLAR, SOL-SUP, SOL-OFF; Heat: ACT-SOL

Tips: Oregon utility customers can receive a maximum of \$5,000 to offset the initial cost of installing Solar PV.

Resources: as above



Credit: South Sound Solar

Drain-Water Heat Recovery

Typical Location: Basement

RMLS™ Green/Energy Supplement Form: Energy Efficiency: HTEXNGER and **RMLS™ Residential Data Input Form:** HEAT: HTEXNGR

Tips: About 80-90% of the energy it takes to heat water is wasted when it goes down the drain. These systems capture this energy to pre-heat cold water entering the hot water tank. Often referred to by the brand name PowerPipe.

Resources: US DOE Energy Savers – Drain-Water Heat Recovery



Triple-Glazed (Pane) Windows

RMLS™ Green/Energy Supplement Form: Energy Efficiency: WDW-TRP, VYW-TRP and **RMLS™ Residential Data Input Form:** Exterior Features: WDW-TRP, VYW-TRP

Tips: Triple pane or ultra high performance windows will always be found in a high performance home. May also be Low-E rated (to reduce Solar Heat Gain/Loss) and/or ENERGY STAR certified. See below for definitions and understanding of the National Fenestration Rating Council's (NFRC) window label.

Resources:
<http://www.greenbuildingadvisor.com/blogs/dept/musings/windows-perform-better-walls>



Low-E Windows

Could be RMLS™ Green/Energy Supplement Form: Energy Efficiency: WDW-DBL, WDW-TRP, VYW-DBL, VYW-TRP and **RMLS™ Residential Data Input Form:** Exterior Features: WDW-DBL, WDW-TRP, VYW-DBL, VYW-TRP

Tips: How to identify if a window is Low-E. 1) Look at the NFRC sticker on the windows. ABOVE the NFRC ratings for the windows, it will give the Manufacturer, the series, and then give a brief description of the window – such as "dual glazed", "low-E glass", "argon". 2) Low-E windows typically have a greenish tint.

Resources:
<http://www.greenbuildingadvisor.com/blogs/dept/musings/windows-perform-better-walls>

	World's Best Window Co. Millennium 2000® Vinyl-Clad Wood Frame Double Glazing • Argon Fill • Low-E Product Type: Vertical Slider (per NFRC 100-97)	
	ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient	
0.30	0.30	
ADDITIONAL PERFORMANCE RATINGS		
Visible Transmittance	Air Leakage (U.S./I-P)	
0.51	0.2	
<small>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. Consult manufacturer's literature for other product performance information. www.nfrc.org</small>		

ENERGY STAR Windows (skylights)

Could be RMLS™ Green/Energy Supplement Form: Energy Efficiency: WDW-DBL, WDW-TRP, VYW-DBL, VYW-TRP and **RMLS™ Residential Data Input Form:** Exterior Features: WDW-DBL, WDW-TRP, VYW-DBL, VYW-TRP

Tips: For a window or skylight to receive ENERGY STAR product certification it must meet U-Factor and, where applicable, Solar Heat Gain Coefficient (SHGC) requirements based on climate zone. The U-Factor standard set by the US EPA for Northern Climates is UF .30. All ENERGY STAR certified windows/skylights are required to carry the ENERGY STAR label. No label, it's not ENERGY STAR.



Resources: <http://www.energystar.gov/>

Understanding the National Fenestration Rating Council's Label (NFRC)

U-Factor – U-factor measures the rate of heat transfer and tells you how well the window insulates; ratings generally fall between 0.20 and 1.20. The lower the U-factor, the better a product is at keeping heat in. U-factor is particularly important during the winter heating season. For northern climates an ENERGY STAR certified window must perform at .30 UF. The lower a window's U-factor, the better it is at resisting heat flow. In the U.S., U-factors are calculated according to a standard established by the National Fenestration Rating Council (NFRC). The U-factor shown on the familiar NFRC labels is a whole-window rating that takes into account the different U-factors of the window's frame, sash, edge of glass, and center of glass.

Solar Heat Gain Coefficient (SHGC) - Solar Heat Gain Coefficient (SHGC) measures the fraction of solar energy transmitted and tells you how well the product blocks heat caused by sunlight. is expressed as a number between 0 and 1; values typically range from 0.25 to 0.80. The SHGC represents the fractional amount of the solar energy that strikes the window that ends up warming the house. The lower the SHGC, the better a product is at blocking unwanted heat gain. Blocking solar heat gain is particularly important during the summer cooling season. However, for some northern states, a lower SHGC blocks wanted winter sun.

Visual Transmittance (VT) - Visible transmittance measures the amount of light the window lets through. The greater the VT, the better the potential for daylighting. VT is measured on a scale of 0 to 1; values generally range from 0.20 to 0.80. Normally, a reduction in SHGC comes with a reduction in VT.

Air Leakage (AL) – Air leakage measures the rate at which air passes through joints in the window; rates typically fall in a range between 0.1 and 0.3. The lower the AL value, the less air leakage. Most industry

ENERGY STAR® Qualified in Highlighted Regions

ENERGY STAR

NFRC
National Fenestration Rating Council
CERTIFIED

World's Best Window Co.
Millennium 2000+
Vinyl-Clad Wood Frame
Double Glazing • Argon Fill • Low E
Product Type: Vertical Slider
(per NFRC 100-97)

ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.30	0.30
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Air Leakage (U.S./I-P)
0.51	0.2

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. Consult manufacturer's literature for other product performance information. www.nfrc.org

standards and building codes require an AL of 0.3 cf·m/ft², however with an AL 0.3 occupants may still feel disturbing drafts. AL is an optional rating, and manufacturers may choose not to include it on their labels.

Condensation Resistance measures how well the window resists water build-up. Condensation Resistance is scored on a scale from 0 to 100. The higher the condensation resistance factor, the less build-up the window allows.

Low-E (Low Emissivity) is an extremely thin coating of metallic particles, or more commonly several layers, applied to the glass which essentially allows the glass to act like a sieve. Long wavelengths, or heat, are filtered out, while short wavelengths (the visible light spectrum) are allowed to pass through.

Green Roof

RMLS™ Section: Roof: GREEN

Tips: Green roofs have the capacity to reduce stormwater runoff, can reduce dependence on air conditioning, can provide recreational and gardening space and reduce the heat island effect in urban settings.

Resources: www.greenroofs.org



Rain Screen

Typical Location: Siding – Windward side or Whole

RMLS™ Section: N/A – Indicate in Remarks

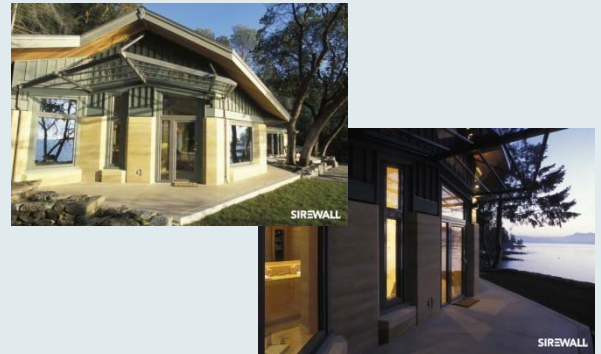
Tips: Rain screens are exterior claddings that provide a gap between themselves and the building envelope thereby allowing any moisture entering to easily drain away from the envelope.



Rammed Earth

RMLS™ Section: Exterior Description: OTHER. Indicate in Remarks

Tips: Rammed earth construction typically uses locally sourced aggregate and therefore is considered a low embodied energy construction technique, as well as delivering outstanding thermal performance and durability.



Insulated Concrete Form (ICF)

Typical Location: Can be the whole exterior walls of the house or just the basement.

RMLS™ Section: Exterior Description: OTHER. Indicate in Remarks.

Tips: ICF walls cut an estimated 30-40% off the energy to heat and cool a house. In addition they provide greater strength, comfort and quiet than a stick built home.

Resources: EPS Industry Alliance, www.forms.org.



Structural Insulated Panels (SIPs)

Typical Location: Walls, Roof deck

RMLS™ Section: Exterior Description: OTHER. Indicate in Remarks.

Tips: SIP construction lends itself to tighter than average construction, with higher wall r-value, reduced noise transference from the exterior and reduced thermal bridging.

Resources: Structural Insulated Panel Association, www.sipa.org.



Strawbale Construction

RMLS™ Section: Exterior Description: OTHER. Indicate in Remarks.

Tips: One of the most noticeable features of a strawbale home is the deeper than normal window ledges due to the thick strawbale walls. There are two primary types – load bearing and timber frame w/strawbale infill. Strawbale falls under the category of natural building. You may also encounter straw-clay insulation, cob construction, cordwood or other natural building methods.

Resources: Design of Straw Bale Buildings; The State of the Art. Bruce King et al, Green Building Press, 2006 ISBN 0-9764911-1-7



Credits: Living Shelter Design



Double Wall Construction (Truss Wall)

Typical Location: The entire exterior walls of the house

RMLS™ Section: Exterior Description: OTHER Indicate in Remarks

Tips: Double wall construction can be identified by extra deep window and door openings. An exterior load-bearing frame and a second interior frame are connected by a thin plywood gusset, 12" or more deep, filled with insulation for walls with R-40+ and minimal heat loss through wall studs, offering superior efficiency.

Resources: <http://www.buildingscience.com/documents/information-sheets/high-r-value-wall-assemblies>



Credit: Sunshine Construction

Advanced Frame Construction

Typical Location: Exterior and Interior walls of the house

RMLS™ Section: Exterior Description: OTHER Indicate in Remarks

Tips: Advanced framing saves wood and energy, characterized by walls with studs on 24" center (rather than 16" standard) with single top plates (rather than double) and other variations. Verified using a stud-finder, construction photos, or architectural drawings.

Resources: <http://www.buildingscience.com/documents/information-sheets/high-r-value-wall-assemblies>



Credit: Living Shelter Design

Wind Turbine

RMLS™ Section: Fuel: OTHER

Tips: Wind power requires a minimum average wind speed of 5mph to be feasible.

Resources: www.windpoweringamerica.gov/small_wind.asp



Solar PV Net-Metering

Typical Location: Mounted to wall of garage near electrical panel

RMLS™ Green/Energy Supplement Form: Energy Efficiency: SOL-PV, SOLAR and **RMLS™ Residential Data Input Form:** Fuel: SOLAR

Tips: Net-metered systems credit homeowners for solar production to offset against utility usage. Excess generation can be 'banked' against winter usage

Resources: <http://energytrust.org/shared-resources/info/solar-net-metering.aspx>



Ductless (Mini-split) Heat Pump; Outdoor Unit

RMLS™ Green/Energy Supplement Form: Energy Efficiency: MINISPT and **RMLS™ Residential Data Input Form:** Heat: MINISPT

Tips: A heat pump's cooling efficiency is measured by SEER. The higher the SEER rating, the more efficient the heat pump is at cooling.

Resources: www.goingductless.com

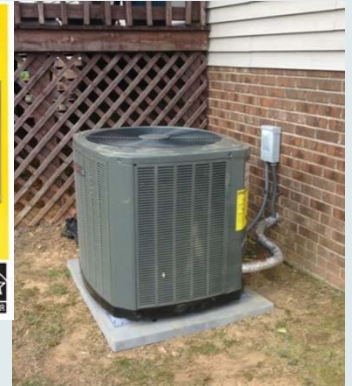


ENERGY STAR Air Conditioner – Heat Pump (outdoor unit)

RMLS™ Section: Cool: ESAC

Tips: If an air conditioning unit is more than 12 years old (in which case its SEER rating may be as low as 8.0), replacing it with an ENERGY STAR certified central unit (SEER 14.0) could cut up to 44% off of cooling costs. ENERGY STAR air conditioning units will have higher SEER ratings performing 15% better than conventional models. The age of the furnace (blower motor) will affect the efficiency of the central air unit.

Resources: www.energystar.gov/roomac



Light Tube/Tubular Daylight Domes

Typical Location: Roof (See also Living Rooms)

RMLS™ Section: Interior Features: SOLTUBE

Tips: Often referred to by the brand name SolaTube.



Pervious Paving

RMLS™ Section: Exterior Features: PRVPVMT

Tips: A Low Impact Development or Green Stormwater runoff strategy to control water runoff on site. Common materials are pervious concrete, porous asphalt and pervious pavers. Permeable materials control run-off, filter pollutants in the substrata and allow local groundwater to recharge.

Resources: Whitepaper – Pervious Paving by US Department of Agriculture and National Resources Conservation Service.



Credit: Green Canopy Homes

Rain Garden

RMLS™ Section: Exterior Features: RAINGDN

Tips: Rain gardens are a recognized low impact development (LID or Green Stormwater Infrastructure) strategy that can reduce flooding; filter toxins before they reach the storm drain; provide habitat for insects and birds and help recharge local groundwater.

Resources: WSU Rain Garden – Handbook for Western Washington Homeowners



Credit: Raindog Designs

Rainwater Collection

Typical Location: Crawlspace or outside adjacent to house, sometimes underground

RMLS™ Section: Water: CISTERN and Exterior Features: RAINCOL

Tips: Systems can be buried or above ground and can be used for landscape watering only; for landscape watering and as greywater to flush toilets or as potable water in which case the system would have a first flush diverter and UV treatment. **NB** One barrel connected to a drainpipe is not sufficient to warrant checking this item.

Resources: The Texas Manual on Rainwater Harvesting



Credit: Green Canopy Homes



Solar PV Array

Typical Location: Roof unless too much shading in which case arrays mounted

RMLS™ Green/Energy Supplement Form: Energy Efficiency: SOL-PV, SOLAR, SOL-OFF and Solar Panel: LEASED, OWNED

RMLS™ Residential Data Input Form: Fuel: SOLAR, SOL-OFF, SOL-SUP Heat: ACT-SOL

Tips: Arrays are installed facing due south.

Resources:

http://energytrust.org/library/forms/SLE_FQ_ChooseAContractor.pdf



Credit: South Sound Solar

Solar PV Tracking Array

RMLS™ Green/Energy Supplement Form: Energy Efficiency: SOL-PV, SOLAR, SOL-OFF and Solar Panel: LEASED, OWNED

RMLS™ Residential Data Input Form: Fuel: SOLAR, SOL-OFF, SOL-SUP Heat: ACT-SOL

Indicate Tracking Array in Remarks.

Tips: Tracking increases the efficiency and therefore productivity of solar PV in the PNW by up to 20%.

Resources: www.energytrust.org



Solar Hot Water Array

RMLS™ Green/Energy Supplement Form: Energy Efficiency: SOL-HW and Solar Panel: LEASED, OWNED

RMLS™ Residential Data Input Form: HOT WATER: SOL-HW.

Tips: Life expectancy of a SHW system is 15-30 years, while a standard hot water heater is 8-12 years. Systems are either active or passive depending on the climate.

Resources: www.energytrust.org



Drought Tolerant Plants with Xeriscape Design

RMLS™ Section: Exterior Features: XERISCP

Tips: By utilizing drought tolerant plants/native plants combined with techniques for reducing reliance on heavy irrigation, a xeriscape garden conserves water and reduces fertilizer need and run-off. Outdoor water usage can account for up to 55% of a household's water consumption.

A zero impact landscape has been created with high efficiency equipment; natural fertilizers; solar powered installations; water conservation strategies and carbon offsets





Regional Multiple Listing Service

GREEN / ENERGY SUPPLEMENT FORM

Border Indicates Required Field

Note: The Green / Energy Supplement Form can be used with only the Residential Input Form.

ML# _____ ADDRESS _____
SYSTEM ASSIGNED

HOME ENERGY PERFORMANCE RATING: TYPE (1) EPS HERS HES SCORE 3 DATE 2 / 2 / 4
ALL THREE FIELDS REQUIRED IF ANY INFORMATION IS SELECTED MM DD YYYY

GREEN CERT. (1) CERTRET LEEDXST NGBSNEW PSVHAUS EARTHAD LEEDND NGBS-SP EN-STAR LEEDNEW NGBS-WH GREEN CERT. OBTAINED (1) INPROCESS PASSED REQUIRED IF GREEN CERT. IS SELECTED GREEN CERT. RATING (1) BRONZE EMERALD PLATINUM CERTIFIED GOLD SILVER YEAR OF GREEN CERT. 4 REQUIRED IF GREEN CERT. IS OBTAINED GREEN CERT. VERSION 4

REACH CODE YES / NO SOLAR PANEL (1) LEASED OWNED

ENERGY EFFICIENCY (6) ESAC SOL-OFF ESTARAP SOL-PV FOR-90 SOL-RAD FOR-95+ SOLAR GEOTHRM TNKLESS HT-PUMP VYW-DBL HTEXNGR VYW-TRP INSU+CL WDW-DBL MINISPT WDW-TRP PAS-SOL WLINSU+ PRTCINS ZONAL PRTWINS SOL-HW

GREEN / ENERGY PUBLIC REMARKS (MAX 250 CHARS) _____
PUBLIC REMARKS INTENDED FOR PUBLIC VIEWING. CONFIDENTIAL INFORMATION SHOULD BE EXCLUDED.

NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THIS SECTION.

RMLS™ 07.15 INPUT _____

SELLER(S) INITIALS

--	--

© RMLS™ 2015. ALL RIGHTS RESERVED.



RESIDENTIAL DATA INPUT FORM

Border Indicates Required Field

Number In () Indicates how many selections to choose or delete. Screened number indicates how many characters will fit on a line or space. For Auction Listings check Auction. For Range Price Listings check Range \$ and use the Min and Lcl/Max Price field boxes. The following Supplement Forms are available: Auction, Condo, Amenities, Additional Structure(s), Green/Energy, Farm and Ranches and Water Rights.

MLS# SYSTEM ASSIGNED

PROPERTY TAX ID# 23 23 23

AREA 3 AUCTION RANGE \$ MIN PRICE 5 LIST/ MAX PRICE 5

ADDRESS 6 2 20 4 2 UNIT 5 CONDO UNIT LOCATION (1) TOWNHSE UPPER
REQUIRED IF PROPERTY GROUND MAIN
TYPE=CONDO LOWER

CITY 20 ZIP 5 +4 4 CC&R (1) YES / NO FARM (1) YES / NO

NEIGHBORHOOD/BUILDING 30 PROPERTY TYPE (1) ATTACHD CONDO DETACHD FLTHOME
IN-PARK PARTOWN PUD RES-MFG

LEGAL 52 ZONING 7 COUNTY (1) 10
REQUIRED IF LOT SIZE + 1 ACRE +

MAP COORD 3 1 2 LIST TYPE (1) ER EA LIMITED REPRESENTATION YES / NO OFFERS/ NEGO INSTRUCTIONS (1) CALL-LA LA-ONLY
PAGE COL ROW SEEDOCs SELLER

ELEMENTARY SCHOOL (2) 15 MIDDLE SCHOOL 15
HIGH (2) SCHOOL 15

GENERAL

LOT SIZE (1)

0-2,999SF	3K-4,999SF	5K-6,999SF	7K-9,999SF
10K-14,999SF	15K-19,999SF	20K- 99AC	1-2.99AC
3-4.99AC	5-8.99AC	7-9.99AC	10-19.99AC
20-49.99AC	50-99.99AC	100-199.99AC	200AC+

 # ACRES 5 - 2 LOT DIMENSIONS 20
REQUIRED IF LOT SIZE + 1 ACRE +

SELLER DISCLOSURE (1) DISCLOSUR EXEMPT OTHER DISCLOSURES 20

WATERFRONT (2) BAY CREEK LAKE OCEAN RIVER SEASONL OTHER BODY OF WATER NAME 20

LOT DESC (4) AIRSTRIP BOH+14 BLUFF BUSLINE CLAIM COMMONS CORNER CULDSAC FLAGLOT FLOODZN GATED GEN-SLP GOLF/CSE
GRNBELT HILLY LEVEL LSD-LND LT-RAIL MCHTIM POND PRIVATE RPROTIM SEASONL SECLDED SLOPED SLOPED STRTCAR
TERRACD TREES WOODED

VIEW (3) BAY CITY CREEK DUNES GOLF/CSE LAKE MNTAIN OCEAN PARK POND RIVER SEASONL TERRITR TREES VALLEY

RESIDENCE

SQUARE FOOTAGE (EXCLUDING ATTACHED GARAGE) UPPER 5 MAIN 5 LOWER 5 ADDITIONAL SQFT UPPER MAIN LOWER 5 TOTAL 5 SOURCE OF INFO. FOR SQFT 10
(APPROX) (APPROX) (APPROX) (APPROX) (APPROX)

NOTE: TOTAL SQUARE FOOTAGE IS AS REPORTED BY THE LISTING BROKER. FOR SOURCE OF INFORMATION AND DESCRIPTION OF SQUARE FOOTAGE, CONTACT THE LISTING BROKER. SQUARE FOOTAGE INCLUDES FINISHED AND UNFINISHED AREAS (EXCLUDING ATTACHED GARAGE) AND IS NOT INTENDED TO REPRESENT "LEGAL" OR "LIVABLE" SQUARE FOOTAGE.

YEAR BUILT 4 YEAR BUILT DESC(1) APPROX REGHST FIXER REMOD NEW RESALE PROPOSED RESTORD UNDRCON UNKNOWN # BDRMS 2 # LEVELS 1

ROOF (1) BUILTUP COMP FIBRGLS FLAT # GARAGE 1 GARAGE DESC (3) ATTACHD A/R/L CARPORT PARKING (2) CARPORT DEEDED DRIVEWAY
GRAVEL GREEN MBRANE METAL CONVRTD DETACHD EXTDEEP OFF-STR PAD NONE RV-PARK
RUBBER SHAKE SHINGLE SLATE OVRSIZE PTCNVT SHARED STREET NONE OTHER
TILE OTHER # CARS TANDEM

FIREPLACES 1 SENIOR 55+ (Qualifies for Fair Housing Law Exemption/Affidavit Required) YES / NO HOME WARRANTY YES / NO

FIREPLACE DESC (3) ELECT GAS INSERT PELLSTV PROPANE STOVE WOOD

STYLE (2) (1 REQD +1) 1STORY 2STORY A-FRAME BUNGALO CABIN CAPECOD CHALET COLONL COMNWAL CONT-FR CONTEMP COTTAGE CRAFTSM CUSTOM
DAYRNCH DBL-WDE DETCNDO DOME DTCCHOL ENGLISH FARMHSE GEORGIN LIV-WRK LODGE LOFT LOG TANDEM MANUFRM MEDIT
MIDCMOD MODULAR OLD-PDX PRAIRIE PREFAS RANCH ROW SALTBOX SIN-WDE SPLIT STUDIO TANDEM TMBRFRM TOWNHSE
TRAD TRI TR-WDE TUDOR VCT OTHER

EXT DESC (3) (1 REQD +2) ALUM ASBESTS BLOCK BRD&BTN BRICK CEDAR CULSTNE EIFS FIBRCM HCSTUCC LAP LOG MANMADE METAL
OSB PANEL PLYWOOD SHAKE SHINGLE STONE STUCC T-111 TNGGRV VINYL WOOD WOODCOM OTHER

BASEMENT/ FOUNDATION (3) BLOCK CONCRET CRAWLSP DAYLITE DIRT FINISHD FULLBAS NO-BAS NO-FND OS-ENTR PARTBAS PARTFIN PERMTR
PIR&PST SEPLVGT SKRTNG SLAB STEMWLL UNFIN OTHER

RESIDENTIAL DATA INPUT FORM

MLS _____ ADDRESS _____ <small>SYSTEM ASSIGNED</small>																																																																																																																																																																																																																																																																																																																																																								
REMARKS	XSTR/DIR _____ 100 _____ PRIVATE (MAX 250 CHARS) _____ PUBLIC (MAX 400 CHARS) _____ PUBLIC REMARKS INTENDED FOR PUBLIC VIEWING. CONFIDENTIAL INFORMATION SHOULD BE EXCLUDED. NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THIS SECTION.																																																																																																																																																																																																																																																																																																																																																							
	AUTHORIZATION TO POST ON PUBLIC INTERNET SITES: LISTING <input type="checkbox"/> YES / <input type="checkbox"/> NO PROPERTY ADDRESS (WHERE PERMITTED) <input type="checkbox"/> YES / <input type="checkbox"/> NO DISABLE SPECIFIC VOW AND IDX FUNCTIONALITY: DISABLE 3RD PARTY COMMENTS YES / <input type="checkbox"/> NO DISABLE AVM YES / <input type="checkbox"/> NO VIRTUAL TOUR _____ 100 _____ NO PERSONAL PROMOTION OR BROKER/OWNER CONTACT INFORMATION ALLOWED IN THE VIRTUAL OR VIDEO TOUR(S). VIDEO TOUR _____ 500 _____																																																																																																																																																																																																																																																																																																																																																							
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">BATHS</th> <th colspan="12">ROUND ALL MEASUREMENTS DOWN TO NEAREST FOOT.</th> </tr> <tr> <th>#FULL</th> <th>#PART</th> <th>ROOM</th> <th colspan="3">LEVEL (1)</th> <th>SIZE</th> <th colspan="6">FEATURE EACH ROOM (3)</th> </tr> </thead> <tbody> <tr> <td>UPPER</td> <td>1</td> <td>1</td> <td>MASTER BEDROOM</td> <td>L</td> <td>M</td> <td>U</td> <td>2</td> <td>X</td> <td>2</td> <td colspan="6"></td> </tr> <tr> <td>MAIN</td> <td>1</td> <td>1</td> <td>2ND BEDROOM</td> <td>L</td> <td>M</td> <td>U</td> <td>2</td> <td>X</td> <td>2</td> <td colspan="6"></td> </tr> <tr> <td>LOWER</td> <td>1</td> <td>1</td> <td>3RD BEDROOM</td> <td>L</td> <td>M</td> <td>U</td> <td>2</td> <td>X</td> <td>2</td> <td colspan="6"></td> </tr> <tr> <td>TOTAL</td> <td>1</td> <td>1</td> <td>LIVING</td> <td>L</td> <td>M</td> <td>U</td> <td>2</td> <td>X</td> <td>2</td> <td colspan="6"></td> </tr> <tr> <td colspan="2" style="text-align: center;"><small>SYST CALCD</small></td> <td>KITCHEN</td> <td>L</td> <td>M</td> <td>U</td> <td>2</td> <td>X</td> <td>2</td> <td colspan="6"></td> </tr> <tr> <td colspan="2"></td> <td>DINING</td> <td>L</td> <td>M</td> <td>U</td> <td>2</td> <td>X</td> <td>2</td> <td colspan="6"></td> </tr> <tr> <td colspan="2"></td> <td>FAMILY</td> <td>L</td> <td>M</td> <td>U</td> <td>2</td> <td>X</td> <td>2</td> <td colspan="6"></td> </tr> <tr> <td colspan="2"></td> <td>ADD. RM. #1 (1)</td> <td>L</td> <td>M</td> <td>U</td> <td>2</td> <td>X</td> <td>2</td> <td colspan="6"></td> </tr> <tr> <td colspan="2"></td> <td>ADD. RM. #2 (1)</td> <td>L</td> <td>M</td> <td>U</td> <td>2</td> <td>X</td> <td>2</td> <td colspan="6"></td> </tr> <tr> <td colspan="2"></td> <td>ADD. RM. #3 (1)</td> <td>L</td> <td>M</td> <td>U</td> <td>2</td> <td>X</td> <td>2</td> <td colspan="6"></td> </tr> </tbody> </table> <p>ADDITIONAL ROOM DESCRIPTION</p> <table border="0" style="width:100%;"> <tr> <td>2NDKIT</td><td>2NDMSTR</td><td>4TH-BD</td><td>5TH-BD</td><td></td><td></td></tr> <tr> <td>6TH-BD</td><td>ATRIUM</td><td>BONUS</td><td>DARK-RM</td><td></td><td></td></tr> <tr> <td>DEN/OFF</td><td>EATAREA</td><td>ENTRY</td><td>FAMILY</td><td></td><td></td></tr> <tr> <td>GREAT-R</td><td>GSTQTR</td><td>HOTUB-R</td><td>LIBRARY</td><td></td><td></td></tr> <tr> <td>LOFT</td><td>MEDIA</td><td>MSTBATH</td><td>MUD-RM</td><td></td><td></td></tr> <tr> <td>NOOK</td><td>SAUNA</td><td>SHOP</td><td>STORAGE</td><td></td><td></td></tr> <tr> <td>SUNPRCH</td><td>SUNROOM</td><td>UTILITY</td><td>WINECEL</td><td></td><td></td></tr> </table> <p>ROOM FEATURES</p> <table border="0" style="width:100%;"> <tr> <td>3RDFLR</td><td>4THFLR</td><td>AIRCLEN</td><td>AMNFORM</td><td>APP-GAR</td><td>BALCONY</td><td>BAMB-FL</td><td>BATH</td><td>BATHTUB</td><td>BAYWIND</td><td>BEAMS</td><td>BI-DOWN</td></tr> <tr> <td>BI-GRILL</td><td>BI-HTUB</td><td>BI-MICO</td><td>BI-OVEN</td><td>BI-RANG</td><td>BI-REFR</td><td>BI-VACM</td><td>BLT-INS</td><td>BOOKSVS</td><td>BTL-PAN</td><td>CELFAN</td><td>CLO-ORG</td></tr> <tr> <td>CLOSET</td><td>COMPCTR</td><td>CONVECT</td><td>COOK-IS</td><td>CORK-FL</td><td>COUNKIT</td><td>COVED</td><td>DAYLITE</td><td>DBL-CLO</td><td>D-DRAFT</td><td>DECK</td><td>DISHWAS</td></tr> <tr> <td>DISPOS</td><td>DMBWAIT</td><td>DRES-RM</td><td>EATAREA</td><td>EAT-BAR</td><td>ESTARAP</td><td>FIREPL</td><td>FNCH-DR</td><td>FORMAL</td><td>FPL-INS</td><td>FR&GT</td><td>FS-RANG</td></tr> <tr> <td>FS-REFR</td><td>GALLEY</td><td>GASAPPL</td><td>GDN-WIN</td><td>GOURMET</td><td>GRANITE</td><td>GREAT-R</td><td>HARDWOOD</td><td>HEATILA</td><td>HI-CEIL</td><td>HISPEED</td><td>HOME-TH</td></tr> <tr> <td>HUMIDFR</td><td>INST-HW</td><td>INTRCOM</td><td>ISLAND</td><td>JET-TUB</td><td>KIT&DR</td><td>KITCHEN</td><td>L-SHAPE</td><td>LAM-FL</td><td>LINS-FL</td><td>LOFT</td><td>LR&DR</td></tr> <tr> <td>MARBLE</td><td>NOOK</td><td>PANTRY</td><td>PAS-SOL</td><td>PATIO</td><td>PENNSLA</td><td>PLB-ICE</td><td>POOL</td><td>QUARTZ</td><td>REC-MTR</td><td>REMOD</td><td>SAUNA</td></tr> <tr> <td>SEWING</td><td>SH-BATH</td><td>SHOWER</td><td>SINK</td><td>SKYLITE</td><td>SLATEFL</td><td>SLIDER</td><td>SOAKTUB</td><td>SOLTUBE</td><td>SOUNSYS</td><td>STMDOOR</td><td>STMWIND</td></tr> <tr> <td>STORAGE</td><td>STUDIO</td><td>SUITE</td><td>SUNKEN</td><td>TILE-FL</td><td>TUB-SHW</td><td>VAULTED</td><td>VNYL-FL</td><td>VYW-DBL</td><td>WAINSCO</td><td>WASHDRY</td><td>WAT-PUR</td></tr> <tr> <td>WATSOFT</td><td>WDW-DBL</td><td>WET-BAR</td><td>WHIRLPL</td><td>WI-CLOS</td><td>WOODFLR</td><td>WOODSTV</td><td>WTRFEAT</td><td>WW-CARP</td><td></td><td></td><td></td></tr> </table>	BATHS		ROUND ALL MEASUREMENTS DOWN TO NEAREST FOOT.												#FULL	#PART	ROOM	LEVEL (1)			SIZE	FEATURE EACH ROOM (3)						UPPER	1	1	MASTER BEDROOM	L	M	U	2	X	2							MAIN	1	1	2ND BEDROOM	L	M	U	2	X	2							LOWER	1	1	3RD BEDROOM	L	M	U	2	X	2							TOTAL	1	1	LIVING	L	M	U	2	X	2							<small>SYST CALCD</small>		KITCHEN	L	M	U	2	X	2									DINING	L	M	U	2	X	2									FAMILY	L	M	U	2	X	2									ADD. RM. #1 (1)	L	M	U	2	X	2									ADD. RM. #2 (1)	L	M	U	2	X	2									ADD. RM. #3 (1)	L	M	U	2	X	2							2NDKIT	2NDMSTR	4TH-BD	5TH-BD			6TH-BD	ATRIUM	BONUS	DARK-RM			DEN/OFF	EATAREA	ENTRY	FAMILY			GREAT-R	GSTQTR	HOTUB-R	LIBRARY			LOFT	MEDIA	MSTBATH	MUD-RM			NOOK	SAUNA	SHOP	STORAGE			SUNPRCH	SUNROOM	UTILITY	WINECEL			3RDFLR	4THFLR	AIRCLEN	AMNFORM	APP-GAR	BALCONY	BAMB-FL	BATH	BATHTUB	BAYWIND	BEAMS	BI-DOWN	BI-GRILL	BI-HTUB	BI-MICO	BI-OVEN	BI-RANG	BI-REFR	BI-VACM	BLT-INS	BOOKSVS	BTL-PAN	CELFAN	CLO-ORG	CLOSET	COMPCTR	CONVECT	COOK-IS	CORK-FL	COUNKIT	COVED	DAYLITE	DBL-CLO	D-DRAFT	DECK	DISHWAS	DISPOS	DMBWAIT	DRES-RM	EATAREA	EAT-BAR	ESTARAP	FIREPL	FNCH-DR	FORMAL	FPL-INS	FR>	FS-RANG	FS-REFR	GALLEY	GASAPPL	GDN-WIN	GOURMET	GRANITE	GREAT-R	HARDWOOD	HEATILA	HI-CEIL	HISPEED	HOME-TH	HUMIDFR	INST-HW	INTRCOM	ISLAND	JET-TUB	KIT&DR	KITCHEN	L-SHAPE	LAM-FL	LINS-FL	LOFT	LR&DR	MARBLE	NOOK	PANTRY	PAS-SOL	PATIO	PENNSLA	PLB-ICE	POOL	QUARTZ	REC-MTR	REMOD	SAUNA	SEWING	SH-BATH	SHOWER	SINK	SKYLITE	SLATEFL	SLIDER	SOAKTUB	SOLTUBE	SOUNSYS	STMDOOR	STMWIND	STORAGE	STUDIO	SUITE	SUNKEN	TILE-FL	TUB-SHW	VAULTED	VNYL-FL	VYW-DBL	WAINSCO	WASHDRY	WAT-PUR	WATSOFT	WDW-DBL	WET-BAR	WHIRLPL	WI-CLOS	WOODFLR	WOODSTV	WTRFEAT	WW-CARP			
	BATHS		ROUND ALL MEASUREMENTS DOWN TO NEAREST FOOT.																																																																																																																																																																																																																																																																																																																																																					
	#FULL	#PART	ROOM	LEVEL (1)			SIZE	FEATURE EACH ROOM (3)																																																																																																																																																																																																																																																																																																																																																
	UPPER	1	1	MASTER BEDROOM	L	M	U	2	X	2																																																																																																																																																																																																																																																																																																																																														
	MAIN	1	1	2ND BEDROOM	L	M	U	2	X	2																																																																																																																																																																																																																																																																																																																																														
	LOWER	1	1	3RD BEDROOM	L	M	U	2	X	2																																																																																																																																																																																																																																																																																																																																														
	TOTAL	1	1	LIVING	L	M	U	2	X	2																																																																																																																																																																																																																																																																																																																																														
	<small>SYST CALCD</small>		KITCHEN	L	M	U	2	X	2																																																																																																																																																																																																																																																																																																																																															
		DINING	L	M	U	2	X	2																																																																																																																																																																																																																																																																																																																																																
		FAMILY	L	M	U	2	X	2																																																																																																																																																																																																																																																																																																																																																
		ADD. RM. #1 (1)	L	M	U	2	X	2																																																																																																																																																																																																																																																																																																																																																
		ADD. RM. #2 (1)	L	M	U	2	X	2																																																																																																																																																																																																																																																																																																																																																
		ADD. RM. #3 (1)	L	M	U	2	X	2																																																																																																																																																																																																																																																																																																																																																
2NDKIT	2NDMSTR	4TH-BD	5TH-BD																																																																																																																																																																																																																																																																																																																																																					
6TH-BD	ATRIUM	BONUS	DARK-RM																																																																																																																																																																																																																																																																																																																																																					
DEN/OFF	EATAREA	ENTRY	FAMILY																																																																																																																																																																																																																																																																																																																																																					
GREAT-R	GSTQTR	HOTUB-R	LIBRARY																																																																																																																																																																																																																																																																																																																																																					
LOFT	MEDIA	MSTBATH	MUD-RM																																																																																																																																																																																																																																																																																																																																																					
NOOK	SAUNA	SHOP	STORAGE																																																																																																																																																																																																																																																																																																																																																					
SUNPRCH	SUNROOM	UTILITY	WINECEL																																																																																																																																																																																																																																																																																																																																																					
3RDFLR	4THFLR	AIRCLEN	AMNFORM	APP-GAR	BALCONY	BAMB-FL	BATH	BATHTUB	BAYWIND	BEAMS	BI-DOWN																																																																																																																																																																																																																																																																																																																																													
BI-GRILL	BI-HTUB	BI-MICO	BI-OVEN	BI-RANG	BI-REFR	BI-VACM	BLT-INS	BOOKSVS	BTL-PAN	CELFAN	CLO-ORG																																																																																																																																																																																																																																																																																																																																													
CLOSET	COMPCTR	CONVECT	COOK-IS	CORK-FL	COUNKIT	COVED	DAYLITE	DBL-CLO	D-DRAFT	DECK	DISHWAS																																																																																																																																																																																																																																																																																																																																													
DISPOS	DMBWAIT	DRES-RM	EATAREA	EAT-BAR	ESTARAP	FIREPL	FNCH-DR	FORMAL	FPL-INS	FR>	FS-RANG																																																																																																																																																																																																																																																																																																																																													
FS-REFR	GALLEY	GASAPPL	GDN-WIN	GOURMET	GRANITE	GREAT-R	HARDWOOD	HEATILA	HI-CEIL	HISPEED	HOME-TH																																																																																																																																																																																																																																																																																																																																													
HUMIDFR	INST-HW	INTRCOM	ISLAND	JET-TUB	KIT&DR	KITCHEN	L-SHAPE	LAM-FL	LINS-FL	LOFT	LR&DR																																																																																																																																																																																																																																																																																																																																													
MARBLE	NOOK	PANTRY	PAS-SOL	PATIO	PENNSLA	PLB-ICE	POOL	QUARTZ	REC-MTR	REMOD	SAUNA																																																																																																																																																																																																																																																																																																																																													
SEWING	SH-BATH	SHOWER	SINK	SKYLITE	SLATEFL	SLIDER	SOAKTUB	SOLTUBE	SOUNSYS	STMDOOR	STMWIND																																																																																																																																																																																																																																																																																																																																													
STORAGE	STUDIO	SUITE	SUNKEN	TILE-FL	TUB-SHW	VAULTED	VNYL-FL	VYW-DBL	WAINSCO	WASHDRY	WAT-PUR																																																																																																																																																																																																																																																																																																																																													
WATSOFT	WDW-DBL	WET-BAR	WHIRLPL	WI-CLOS	WOODFLR	WOODSTV	WTRFEAT	WW-CARP																																																																																																																																																																																																																																																																																																																																																
FEATURES	KITCHEN (10) APP-GAR BI-DOWN BI-GRILL BI-MICO BI-OVEN BI-RANG BI-REFR BTL-PAN COMPCTR CONVECT COOK-IS COOKTOP D-DRAFT DISHWAS DISPOS ESTARAP FS-RANG FS-REFR GASAPPL GRANITE INST-HW ISLAND MARBLE PANTRY PLB-ICE QUARTZ WAT-PUR WINECLR																																																																																																																																																																																																																																																																																																																																																							
	INTERIOR (10) 3RDFLR 4THFLR AIRCLEN BI-VACM BIV-ROY BAMB-FL CELFAN CNCTFLR CORK-FL DMBWAIT DUALFLT ELEVATR FURNSHD GAR-OPN GRANITE GWTRREC HARDWOOD HEATILA HI-CEIL HISPEED HOME-TH HOOKUP HRVNTS HUMIDFR INPOOL INTRCOM JET-TUB LAM-FL LAUNDRY LINS-FL LOVOGMT LSSECUR MARBLE OWSECUR PAS-SOL QUARTZ REC-MTR SEPLVQT SLATEFL SOAKTUB SOLTUBE SOUNSYS SPRNKL R TILE-FL VAULTED VNYL-FL WAINSCO WASHDRY WATFILT WATSOFT WOODFLR WSFXTR WW-CARP																																																																																																																																																																																																																																																																																																																																																							
	EXTERIOR (10) 2ND-GAR 2ND-RES 4X4ONLY ADU ALUMWIN ARENA ATHL-CT BARN BBQ-PIT BI-HTUB BOAT-HS BOATACS CORRAL COWARNA COVPATI COVDECK DECK DIRTRD DOCK DOG-RUN FENCED FS-HTUB GARDEN GASHKLIP GAZEBO GRWLDR GRN-HSE GSTQTR HIKE OUT-FFL OUTBULD PATIO PAVEDRD POOL PORCH PRIVRD PRVPVMT PUBLICRD RAINCOL RAINGDN RDSPLIT RV-GAR RV-HKUP RV-PARK SATDISH SAUNA SEC-LIT SHOP SPRNKL R STMDOOR STMWIND TENNIS TL-SHED VYW-DBL VYW-TRP WDW-DBL WDW-TRP WSRIRIG WTRFEAT X-FENCE XERISCP YARD																																																																																																																																																																																																																																																																																																																																																							
	ACCESSIBILITY (10) 1LEVEL BATHCAB BATHSIZ BINLITE CAREQTR ELEVATR GRMAIN GRNDLVL KITCAB LANDING MINSTEP MNBDBTH NATLITE PARKING PASTACC PATHWAY RAMP ROLLSHR STAIRAS UTLMAIN WALKSHR WD-DOOR WD-HALL																																																																																																																																																																																																																																																																																																																																																							

RESIDENTIAL DATA INPUT FORM

ML# _____ ADDRESS _____	
SYSTEM ASSIGNED	
UTILITIES	COOL (1) ACREADY CENTAIR ESAC HT-PUMP HTEXNGR SWAMP WALL WINDOW XASTFAN NONE OTHER
	HOT WATER (2) ELECT EN-STAR GAS PROPANE RECIRC SOL-HW TANK TINKLESS OTHER
	HEAT (3) (1 REQD + 2) ACT-SOL BASEBRD CEILING DUCTLSS EN-STAR FLOOR FOR-90 FOR-95+ FOR-AIR GRAVITY HOT-WAT HT-PUMP HTEXNGR <small>LEASED MINISPT PAS-ROL RADIANT WALL WOODSTV ZONAL NONE OTHER</small>
	FUEL (2) (1 REQD + 1) ELECT GAS GEOTHRM OIL PROPANE SOL-OFF SOL-SUP SOLAR WOOD NONE OTHER
	WATER (2) (1 REQD + 1) CISTERN COMMUNY PRIVATE PUBLIC SH-WELL SPRING WELL OTHER
	SEWER (2) (1 REQD + 1) CESSPOL COMMUNY PDS PUB-AVL PUBLIC SANDFLT SEPTIC SH-SEP STD-SEP OTHER
FINANCIAL	PROP TAX PER YR 6 - 2 \$PCL ASMT BALANCE \$ 7 TAX DEFERRAL YES / NO BAC 10 TYPE (1) % / \$
	SHORT SALE YES / NO 3RD PARTY TO TRANSACTION YES / NO BANK OWNED / REO YES / NO TOTAL COMMISSION DIFFERS YES / NO <small>SALE REQUIRES APPROVAL OF 3RD PARTY Due to Pending Foreclosure, Refo, Bank Trustee, etc.</small>
	PRE-APPROVED SHORT SALE PRICE YES / NO WASHINGTON STATE ONLY: BANKRUPTCY YES / NO
	HOA YES / NO HOA DUES \$ 4 HOA FREQUENCY (1) 1-TIME MO QTR 6MO YR OTHER DUES \$ 4 OTHER FREQUENCY (1) 1-TIME MO QTR 6MO YR
	ESCROW PREFERENCE 35 RENT, IF RENTED \$ 7 <small>REQUIRED IF OCCUPIED BY + TENANT</small>
	TERMS (5) (1 REQD + 4) ASSMP CALL-LA CASH CONV FCS FHA FMHA LEAS-OP OWC2ND OWNCNT REHAB SGI TRADE <small>USDA VA OTHER</small>
HOA/ SPACE RENT/ (9) SLIP RENT INCLUDES ATHL-CT CABLETV CENTAIR CNCIERG COMMONS ELECT EXTMANT GARBAGE GAS GATED GYM <small>HEAT HOT-TUB HOT-WAT INS INTRNET LAP-PL LAUNDRY LIBRARY LKESMNT LNDSCPG MGMT MTGROOM POOL PTYROOM REC-FAC RQT-BL SAT-TV SAUNA SEWER SLIP SNO-REM TAN-BOS TAXES TENNIS UTILTES WATER WT-RM</small>	
BROKER/AGENT DATA	BKR CODE 6 LISTING OFFICE 50 PHONE 3 - 3 - 4 FAX 3 - 3 - 4
	LPID 8 LISTING AGENT 35 PHONE 3 - 3 - 4 AGENT CELL/PGR 3 - 3 - 4
	AGENT E-MAIL 50 AGENT EXTENSION 5
	CO-LIST LPID 8 CO-LIST BKR CODE 6 CO-LIST AGENT 35 CO-LIST AG PHONE 3 - 3 - 4
	LIST DATE 2 / 2 / 4 EXP DATE 2 / 2 / 4 OCCUPIED BY (1) OWNER PROPOSD TENANT <small>MM DD YYYY MM DD YYYY UNDRCON VACANT</small>
	POSS (1) 30-60DA 60-90DA >90DAYS <small>CLOSING IMMED NEGO ROD+1 SUBJTEN</small>
LOCKBOX/ LOCATION COMBO 15 OWNER 35 PHONE 3 - 3 - 4	
SHOWING HOURS 9 TENANT/OTHER 30 PHONE 3 - 3 - 4	
SHOW (3) (1 REQD + 2) 24HR-NC AG-ACCM APTONLY BWO-PET CALL-LA CALL-LO CALL1ST CALLOWN CALLTEN CNCIERG COMBOBX DAY-SLP EMAILA <small>KEY-LO OTHLBX OWN-OCC PROPOSD RMLSLBX SEC-SYS SEERMKS TEXT-LA TEXTOWN TEXTTEN UNDRCON VACANT</small>	

RMLS™ Listing Abbreviations

\$	Definite Dollar Amount	5-10YRS	5 - 10 Years Remaining on Lease
%	Percentage of gross selling price	5-6.99AC	5 to 6.99 Acres
%LEASE	Percentage Lease	5K-6,999SF	5,000 to 6,999 Square Feet
>10YRS	10 or More Years Remaining on Lease	5TH-BD	5th Bedroom
>90DAYS	90 Days or More	60-90DA	Possession in 60 - 90 Days
0-2,999SF	0K to 2,999 Square Feet	6MO	HOA Dues Frequency Every 6 Months
100-199.99AC	100 to 199.99 Acres	6TH-BD	6th Bedroom
10-19.99AC	10 to 19.99 Acres	7-9.99AC	7 to 9.99 Acres
10K-14,999SF	10,000 to 14,999 Square Feet	7K-9,999SF	7,000 to 9,999 Square Feet
1-2.99AC	1 to 2.99 Acres	A/C	Absolute Net
1-3YRS	1 - 3 Years Remaining on Lease	ABS-NET	Air Conditioning
15K-19,999SF	15,000 to 19,999 Square Feet	ACC-ACT	According to Accountant
1-5YRS	1 - 5 Years Remaining on Lease	ACCESS	Handicap Access
1LEVEL	One Level*	ACC-OWN	According to Owner
1STORY	1 Story	ACREADY	Air Conditioning Ready
1-TIME	HOA Dues Frequency Onetime fee	ACT-SOL	Active Solar Heat
200AC+	200+ Acres	ADA	Conforms to Americans with Disabilities Act
20-49.99AC	20 to 49.99 Acres	ADU	Auxiliary Dwelling Unit
20K-.99AC	20,000 Square Feet to .99 Acres	A-FRAME	A-Frame
220VLTS	220 Volt Electricity	AG-ACCM	Agent or Broker Must Accompany
24HR-NC	24 Hour Notice	AGRICUL	Agriculture
2ND-GAR	2nd Garage	AIRCLEN	Air Cleaner
2NDKIT	2nd Kitchen	AIRPHOT	Aerial Photo
2NDMSTR	2nd Master Bedroom	AIRSTRP	Airstrip
2ND-RES	2nd Residence on Property	ALUM	Aluminum
2STORY	2 Story	ALUMWIN	Aluminum Window
30-60DA	Possession in 30 - 60 Days	ALY	Alley
3-4.99AC	3 to 4.99 Acres	AMNFORM	See Amenities Form
3-5YRS	3 - 5 Years Remaining on Lease	ANX	Annex
3K-4,999SF	3,000 to 4,999 Square Feet	APOD	Annual Property Operation Data
3NETLSE	Triple Net Lease	APP-GAR	Appliance Garage
3-PHASE	3 - Phase Electricity	APPPROC	Application in Process
3RDFLR	3rd Floor	APPRAIS	Appraisal
440VLTS	440 Volt Electricity	APPROX	Approximately
4TH-BD	4th Bedroom	APROVED	Approved
4THFLR	4th Floor	APTONLY	Appointment Only
4X4ONLY	4x4 Access Only	ARENA	Arena
50-99.99AC	50 to 99.99 Acres		

ASBESTS	Asbestos	BLOCK	Block
ASSIGND	Assigned	BLT-INS	Built-ins
ASSMP	Assumption	BLUFF	Bluff
ATHL-CT	Athletic Court	BLVD	Boulevard
ATHLTIC	Athletic Facility	BOATACS	Boat House
ATRIUM	Atrium	BOAT-HS	Boat Access Only
ATTACHD	Attached	BONUS	Bonus Room
ATTIC	Attic	BOOKSVS	Book Shelves
AUTO-SV	Auto Service	BRD&BTN	Board & Batten Siding
AVAIL	Available	BRICK	Brick
AVE	Avenue	BROCURE	Brochure
BALCONY	Balcony	BRONZE	Bronze Level Certification
BAMB-FL	Bamboo Floor	BRUSH	Brush
BAR	Bar	BTL-PAN	Butler's Pantry
BARBWIR	Barbed Wire	BUILTUP	Built Up Roof
BARN	Barn	BUNGALO	Bungalow
BASEBRD	Baseboard	BUNKER	Underground Bunker
BASEMNT	Basement	BUSLINE	On Bus Line
BATH	Bathroom	BUSNS	Business
BATHCAB	Bathroom Cabinets*	BUSOP	Business Opportunity
BATHSIZ	Bathroom Size*	BWO-PET	Beware of Pets
BATHTUB	Bathtub	BYP	Bypass
BAY	View of Bay	CABIN	Cabin
BAYWIND	Bay Window	CABLETV	Cable TV
BBQ-PIT	Barbeque Pit	CALL1ST	Call First
BCH<1/4	Ocean Beach Less than 1/4 Mile Away	CALL-LA	Call Listing Agent or Broker
BEAMS	Beam Ceilings	CALL-LO	Call Listing Office
BEAUTY	Beauty Shop	CALLOWN	Call Owner
BERRIES	Berries	CALLTEN	Call Tenant
BI-DOWN	Built-in Double Oven	CAPECOD	Capecod
BI-GRILL	Built-in Grill	CAREQTR	Caregiver Quarters*
BI-HTUB	Built-in Hot Tub	CARPORT	Carport
BI-MICO	Built-in Microwave	CASH	Cash
BINLITE	Built-in Lighting*	CATTLE	Cattle
BI-OVEN	Built-in Oven	CC&RS	Codes, Covenants and Restrictions
BI-RANG	Built-in Range	CEDAR	Cedar
BI-REFR	Built-in Refrigerator	CEILFAN	Ceiling Fan
BI-VACM	Built-in Vacuum	CEILING	Ceiling
BIV-RDY	Plumbed for Built-in Vacuum	CENTAIR	Central Air Conditioning
BLDG	Building	CERTIFIED	Property has been certified
BLDGWAR	Building Warranty	CERTRET	Certified Retrofit
BLDORDR	Build Order Only	CESSPOL	Cesspool
		CHAINLK	Chain Link Fence

CHALET	Chalet	COVDECK	Covered Deck
CHURCH	Church	COVED	Coved
CIR	Circle	COVERED	Covered
CISTERN	Cistern	COVPATI	Covered Patio
CITY	City	CRAFTSM	Craftsman
CLAIM	A Claim to Mineral Right/Mine on Property	CRANBOG	Cranberry Bog
CLEARED	Cleared	CRANE	Crane
CLO-ORG	Closet Organizer	CRAWLSP	Crawlspce
CLOSET	Closet	CREEK	Creek
CLOSING	Possession at Closing	CRES	Crescent
CLOTHNG	Clothing Shop	CT	Court
CNCIERG	Concierge	CULDSAC	Cul-de-sac
CNCTFLR	Concrete Floor	CULSTNE	Cultured Stone
COLONIL	Colonial	CUSTOM	Custom Style
COM/IND	Commercial/ Industrial	DAIRY	Dairy
COMBOBX	Combination Lock Box	DARK-RM	Dark Room
COMM	Commercial	DAYLITE	Daylight
COMMONS	Commons	DAYRNCH	Daylight Ranch
COMMUNY	Community	DAY-SLP	Day Sleeper
COMNWAL	Common Wall	DBL-CLO	Double Closet
COMP	Composition Roofing	DBL-WDE	Double Wide Manufactured Home
COMPACT	Compacted Soil	D-DRAFT	Down Draft
COMPCTR	Compactor	DECK	Deck
COMPRSR	Compressor	DEEDED	Deeded Parking/Access
CONCRET	Concrete	DEEDRES	Deed Restrictions
CONDO	Condominium	DEEDS	Deeds
CONNECTD	Connected	DEN/OFF	Den / Office
CONTEMP	Contemporary	DENTAL	Dental Office
CONT-FR	Country French	DETACHD	Detached or Residential - Single Family Detached
CONV	Conventional Loan	DETCNDO	Detached Condominium
CONVECT	Convection Oven	DIRT	Dirt
CONVEYR	Conveyor System	DIRTFLR	Dirt Floor
CONVRTD	Converted	DIRTRD	Dirt Road
COOK-IS	Cook Island	DISHWAS	Built-in Dishwasher
COOKTOP	Cook Top	DISPOSL	Disposal
COOP	Poultry House	DISTRIB	Distribution Center
CORK-FL	Cork Floor	DIS-WIN	Display Window
CORNER	Corner	DITCH	Ditch
CORRAL	Corral	DIVIDE	Divided by Road
COTTAGE	Cottage	DMBWAIT	Dumbwaiter
COUNKIT	Country Kitchen	DND-TEN	Do Not Disturb Tenants
COVARNA	Covered Arena	DNS-APT	Do Not Show Without Appointment

DOCK	Dock	FAILED	Failed
DOG-RUN	Dog Run	FAMILY	Family
DOME	Dome	FARM	Farm
DOMSTIC	Domestic	FARMHSE	Farmhouse
DR	Drive	FCS	Farm Credit Service
DRES-RM	Dressing Room	FEASIBL	Feasibility Study
DRILLED	Drilled	FEENWTR	Fee/No Water Available
DRIP	Drip	FENCED	Fenced
DRIVWAY	Driveway	FHA	FHA Loan
DRY-CLN	Dry Cleaners	FIBRCEM	Fiber Cement
DSCLOSUR	Disclosure	FIBRGLS	Fiberglass
DTCHCOL	Dutch Colonial	FILLED	Filled
DUALFLT	Dual Flush Toilet	FINISHD	Finished
DUCTLSS	Ductless	FIRE-ES	Fire Escape
DUNES	Dunes	FIREPL	Fireplace
EA	Exclusive Agency	FIRESPR	Fire Sprinkler
EARTHAD	Earth Advantage	FISH	Fish
EASEMTS	Easements	FIXER	Needs Repair
EATAREA	Eating Area	FIXTURS	Fixtures
EAT-BAR	Eat Bar	FLAGLOT	Flag Lot
EIFS	Exterior Insulated Foam System	FLAT	Flat
ELECMTR	Separate Electric Meter	FLEX	Flex Use
ELECT	Electric, Electricity	FLOOD	Flood
ELEVATR	Elevator	FLOODPL	Below Flood Plain
EMAILLA	Email Listing Agent	FLOODZN	Flood Zone
EMERALD	Emerald Level Certification	FLOOR	Floor
ENGLISH	English	FLR-PLN	Floor Plan
ENG-RPT	Engineering Structural Reports	FLTHOME	Float Home
EN-STAR	Energy Star	FMHA	FMHA Loan
ENTRPRP	Entire Property	FNCH-DR	French Doors
ENTRY	Entry	FONDATN	Foundation
ENVIRON	Environmental	FOOD-SV	Food Service
ENV-RES	Environmental Restrictions	FOR-90	Forced Air 90% efficiency
EPS	Energy Performance Score	FOR-95+	Forced Air 95+% efficiency
EQUIP	Equipment	FOR-AIR	Forced Air
ER	Exclusive Rights to Sell	FOREST	Forest
ESAC	Energy Star Air Conditioning	FORMAL	Formal
ESTARAP	Energy Star Appliances	FPL-INS	Fireplace Insert
EXEMPT	Exempt	FR&KIT	Family Room/ Kitchen Combo
EXISTNG	Existing	FRAME	Frame
EXPIRED	Expired	FRM/FOR	Farm / Forest
EXTDEEP	Extra Deep Garage	FRT-ELE	Freight Elevator
EXTMANT	Exterior Maintenance	FS-HTUB	Free Standing Hot Tub

FS-RANG	Free-Standing Range	GROCERY	Grocery
FS-REFR	Free-Standing Refrigerator	GROSS	Gross
FUELTNK	Fuel Tank	GROUND	Ground Floor
FULLBAS	Full Basement	GSTPARK	Guest Parking
FULLSVC	Full Service	GSTQTR	Guest Quarters
FURNITR	Furniture	GWTRREC	Grey Water Recycling
FURNSHD	Furnished	GYM	Gym
GA+500'	Natural Gas over 500' From Site	HANDDUG	Hand-dug
GALLEY	Galley	HARDWOD	Hardwood Floors
GARAGE	Garage	HAY	Hay
GARBAGE	Garbage	HCSTUCC	Hard Concrete Stucco
GARDEN	Garden	HDNLINE	Hand Line
GAR-OPN	Garage Door Opener	HEAT	Heat
GAS	Gas	HEATED	Heated
GASAPPL	Gas Appliances	HEATILA	Heatilator
GAS-AVL	Gas Available at Property Line	HERS	Home Energy Rating System
GASHKUP	Gas Hookup	HES	Home Energy Scoring
GATED	Gated	HI-CEIL	High Ceilings
GAZEBO	Gazebo	HIKE	Hike Access Only
GDN-WIN	Garden Window	HILLY	Hilly
GEN-SLP	Gentle Sloping	HISPEED	Hi-Speed Connection
GEORGIN	Georgian	HNDLINE	Hand Line
GEOHRM	Geothermal	HOGS	Hogs
GND-LSE	Ground Lease	HOME-TH	Home Theater
GOLD	Gold Level Certification	HOOKUP	Hookup Available
GOLFCSE	Golf Course	HORSES	Horses
GOURMET	Gourmet Kitchen	HOTEL/M	Hotel / Motel
GRADE	At Grade Level	HOT-TUB	Hot Tub
GRADED	Graded	HOTUB-R	Hot Tub Room
GRAIN	Grain	HOT-WAT	Hot Water
GRANITE	Granite	HRVNTS	Heat Recovery Ventilator
GRAVEL	Gravel	HTEXNGR	Heat Exchanger
GRAVITY	Gravity	HT-PUMP	Heat Pump
GRAVLRD	Gravel Road	HTS	Heights
GREAT-R	Great Room	HUMIDFR	Humidifier
GREEN	Green Roof	HV-INDU	Heavy Industrial
GRGMAIN	Garage on Main	HWY	Highway
GRN	Green	IMMED	Immediate Possession
GRNBELT	Green Belt	IN1/2MI	Within 1/2 Mile
GRNCRTX	Greencert Envelope	IN1/4MI	Within 1/4 Mile
GRNDLVL	Ground Level	IN10MI	Within 10 Miles
GRNDWTR	Ground Water	IN10MI+	10 miles or farther
GRN-HSE	Greenhouse	IN1MI	Within 1 Mile

IN1MI+	1 mile or farther	LAP-PL	Lap Pool
IN2MI	Within 2 Miles	LAUNDRY	Laundry
IN3/4MI	Within 3/4 Mile	LEASE	Lease
IN5MI	Within 5 Miles	LEASED	Leased
INCOME	Income	LEASES	Leases
INCOMPL	Incomplete	LEAS-OP	Lease Option
INDITCH	In Ditch	LEEDEXST	LEED for Homes, Existing
INDIVID	Individual Storage Units	LEEDND	LEED Neighborhood Development
INDOOR	Indoor	LEEDNEW	LEED for Homes, New Const.
INDUSTR	Industrial	LEGDESC	Legal Description
IN-LO	In Listing Office	LEVEL	Level
IN-PARK	Manufactured Housing in a Park	LIBRARY	Library
INPOOL	Indoor Pool	LIM-ACC	Limited Access
INPROCESS	Certification In Process	LINS-FL	Linseed Floor
INS	Insurance	LIVESTK	Livestock
INSERT	Fireplace Insert	LIV-WRK	Live Work Unit
INST-HW	Instant Hot Water	LKESMNT	Lake Easement
INSTREM	In Stream	LLAMA	Llamas
INSU+CL	Insulation and Ceiling Insulation	LN	Lane
INTRCOM	Intercom Entry	LND/YRD	Land/Yard
INTRNET	Internet	LNDFILL	Land Fill
INVN	Inventory Included	LNDSCPG	Landscaping
IRRDIST	Irrigation District	LOAD	Load
IRRIG	Irrigation	LOADING	Loading
IRRIGAT	Irrigated / Irrigation Equipment	LOCKED	Locked
IRR-WAT	Irrigation Water Available	LODGE	Lodge
IRRWELL	Irrigation Well	LOFT	Loft
ISLAND	Island	LOG	Log
I-STORG	Inside Storage	LOOP	Loop
JCT	Junction	LOUNGE	Lo-VOC Material
JET-TUB	Jetted Tub	LOVOCMT	Lounge
JOINT-V	Owner Would Consider Joint Venture	LOWER	Lower Level
KEY-LO	Key in Listing Office	LOW-INC	Low Income Loan
KIT&DR	Kitchen/ Dining Room Combo	LR&DR	Living Room / Dining Room Combo
KITCAB	Kitchen Cabinets*	LSD-LND	Leased Land
KITCHEN	Kitchen	LSE-BAK	Owner Occupied will Lease Back
L	Lower Level	LSE-ESC	Lease with Escalation
LAKE	Lake	LSE-OPT	Lease Option
LAM-FL	Laminate Flooring	L-SHAPE	L Shaped
LAND	Land	LSSECUR	Leased Security System
LANDING	Landing*	LT-INDU	Light Industrial
LA-ONLY	Listing Agent Only	LT-MANU	Light Manufacturing
LAP	Lap Siding	LT-RAIL	Light Rail

M	Main Level	MULTI	Multifamily
MAIN	Main Level	MULTI-P	Multipurpose
MANMADE	Man Made	N/A	No Square Feet (condo, business only, etc.)
MANTREC	Maintenance Records Available	NAME	Business Name
MANUFAC	Manufacturing	NATIVE	Native
MANUFHS	Manufactured Home	NATLITE	Natural Lighting*
MARBLE	Marble	NEGO	Possession Negotiable
MBRANE	Membrane	NET-LSE	Net Lease
MEDIA	Media Room	NEW	New Construction
MEDICAL	Medical Offices	NEWZEAL	New Zealand Fencing
MEDIT	Mediterranean	NGBSNEW	NGBS New Construction
MESH	Mesh Fence	NGBS-SP	NGBS Small Projects Remodel
METAL	Metal	NGBS-WH	NGBS Whole Home Remodel
METERED	Metered	NO-BAS	No Basement
MEZZNIN	Mezzanine	NODEED	No Deed
MGMT	Management	NO-FND	No Foundation
MGR-SHO	On-Site Manager will Show	NO-LOAD	No Loading Facilities
MICRO	Microwave	NONCONF	Non-Conforming Use
MIDCMOD	Mid-Century Modern	NONE	None
MINING	Mining	NOOK	Nook
MINISPT	Mini Split	NO-PHOT	No Photo
MINI-ST	Mini Storage	NO-SEWR	Sewer Not Available
MINRTRS	Mineral Rights Reservations	NO-VALU	Existing Structure of No Value
MINSTEP	Minimal Steps*	NTRLBLT	Natural Built
MISC	Miscellaneous	NURSERY	Nursery
MIX-USE	Mixed Use	OCEAN	Ocean
MNBDBTH	Main Floor Bedroom with Bath	OFFICE	Office
MNICIPAL	Municipality	OFFPROP	Off The Property
MNTAIN	Mountain	OFFSITE	Off Site
MO	HOA Dues Frequency Every Month	OFF-STR	Off Street Parking
MOBL-HM	Mobile Home	OIL	Oil
MOBL-PK	Mobile Home Park	OLD-PDX	Old Portland
MOD-GRS	Modified Gross	ONPROP	On The Property
MODULAR	Modular	ON-SITE	On Site
MONSIGN	Monument Sign	OPEN	Open
MO-T-MO	Month to Month	OPR-EXP	Operating Expense Report
MO-TO-MO	Month to Month	ORCHARD	Orchard
MP	Milepost	OSB	Oriented Strand Board
MRCHTIM	Merchantable Timber	OS-ENTR	Outside Entrance
MSTBATH	Master Bath	OS-LITE	Outside Lighting
MTGHALL	Meeting Hall	O-STORG	Outside Storage
MTGROOM	Meeting Room	OTHER	Other
MUD-RM	Mud Room	OTHLBX	Other Lockbox - Not RMLS™

OUTARNA	Outdoor Arena	PLATINUM	Platinum
OUTBULD	Outbuilding(s)	PLB-ICE	Plumbed for Icemaker
OUT-FPL	Outdoor Fireplace	PLT-MAP	Plot - Plat Map
OVRSIZE	Over Sized	PLUMBED	Plumbed
OWC2ND	Owner Will Carry 2nd	PLYWOOD	Plywood
OWNCONT	Owner Carry Contract	PLZ	Plaza
OWNED	Owned	PMPDPND	Pumped / Pond
OWNER	Owner	PMPDWEL	Pumped / Well
OWN-OCC	Owner Occupied	POLE	Pole
OWSECUR	Owned Security System	POND	Pond
P&L	Profit & Loss Statement	POOL	Pool
PAD	Parking Pad	PORCH	Porch
PANEL	Panel	POULTRY	Poultry
PANTRY	Pantry	POW-AVL	Power Available at Property Line
PARK	Park	POWER	Power
PARKING	Parking*	POW-HVY	Heavy Power
PAR-LSE	Partially Leased	PRARIE	Prairie
PARTBAS	Partial Basement	PREFAB	Pre-Fabricated Home
PARTFIN	Partially Finished	PRIVATE	Private
PARTIAL	Partial Irrigation	PRIVRD	Private Road
PARTOWN	Deeded Time Share or Partial Ownership	PROF-SV	Professional Service
PAS-ELE	Passenger Elevator	PRO-OFC	Professional / Office
PASSED	Certification Passed	PROPANE	Propane
PAS-SOL	Passive Solar / Passive Solar Heat	PROPOSD	Proposed
PASTACC	Past Accessibility*	PROPOWN	Property Owner
PASTURE	Pasture	PRSRIZ	Pressurized
PATH	Path	PRTCINS	Partial Ceiling Insulation
PATHWAY	Pathway*	PRTWINS	Partial Wall Insulation
PATIO	Patio	PRVPVMT	Pervious Pavement
PAVED	Paved	PSVHAUS	Passive Haus
PAVEDRD	Paved Road	PT	Point
PAY-USE	Pay for Use	PTCNVT	Partially Converted to Living Space
PDS	Pressure Distribution System	PTYROOM	Party Room
PELLSTV	Pellet Stove	PUB-AVL	Public Available
PENNSLA	Peninsula	PUBLICRD	Public Road
PERIMTR	Perimeter	PUBLIC	Public
PHONE	Phone	PUD	Planned Unit Development
PIKE	Pike	PUMP	Pump
PIPE	Pipe	PW+500'	Power Over 500' from Site
PIR&PST	Pier and Post	QTR	HOA Dues Frequency Every 3 Months
PIVOT	Pivot	QUARTZ	Quartz
PKWY	Parkway	RADIANT	Radiant Heat
PL	Place	RAINCOL	Rain Collector

RAINGDN	Rain Garden	RPROTIM	Reproduced Timber
RAMP	Ramp	RQT-BL	Racquetball
RANCH	Ranch	RR-MAIN	Railroad Main
RANGE	Range	RR-SIDG	Railroad Siding
RAWLAND	Raw Land	RR-SPUR	Railroad Spur
RD	Road	RSF	Rentable SQFT
RDMAINT	Road Maintenance	RTE	Route
RDSPLIT	Road Splits Property	RUBBER	Rubber
REC-FAC	Recreational Facilities	RV-GAR	RV Garage
RECIRC	Recirculating	RV-HKUP	RV Hookup
REC-MTR	Reclaimed Material	RV-PARK	RV Parking or RV Park
RECONLY	Recreation Only	RV-STOR	RV Storage
RECREAT	Recreational	SALE	Sale
REFRIG	Refrigerator	SALTBOX	Saltbox
REGHIST	Register of Historic Homes	SANDFLT	Sand Filtered
REHAB	Rehab Loan	SATDISH	Satellite Dish
REMOD	Remodeled	SAT-TV	Satellite TV
RENT	Rent	SAUNA	Sauna
REQFILL	Requires Land Fill	SEASONL	Seasonal
RES/DAM	Reservoir / Dam	SEC-GAT	Security Gate
RES/REC	Restricted Hours	SEC-GRD	Security Guard
RESALE	Residential/Recreational	SECLDED	Secluded
RES-HRS	Resale	SEC-LIT	Security Lighting
RESID	Residential - Single Family Detached	SEC-SYS	Security System
RESIDNC	Residence	SECURED	Secured
RES-MFG	Manufactured Home on Real Property	SEEDOCS	See Documents
RESRVOR	Reservoir	SEERMKS	See Remarks
RESTORD	Restored	SELLER	Seller Directly
RESTRNT	Restaurant	SEP-INS	Septic Inspection
RETAIL	Retail	SEPLVQT	Apartment or Auxiliary Living Unit
RILL	Rill	SEPTIC	Septic
RIVER	River	SEWER	Sewer
RIVERRT	River Rights	SEWING	Sewing
RMLSLBX	RMLS Lock Box	SGI	State GI Loan
RNT-REC	Rent Records	SHAKE	Shake
ROAD-MA	Road Maintenance Agreement	SHALLOW	Shallow
ROD+1	Recording of Deed + 1 Day	SHARED	Shared Garage
ROLLING	Rolling	SH-BATH	Shared Bath
ROLLSHR	Roll in Shower*	SHEEP	Sheep
ROOTCEL	Root Cellar	SHINGLE	Shingle
ROW	Row House	SHOP	Shop
ROWCRP	Row Crop	SHOWER	Shower
		SH-SEP	Shared Septic

SH-WELL	Shared Well	STMWIND	Storm Window
SIDWLK	Sidewalk	STONE	Stone
SIGN	Sign	STORAGE	Storage
SILO	Silo	STOVE	Stove
SILVER	Silver Level Certification	STREAM	Stream
SINK	Sink	STREET	Street
SIN-WDE	Single Wide Manufactured Home	STRTCAR	Street Car
SKIRTNG	Skirting	STUCCO	Stucco
SKYLITE	Sky Light	STUDIO	Studio
SLAB	Slab	SUB-INS	Subject to Inspection
SLATE	Slate	SUBJTEN	Possession Subject to Tenancy
SLATEFL	Slate Flooring	SUB-LSE	Sub Lease
SLIDER	Sliding Door	SUBORDN	Seller Will Subordinate
SLIP	Boat Slip	SUBSIDY	Subsidy
SLOPED	Sloped	SUITE	Suite
SMOKDET	Smoke Detector	SUNKEN	Sunken
SNO-REM	Snow Removal	SUNPRCH	Sun Porch
SOAKTUB	Soaking Tub	SUNROOM	Sun Room
SOILRPT	Soil Report	SURVEY	Survey
SOLAR	Solar	SW+500'	Sewer over 500' from Site
SOL-HW	Solar Hot Water	SWAMP	Swamp
SOLIDST	Solid Set	SWR-AVL	Sewer Available at Property Line
SOL-OFF	Solar Off Grid	T-111	T-111 Siding
SOL-PV	Solar Photovoltaic	TACKRM	Tack Room
SOL-RAD	Solar Radiant	TAN-BDS	Tanning Beds
SOL-SUP	Solar Supplemental	TANDEM	Tandem
SOLTUBE	Solar Tube	TANK	Tank
SOUNSYS	Sound System	TAVERN	Tavern
SPLIT	Split	TAXES	Taxes
SPRING	Spring	TAX-INF	Tax Information
SPRNKLR	Sprinkler	TAX-RET	Tax Returns Available
SPT-APP	Septic Site Approved	TBTNDWN	To Be Torn Down
SQ	Square	TEN/FRM	Tenant / Farmer
SRFCWTR	Surface Water	TENANT	Tenant
SSAPPL	Stainless Steel Appliance(s)	TENNIS	Tennis
ST	Street	TER	Terrace
STA	Station	TERRACD	Terraced
STABLES	Stables	TERRITR	Territorial
STAIRAS	Stair Assistance*	TEST-AV	Soil Test Available
STD-SEP	Standard Septic	TEST-RQ	Soil Test Required
STEEP	Steep	TEXT-LA	Text Listing Agent
STEMWLL	Stem Wall	TEXTOWN	Text Owner
STMDOOR	Storm Door	TEXTTEN	Text Tenant

TILE	Tile	UTILTES	Utilities Included
TILED	Tiled	UTL-INC	Utility on Main Level
TILE-FL	Tile Floor	UTL-REC	Utility Records Available
TIMB-CR	Timber Cruise	UTLSHED	Utility Shed
TIMBER	Timber	VA	VA Loan
TIMBERD	Timber Deed	VACANT	Vacant
TL-SHED	Timber Frame	VALLEY	Valley
TMBFRM	Tool Shed	VAULTED	Vaulted
TNG/GRV	Tongue and Groove	VICT	Victorian
TNKLESS	Tankless	VIDEO	Video
TNTSIGN	Tenant Sign	VINEYRD	Vineyard
TO-COME	To come	VINYL	Vinyl
TOP/MAP	Topography Map	VNYL-FL	Vinyl Floor
TOPROP	To Property	VYW-DBL	Vinyl Window - Double Paned
TO-SUIT	Build to Suit	VYW-TRP	Vinyl Window - Triple Paned
TOWNHSE	Townhouse	W/D-HUP	Washer/ Dryer Hookup
TR	Trail	WA+500'	Public Water over 500' From Site
TRAD	Traditional	WAINSCO	Wainscoting
TRADE	Trade	WALKSHR	Walk in Shower*
TRAFFIC	Traffic	WALL	Wall
TREEFRM	Tree Farm	WAREHSE	Warehouse/ Warehousing
TREES	Trees	WASHDRY	Washer/ Dryer
TRI	Tri Level	WAT-AVL	Water Available
TRI-WDE	Triple Wide Manufactured Home	WATER	Water
TRUK-DK	Truck Dock	WATFILT	Water Filter
TUB-SHW	Bathtub with Shower	WAT-PUR	Water Purifier
TUDOR	Tudor	WATR-AG	Water Agreement
U	Upper Level	WATSOFT	Water Softener
UGS	UGS	WAY	Way
UGSTIMD	UGS Timed	WD-DOOR	Wide Door*
UG-UTIL	Underground Utilities	WD-HALL	Wide Hall*
UNDEEDED	Undeeded	WDW-DBL	Wood Window - Double Paned
UNDRCON	Under Construction	WDW-TRP	Wood Window -Triple Paned
UNFIN	Unfinished	WELL	Well
UNFURNS	Unfurnished	WELLDQE	Well / DOE Approved
UNIMPR	Unimproved	WELLWRC	Well / Water Right Certificate
UNKNOWN	Unknown	WET-BAR	Wet Bar
UPPER	Upper floor	WHARF	Wharf
USDA	United States Department of Agriculture	WHIRLPL	Whirlpool
USF	Usable SQFT	WHLLINE	Wheel Line
UTILITY	Utility Room	WHOESL	Wholesale
UTILMAIN	Utilities	WI-CLOS	Walk in Closet
		WINCOV	Window Coverings

WINDOW	Window
WINECEL	Wine Cellar
WINECLR	Wine Cooler
WDLIFE	Wildlife
WLINSU+	Wall Insulation Added
WOOD	Wood
WOODCOM	Wood Composite
WOODED	Wooded
WOODFLR	Wood Floors
WOODSTV	Wood Stove
WSFIXTR	WaterSense Fixture(s)
WSIRRIG	WaterSense Irrigation
WT-CERT	Water Rights Certification
WTRCNON	Water Cannon
WTRFEAT	Water Feature
WT-RM	Weight Room
WTRMTR	Separate Water Meter
WT-USEP	Water Use Permit
WW-CARP	Wall to Wall Carpet
XASTFAN	Exhaust Fan
XERISCP	Cross Fence
X-FENCE	Xeriscape Landscaping
XING	Crossing
XMAS-TR	Christmas Tree Farm
YARD	Yard
YR	HOA Dues Frequency Every Year
ZONAL	Zonal

* Indicates accessibility features

SEEC/NEEA's – Cost Data Addendum for High Performance Homes

4 Page document. Sections: Form Guidelines; Home Information; Home Energy Performance Label; Home Utilities: Energy & Water Savings; Third Party Certification; Section One: Summary – Features; Section Two: Incremental Costs; Durability Strategies; Building Envelope; Heating & Cooling Systems; Appliances; Air Quality; Indoor Water; Irrigation; Renewables; Other Innovative Measures

Tips:

- The Cost Data Addendum (CDA) is designed to identify the incremental cost overall and/or of a particular feature to go from a code home of the same year to a high performance home or strategy
- The CDA is for new construction only and should be completed by the builder and provided to the appraiser on assignment
- Caveat: data provided in the Addendum is assumed to be accurate and if found to be in error could alter the appraiser's opinions or conclusions
- To download a copy of the Cost Data Addendum go to: <http://seecolutions.com/green-appraisals/resources/>

Cost Data Addendum for High Performance Homes

BUILDER/REALTOR/OWNER TO FILL OUT

Home Information	
Address:	
City:	State:
Zip:	Gross Living Area:

Home Energy Performance Label	Modeled Score	Tested Score
Energy Performance Score (EPS)		
Home Energy Rating System (HERS) Index		
Home Energy Score (HES)		
Other (please specify):		
Baseline energy code compared to (i.e. 2012 IECC)		Code/Year:

Home Utilities: Energy and Water Savings	
Energy	
Neighborhood Average Utility Usage	\$
Fuel Type	
Local Utility Rate – Gas; Electric	\$
Estimated Energy Savings	\$
Water	
Standard Average Water Consumption (Gallons per day)	
Local Water Rate CCF (CCF = 100 cubic feet, equivalent to 748 gallons)	\$
Local Sewage Rate CCF	\$
Combined total Average Water/Sewage Savings CCF (GPF/GPM divided by 748)	\$

Third-Party Certification	Level (e.g. Gold)
Built Green®	
Earth Advantage®	
ENERGY STAR® Certified Homes	
LEED® for Homes	
ICC 700 Green Building Standard	
Other (please specify):	

SECTION ONE: SUMMARY [complete with cumulative data from Section Two]

Below is the summary of high performance features and incremental costs above a code-built home or a standard practice. Please include any federal or state tax credits, income or property tax deductions, and utility (or other) program rebates under "Rebates/Incentives Received"

Feature	Rebates/Incentives Received	Additional Costs
Durability Strategies	\$	\$
Building Envelope	\$	\$
Heating and Cooling Systems	\$	\$
Appliances	\$	\$
Indoor Water	\$	\$
Irrigation/Stormwater	\$	\$
Renewables	\$	\$
Innovative Measures	\$	\$
ENERGY STAR production builders: % of increased cost over a code-built home	\$	%
Total:	\$	\$

Copyright 2013


S.E.E.C., LLC 

Appraisal Institute's – Residential Green and Energy Efficient Addendum

5 Page Document. Sections: Green Features; Energy Efficiency Items; Solar Panels; Location; Incentives; Glossary & Resources

Tips:

- The objective of the Addendum is to standardize the reporting of green features. It should be filled out by a builder, third party verifier or homeowner and provided to a real estate agent, lender, appraiser or buyer. It must be emphasized the Addendum is for INFORMATION PURPOSES ONLY
- Real estate brokers should ensure both the Seller and Buyer understand that information contained on the Residential Green and Energy Efficient Addendum is neither warranted nor guaranteed
- Buyers should be advised the Addendum is not a substitute for an inspection of the property, including expert assistance to evaluate the working condition of specific items
- Caveat: data provided in the Addendum is assumed to be accurate and if found to be in error could alter the appraiser's opinions or conclusions
- To download a copy of the Addendum go to: <http://www.appraisalinstitute.org/education/downloads/ai-reports/AI-82004-res-green-energy-eff-addendum.pdf>

	Client File #:		Appraisal File #:	
	Residential Green and Energy Efficient Addendum			
Form 020.04*		City:		State:
		City:		Zip:
<p>Additional resources to aid in the valuation of green properties and the completion of the form can be found at http://www.appraisalinstitute.org/education/green-energy-addendum.aspx</p> <p>The appraiser hereby certifies that the information provided within this addendum:</p> <ul style="list-style-type: none"> • has been considered in the appraiser's development of the appraisal of the subject property only for the client and intended use(s) identified in the appraisal report and only for the intended use stated in the report. • is not provided by the appraiser for any other purpose and should not be relied upon by parties other than those identified by the appraiser as the client or intended use(s) in the report. • is the result of the appraiser's routine inspection of and inquiry about the subject property's green and energy efficient features. Extraordinary assumptions: Data provided herein is assumed to be accurate and if found to be in error could alter the appraiser's opinions or conclusions. • is not made as a representation or as a warranty as to the efficiency, quality, function, operability, reliability or cost savings of the reported items or of the subject property in general, and this addendum should not be relied upon for such assessments. <p>Green Building: The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's lifecycle from siting to design, construction, operation, maintenance, renovation, and deconstruction. This practice expands and complements the classic building design concerns of economy, utility, durability, and comfort.¹ High Performance building and green building are often used interchangeably.</p> <p>Six Elements of Green Building: A green building has attributes that fall into the six elements of green building known as (1) site, (2) water, (3) energy, (4) materials, (5) indoor air quality, and (6) maintenance and operation. A Green Building will be energy efficient but an energy efficient building is not synonymous with Green Building.</p>				
Green Features				
The following items are considered within the appraised value of the subject property:				
Certification	Year Certified:	Certifying Organization: <input type="checkbox"/> USGBC (LEED) <input type="checkbox"/> NAHB (ICC-700) <input type="checkbox"/> Other:	<input type="checkbox"/> Verification Reviewed on site	<input type="checkbox"/> Certification attached to this report
Rating	Score:	<input type="checkbox"/> LEED Certified <input type="checkbox"/> LEED Silver <input type="checkbox"/> LEED Gold <input type="checkbox"/> LEED Platinum <input type="checkbox"/> ICC-700 National Green Building Standard Certified <input type="checkbox"/> Bronze <input type="checkbox"/> Silver <input type="checkbox"/> Gold <input type="checkbox"/> Emerald Green Certifying Organization (URL, website):		
Additions	Explain any additions or changes made to the structure since it was certified:			
	Do changes require recertification to verify rating is still applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No:			
Comments	If a property is built green but not formally certified, it still deserves proper description and analysis to value the features. The market analysis is of the structure's physical, economic, and locational attributes and not an analysis of its label alone.			
	Attach the rating worksheet that provides the ratings for each element to provide a better understanding of the features. The worksheet will assist in comparing the subject to sales noted by different organizations.			
<p>The objective of this Addendum is to standardize the communication of the high performing features of residential properties. Identifying the features not found on the 1004 form provides a basis for comparable selection and analysis of the features. Builders, contractors, homeowners, and third party verifiers are encouraged to complete this Addendum and present to appraisers, agents, lenders, and homeowners.</p>				

¹ U.S. Environmental Protection Agency at www.epa.gov/eeo/leed/leed/about.htm

*NOTE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).
AI Reports™ AI-820.04 Residential Green and Energy Efficient Addendum © Appraisal Institute 2013. All Rights Reserved January 2013