



Quad City Area REALTOR® Association RESIDENTIAL INCOME PROPERTY FORM

MLS # \_\_\_\_\_

Seller's Initials \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

All fields marked with an asterisk (\*) and Bold Text are required.

AREA CODES

- 25 - Other Illinois 26 - Erie, Prophetstown/Lyndon/Tampico/Fenton 27 - Albany/Fulton/Morrison 28 - Carroll County 29 - Fulton County 31 - McDonough County 33 - Knox County 35 - Warren County 37 - Henderson County 39 - Colona/Carbon Cliff 40 - Mercer County 41 - Rock Island County South 42 - Rock Island 43 - Moline 44 - Coal Valley/Orion 45 - East Moline 46 - Upper Rock Island County 47 - Geneseo/Henry County North 48 - Henry County South 50 - Whiteside County 51 - Davenport - NW 1/4 52 - Davenport - SW 1/4 53 - Davenport - NE 1/4 54 - Davenport - SE 1/4 55 - Bettendorf - NE 56 - Bettendorf - SE 57 - Riverdale 58 - LeClaire/Pleasant Valley/ Princeton 59 - Eldridge/Park View/Long Grove/McCausland 60 - N. Scott/Donahue/Maysville/Dixon 61 - Blue Grass/Buffalo/Walcott 62 - Other Iowa 63 - De Witt Area, Calamus, Wheatland 64 - Clinton/Camanche 65 - Muscatine County 66 - Maquoketa Area/Miles/Preston/Charlotte/Sabula 67 - Bellevue Area

STANDARD
\* Area: \_\_\_\_\_(1) \* County: \_\_\_\_\_ \* Listing Price \$: \_\_\_\_\_
\* Address: \_\_\_\_\_
Street # \_\_\_\_\_ Street Dir. \_\_\_\_\_ Street Name \_\_\_\_\_
Address 2: \_\_\_\_\_ Street Type: \_\_\_\_\_
\* City: \_\_\_\_\_
\* State: \_\_\_\_\_(2) \* Zip+4: \_\_\_\_\_
\* STATUS
 Active
 Contingent
 Pending
 Sold

GENERAL INFORMATION
\* Directions to Property: \_\_\_\_\_(100)
\* Parcel#/Tax ID: \_\_\_\_\_(15) \* Legal Description: \_\_\_\_\_(35)
\* Annual Taxes: \_\_\_\_\_ \* Tax Year: \_\_\_\_\_ Exemptions: \_\_\_\_\_ \* Year Built: \_\_\_\_\_
\* New Construction (Y/N): \_\_\_\_\_(1) \* New Construction Type: (Completed/To Be Built/Under Construction): \_\_\_\_\_
\* Style  1 Story  2 Story  Apt. Bldg.  Conversion  Side by Side  Other Style
Annual HOA Dues: \_\_\_\_\_(4) Zoning Cert (Y/N): \_\_\_\_\_(1) \* Flood Insurance:  Yes  No  Possible
\* Subdivision: \_\_\_\_\_(20) Elementary School: \_\_\_\_\_
Middle School: \_\_\_\_\_ \* High School: \_\_\_\_\_
\* Owners Name: \_\_\_\_\_ Owners Phone #: \_\_\_\_\_(10)
\* Approx Lot Size: \_\_\_\_\_ Approx. # of Acres: \_\_\_\_\_
\* List Agent: \_\_\_\_\_ \* Managing Broker (Y/N): \_\_\_\_\_ Cell Phone: \_\_\_\_\_
\* LO Fax: \_\_\_\_\_
Co-List Agent: \_\_\_\_\_ \* Managing Broker (Y/N): \_\_\_\_\_ Cell Phone: \_\_\_\_\_
Co-Agent From Other Office: \_\_\_\_\_ \* Managing Broker (Y/N): \_\_\_\_\_ Other Office: \_\_\_\_\_
Other Agent: \_\_\_\_\_ \* Managing Broker (Y/N): \_\_\_\_\_ Cell Phone: \_\_\_\_\_
Appointment Phone: \_\_\_\_\_ \* Listing Type:  Exclusive Agency  Exclusive Right to Sell
\* Co-Op Compensations: \_\_\_\_\_ \* Dual/Variable (Y/N): \_\_\_\_\_(1) \* IDX Include (Y/N): \_\_\_\_\_(1)
\* Internet Include (Y/N): \_\_\_\_\_(1) \* Internet Address (Y/N): \_\_\_\_\_(1) \* Internet AVM (Y/N): \_\_\_\_\_(1) \* Internet Comments (Y/N): \_\_\_\_\_
\* List Date: \_\_\_/\_\_\_/\_\_\_ \* Expire Date: \_\_\_/\_\_\_/\_\_\_
Virtual Tour (URL): \_\_\_\_\_
Associated Docs (Y/N): \_\_\_\_\_ Builder: \_\_\_\_\_ \* Repossessed (Y/N): \_\_\_\_\_ \* Disclosed Short Sale (Y/N): \_\_\_\_\_
\* Total # Units: \_\_\_\_\_ \* # Parking Spaces: \_\_\_\_\_ \* Total Sq. Feet: \_\_\_\_\_ \* Total # Water Heaters: \_\_\_\_\_
\* Total # Heat Units: \_\_\_\_\_ \* Total # A/C Units: \_\_\_\_\_ \* Total # Gas Meters: \_\_\_\_\_
\* Total # Electric Meters: \_\_\_\_\_ \* Total # Water Meters: \_\_\_\_\_ Annual Vacancy Factor: \_\_\_\_\_
\* Mgr On Site: \_\_\_\_\_ Mgr Unit Number: \_\_\_\_\_ Also Reference MLS #: \_\_\_\_\_
\* Gross Annual Rent Income: \_\_\_\_\_ \* Miscellaneous Annual Income: \_\_\_\_\_ \* Gross Annual Income: \_\_\_\_\_
\* Advertising Expense: \_\_\_\_\_ \* Insurance Expense: \_\_\_\_\_ \* Management Expense: \_\_\_\_\_
\* Maintenance Expense: \_\_\_\_\_ \* Garbage Collection Expense: \_\_\_\_\_ \* Electric Expense: \_\_\_\_\_
\* Gas Expense: \_\_\_\_\_ \* Water & Sewer Expense: \_\_\_\_\_
Other Expense 1 Description: \_\_\_\_\_ Other Expense 1 \$: \_\_\_\_\_(10)
Other Expense 2 Description: \_\_\_\_\_ Other Expense 2 \$: \_\_\_\_\_(10)

Table with 9 columns: Rooms, # Units, # Bedrooms, # Full Baths, # Half Baths, # Cars Garaged, Fireplace (Y/N), \$ Rent. Rows for Unit 1 through Unit 5.



REMARKS	Remarks (512): _____
	Agency Remarks (150): _____
	Ad Remarks (150) (Only for Marketing not included for Internet download): _____

**Features:**

Select all that apply.

**A. EXTERIOR (R)**

1. Aluminum Siding
2. Asbestos Siding
3. Brick
4. Brick / Partial
5. Composition
6. EIFS
7. Log
8. Stucco
9. Steel Siding
10. Stone
11. Vinyl Siding
12. Wood Siding
13. Other Exterior

**B. ROOFING (R)**

1. Composition Rolled
2. Composition
3. Metal
4. Asbestos
5. Cement
6. Shake
7. Slate
8. Tile
9. Tar & Gravel
10. Other Roofing

**C. GARAGE / PARKING(R)**

1. Attached
2. Carport
3. Detached
4. Extra Storage
5. Guest Parking
6. Heated Garage
7. Off-Street Parking
8. On-Street Parking
9. Parking Slab
10. Shared Drive
11. Tandem
12. Under
13. None
14. Other Garage/Parking

**D. BASEMENT (R)**

1. Cellar
2. Cellar Doors
3. Crawl Space
4. Daylight
5. Egress Window
6. Finished
7. Full
8. Partial
9. Slab
10. Walk-Out
11. None
12. Other Basement

**E. HEATING / COOLING (R)**

- Fuel
1. Electric
  2. Gas
  3. Oil
  4. Propane
  5. Wood
- Mechanics
6. 2+ Heat System
  7. Baseboard
  8. Electric Air Cleaner
  9. Forced Air
  10. Gravity
  11. Heat Pump
  12. Hot Water
  13. Humidifier
  14. Propane Tank / Leased
  15. Propane Tank / Owned
  16. Radiant
  17. Solar
  18. Space Heater/Gas Blower
  19. Wall Heater
  20. Water Heater Gas
  21. Water Heater Electric
  22. Radiant Heated Floors
  23. Geo Thermal
- Cooling
24. 2+ Cool System
  25. Central Air
  26. Wall Units
  27. Whole House Fan
  28. Window Units
  29. No Cooling
  30. Other Heating / Cooling

**F. WATER / SEWER (R)**

- Water
1. Common Well
  2. Community Water System
  3. Individual Well
  4. Public Water
  5. No Water
  6. Water Not Connected
- Sewer
7. Cesspool
  8. Community Sewer System
  9. Public Sewer
  10. Septic System
  11. No Sewer
  12. Sewer Not Connected
  13. Sump Pump
  14. Sump Pump Hole
  15. Ejector Pump
  16. Other Water/Sewer

**G. APPLIANCES - SOME**

1. Dishwasher
2. Disposal
3. Hood / Fan
4. Microwave Oven
5. Refrigerator
6. Range / Oven
7. Trash Compactor
8. Water Softener - Owned
9. Water Softener - Rented
10. Other Appliances

**H. APPLIANCES**

1. Dishwasher
2. Disposal
3. Hood / Fan
4. Microwave Oven
5. Refrigerator
6. Range / Oven
7. Trash Compactor
8. Water Softener / Owned
9. Water Softener / Rented
10. Other Appliances

**I. LAUNDRY FACILITIES**

1. Laundry Facilities / Common
2. Laundry Facilities / Private
3. Leased Equipment
4. No Laundry Equipment
5. Owned Equipment
6. Units Hook-Ups
7. Other Laundry Facilities

**J. INTERIOR AMENITIES**

1. Cable TV Available
2. Elevator
3. Furnished
4. Garage Door Opener
5. Handicap Facility
6. Rec Room
7. Unfurnished
8. Radon Mitigation Sys – Act
9. Radon Mitigation Sys – Pass

**K. EXTERIOR AMENITIES**

1. Elevator
2. Fenced
3. Handicap Facility
4. Security Lighting
5. Utility Shed

**L. ADDITIONAL AMENITIES**

1. Playground
2. Security System
3. Swimming Pool
4. Tennis Court(s)
5. Home Warranty

**M. LOT DESCRIPTION (R)**

1. Cul-de-sac
2. Corner
3. Golf Course View
4. Golf Course Frontage
5. Lake Frontage
6. Level
7. Lake View
8. Ravine
9. Rolling
10. River Frontage
11. River View
12. Terraced
13. Wooded
14. Other Lot Description
15. Pond

**N. ROAD / ACCESS**

1. Curbs & Gutters
2. Easement
3. Gravel
4. Paved
5. Private Road
6. Shared Access
7. Other Road Access

**O. FINANCING (R)**

1. Assumption
2. Cash
3. Contract For Deed
4. Conventional
5. FHA
6. USDARD / FMHA
7. Trade / Exchange
8. VA
9. Seller Concession
10. Other Financing

**P. LEASE INFORMATION**

1. Month-to-Month
2. 1 Year
3. Various Terms
4. Other Lease Information

**Q. TENANT PAYS**

1. All Utilities
2. Electric Only
3. Garbage Collection
4. Gas Only
5. Gas & Electric
6. No Utilities
7. Sewer
8. Water
9. Other Tenant Pays

**R. INFO ON FILE (R)**

1. Aerial View
2. Assoc. Articles & Bylaws
3. Legal Description
4. Plat In Office
5. Private Road Agreement
6. Restrictions / Covenants
7. Survey
8. Tenant Lease(s)
9. TOPO Map
10. Well Agreement
11. None
12. Other Info On File

**S. POSSESSION**

1. At Closing
2. To Be Agreed
3. Tenants Rights
4. Other Possession

**T. SHOWING INSTR. (R)**

1. Electronic Keybox/ Keysafe
2. Appointment Required
3. Call Listing Agent
4. Call Owner
5. Combination Box
6. Key in Office
7. List Agent Must Be Present
8. No Sign on Property
9. Pets
10. Agency Combination Box
11. Other Showing Instructions
12. No Appointment Required
13. Book A Showing