

Required CARMLS Fields not on WC

Variable Rate Y/N - Is there a dual or variable rate commission?

The existence of a dual or variable rate commission arrangement (i.e., one in which the seller agrees to pay a specified commission if the property is sold by the listing broker without assistance and a different commission if the sale results through the efforts of a cooperating broker; or one in which the seller/landlord agrees to pay a specified commission if the property is sold by the listing broker either with or without the assistance of a cooperating broker and a different commission if the sale results through the efforts of a seller/landlord) shall be disclosed by the listing broker by the following keys:

“1” Denotes that there is no dual or variable rate commission arrangement. If the cooperating broker is a buyer/tenant representative, the buyer/tenant representative must disclose such information to their client before the client makes an offer to purchase or lease.

“2” Denotes that the seller/landlord agrees to pay a specified commission if the property is sold by the listing broker without assistance and a different commission if the sale results through the efforts of a cooperating broker.

“3” Denotes that the seller/landlord agrees to pay a specified commission if the property is sold by the listing broker either with or without the assistance of a cooperating broker and a different commission if the sale results through the efforts of a seller/landlord. The listing broker shall, in response to inquiries from potential cooperating brokers, disclose the differential that would result in either a cooperative transaction or, alternatively, in a sale that results through the efforts of the seller/landlord.

Tract – Enter tract number as assigned by the MLS (drop down list)

Listing Type 1 – EA (Exclusive Agency) or ER (Exclusive Right to Sell)

Listing Type 2 – RP (Reserved Prospect)

FSBO Y/N - Will the seller display a 'For Sale By Owner' or other sign or notice on the property indicating that the seller is soliciting direct contact from buyers? If FSBO=Y, listing will not be included in data feed to public or IDX websites.

Auction Y/N – Is this property available for Auction?

To Be Built Y/N – “To Be Built” are properties where construction has not been started but can be built for a potential buyer. If “To Be Built = Y” listing will not be included in data feeds to public or IDX websites.

School District- Enter the school district the property is located in (drop down list)

Wheel Chair Access Description – Fully, Partial, Potential or None

Tax Year – Current Tax Year as represented by tax amount

Property Description - Single Family Residence, Apartment For Rent, Party Wall-Attached, Built As Condo, Converted To Condo, Other-See Remarks

Basement Y/N – Does the property have a basement?

Apx Tot AG SF – Approximate total above grade square feet

Apx Tot Fin SF- Approximate total finished square feet (above & below grade)

Apx Tot BSMT SF – Required if Basement Y/N = Y - Approximate total basement square feet.

Apx Tot Fin BSMT SF – Required if Basement = Finished, Partial Finished or Walkout-Approximate total finished basement square feet

Owner Occupied Y/N – Is the property owner occupied?

Investment Property Y/N – Is the property currently investment property

***** Required Coded Features: Basement, Construction, Cooling, Exemption Description, Garage, Heating, Heat Source, Utility Company, Water/Sewer**