



MLS GLOSSARY OF TERMS

#

Hours First Right of Refusal- Number of hours the original buyer has to decide whether they will purchase property before seller can accept another offer.

of Farm Buildings- Total number of usable outbuildings on the same property.

Units- Total number of separate livable spaces on the same property.

Floors- Total number of Floors in a building/dwelling.

Parking Spaces- Total number of approved parking spaces.

Docks- Total number of available loading docks.

Drive-in Doors- Total number of overhead doors.

#Lease Option- Indicates how many lease renewal or extension options are available as part of the lease agreement.

A

Acres- The total number of acres of the property.

Acres Cultivated- Prepared for raising crops by plowing or fertilizing.

Acres Pasture- Land typically used by animals.

Acres Timber- Trees or wooded land considered as a source of wood.

Additional Deposit- Deposit required for Pets, Smoking or Other.

Additional Parcel ID- Additional parcels included in the sale.

Additional Virtual Tour Link- 2nd video or 3D tour of the subject.

Address- Street Number, Street Name, Unit Number, City, State, and Zip code.

Age Description- Approximate age of the subject property.

Additional Sub Type

Auto Service Garage- A facility where vehicles are repaired and maintained by trained mechanics and technicians.

Manufacturing- A building or group of buildings where raw materials are transformed into finished goods through industrial processes. It is equipped with machinery, tools, and labor to produce products on a large scale.

Bed and Breakfast- A small lodging establishment that offers overnight accommodation and a morning meal, typically in a private home or converted property.

Medical/Dental- A professional healthcare facility where licensed medical or dental practitioners provide diagnostic, preventive, and treatment services to patients on an outpatient basis.

Bank- A financial institution licensed to receive deposits, provide loans, and offer a wide range of financial services to individuals, businesses, and governments.

Mini Storage- Also known as a self-storage facility, is a secure place where individuals or businesses can rent units to store personal belongings, inventory, or other items.

Carwash- A facility where vehicles are cleaned, either manually or automatically, using water, soap, brushes, and other cleaning equipment.

Office- A space where administrative, professional, or clerical work is carried out. It can range from a single room used by one person to an entire building occupied by a company or organization.

Church- Used for religious services.

Restaurant- A business that prepares and serves food and beverages to customers in exchange for money.

Convenient Stores- A small retail shop that sells everyday items and essentials, typically open for extended hours to provide quick and easy access to goods.

Retail- A business establishment where goods or products are sold directly to consumers for personal or household use.

Dealership- A business authorized to sell and often service specific brands of products, most commonly automobiles, motorcycles, or other vehicles.

Warehouse- A large building or facility used for the storage of goods, materials, and products before they are distributed.

Grocery Store- A retail establishment that primarily sells food and other household items for everyday use.

Other

Hotel/Motel- A commercial establishment that provides lodging, meals, and various guest services for travelers and tourists.

Agency/Listing Type

Exclusive Agency Listing- A written agreement between a property owner and a real estate broker giving the broker the right to market and sell the property but allowing the owner to find a buyer without owing the broker a fee.

Exclusive Right to Sell- A written agreement between a property owner and a real estate broker giving the broker the exclusive right to sell the property for a specified period and at a specified fee.

LIMITED-SERVICE LISTINGS

Listing agreements under which the listing broker will not provide one, or more, of the following services:

- (a) arrange appointments for cooperating brokers to show listed property to potential purchasers but instead gives cooperating brokers authority to make such appointments directly with the seller(s)
- (b) accept and present to the seller(s) offers to purchase procured by cooperating brokers but instead gives cooperating brokers authority to present offers to purchase directly to the seller(s)
- (c) advise the seller(s) as to the merits of offers to purchase
- (d) assist the seller(s) in developing, communicating, or presenting counteroffers
- (e) participate on the seller's(s') behalf in negotiations leading to the sale of the listed property

MLS Only

Agricultural- Range land, pasture or land on which a crop is grown.

Air Condition

Attic Fan- A ventilation device installed in the attic of a house or building to help remove hot air and improve airflow.

Central- A system that cools an entire building or home by distributing cooled air through a network of ducts.

Electric- Any air conditioning system that operates using electricity to cool indoor air.

Energy Star- An air conditioning unit that meets the energy efficiency standards set by the Energy Star program, which is managed by the U.S. Environmental Protection Agency (EPA).

Gas- An air conditioning system that uses natural gas as its energy source instead of electricity to provide cooling.

Geothermal- A cooling system that uses stable temperatures underground to regulate indoor climate efficiently.

Heat Pump- A versatile HVAC system that could provide both cooling and heating by transferring heat between the indoors and outdoors.

High Seer- An air conditioning unit that has a high Seasonal Energy Efficiency Ratio (SEER) rating, meaning they are very efficient at cooling over a typical cooling season.

Mini Split (also called ducted or ductless mini split)- A type of HVAC system that provides cooling (and often heating) sometimes without the need for ductwork.

None

OT- Other

Solar- A cooling system that uses energy from the sun to power the air conditioning process, either directly or indirectly.

Window Unit- A compact, self-contained air conditioner designed to fit into a window or a hole in an exterior wall.

Zone- A system that divides a building or home into separate areas or "zones," each controlled independently for temperature.

Allow Address Display- To determine if the address of the property will be allowed to be shown on the internet.

Allow Auto Valuation- A property's calculated value at a specific point in time by analyzing values of comparable properties that do not consider the property condition, as a physical inspection of the property does not occur and therefore the valuation produced assumes an average condition.

Allow Blogging- The field to determine if a website on which someone writes about personal opinions, activities, and experiences is allowed.

Allow Manufactured Home- Is or is not allowed to be used on the property.

Allow VOW- A website that is used to conduct business activities, used as a real estate property search site allowing the public to conduct searches of approved Multiple Listing Service properties in a given area under certain conditions.

Amenities

Attic Storage- The use of the attic space in a building as an area to store items.

Blinds- Window coverings made of horizontal or vertical slats that can be adjusted to control the amount of light and privacy in a room.

Built-Ins- Custom or permanently installed furniture or fixtures that are integrated directly into the structure of a building.

Cathedral Ceiling- A type of ceiling design where the ceiling slopes upward on both sides from a central ridge, creating a high, open, and symmetrical peaked shape like the roof of a cathedral.

Ceiling Fans- A mechanical device mounted on the ceiling of a room designed to circulate air and help improve comfort.

Ceramic Tile Counters- Countertops made by installing ceramic tiles on a surface, usually over wood or concrete bases, creating a durable and decorative work surface.

Concrete Counters- Countertops made from poured and finished concrete, creating a solid, durable surface.

Corian Counter- Countertops made of a solid-surface material.

Drapes- Heavy fabric window coverings that hang from a rod or track, used primarily for privacy, light control, and decoration.

Eat-In-Kitchen- A kitchen that includes enough space for a dining area where people can eat meals, usually featuring a table and chairs or a built-in breakfast nook.

Energy Star Appliances- Household or commercial appliances that have earned the Energy Star certification, meaning they meet strict energy efficiency standards set by the U.S. Environmental Protection Agency (EPA).

Granite Counters- Countertops made from natural granite stone, a durable and popular material used primarily in kitchens and bathrooms.

Home Warranty- A service contract that covers the repair or replacement of major home systems and appliances that may break down due to normal wear and tear.

Hot Tub- A large tub or small pool filled with heated water designed for relaxation, hydrotherapy, or socializing.

Ice Maker Connection- A dedicated water supply line and plumbing setup that provides water to an ice maker, typically found in refrigerators or standalone ice machines.

LED Lighting- A light source that uses Light Emitting Diodes (LEDs) to produce light.

None

Other- Specify in Remarks

Pantry- A small room, closet, or cupboard used for storing food, kitchen supplies, and sometimes dishes.

Passive Solar Design- An architectural approach that uses the natural movement of the sun's energy to heat and cool a building without relying on mechanical systems.

Plantation Shutters- A type of window covering featuring wide, horizontal louvers (slats) that can be tilted open or closed to control light and privacy.

Programmable Thermostat- A device that allows you to set and automatically adjust your home's heating and cooling system based on a schedule you create.

Quartz Counters- Countertops made from engineered quartz; a manufactured material composed of natural quartz crystals combined with resins and pigments.

Recycled materials- Made from repurposed or reclaimed materials, offering an eco-friendly alternative to traditional surfaces.

Recycling Curbside- A system where recyclable materials are collected directly from the curbside (the edge of a street or road) by municipal or private waste services.

RV Parking- Designated spaces or areas specifically designed to park recreational vehicles (RVs), which are larger than standard cars.

Skylight- A window installed in a roof or ceiling that allows natural light to enter a space from above.

Smart Home- A residence equipped with interconnected devices and systems that can be remotely controlled, automated, and monitored, often through a smartphone, tablet, or voice assistant.

Solar Tube- (Also called a tubular skylight or sun tunnel) A lighting system that channels natural sunlight from the roof into interior spaces through a reflective tube.

Split Floor Plan- A home layout where the bedrooms are separated into distinct areas, often with the master bedroom on one side of the house and the other bedrooms on the opposite side.

Walk-In Closets- Spacious closets large enough for a person to enter and move around inside, designed for storing clothes, shoes, and accessories.

Washer/Dryer Connection- The plumbing and electrical hookups provided in a home to install and operate a washing machine and clothes dryer.

Wet Bar- A small bar area within a home or entertainment space that includes a sink with running water, allowing for easy preparation and cleanup of drinks.

Woodstove- A heating appliance that burns wood fuel to produce heat for warming a room or home.

Annual Expenses- The yearly costs associated with the operation and maintenance of an income-producing property.

Annual Gross Income- The maximum amount of annual rent collected if the property were 100% occupied all year and all tenants paid their rent.

Appliances.

Built In Separate- Kitchen appliances that are designed to be installed flush with cabinetry or countertops, but as individual units rather than combined into one.

Convection- Uses a fan to circulate hot air evenly around food for faster and more uniform cooking.

Countertop- A cooktop that is mounted into or sits on top of the counter.

Dishwasher- A household appliance designed to clean dishes, cookware, and utensils.

Double Oven- A kitchen appliance featuring two separate oven compartments stacked vertically or placed side-by-side, allowing you to cook multiple dishes at different temperatures simultaneously.

Electric Cooktop- A kitchen appliance with a flat cooking surface that uses electricity to heat burners for cooking food.

Electric Dryer- A household appliance used to dry clothes by tumbling them in a drum while circulating heated air powered by electricity.

Electric Oven- A kitchen appliance that uses electricity to generate heat for baking, roasting, and cooking food inside an enclosed chamber.

Electric Range- A kitchen appliance that combines an electric cooktop and an electric oven in one unit.

Energy Star- Household or commercial appliances certified to meet strict energy efficiency guidelines set by the U.S. Environmental Protection Agency (EPA).

Garbage Disposal- A kitchen device installed beneath the sink that grinds food waste into tiny particles so they can easily flow through plumbing and be disposed of via the sewer system.

Gas Cooktop- Kitchen appliance used for cooking food by supplying natural gas or propane to burners, which are then ignited to produce an open flame. It is typically installed into a countertop.

Gas Dryer- Household appliance used to dry clothes by using natural gas or propane as its heat source instead of electricity. It functions similarly to an electric dryer but with some key differences in how it generates heat.

Gas Oven- A kitchen appliance that uses natural gas or propane as its fuel source to generate heat for baking, roasting, and broiling food. It is commonly found as part of a gas range or as a built-in wall oven.

Gas Range- A kitchen appliance that combines a gas cooktop (stovetop) and a gas oven into one unit, using natural gas or propane as its fuel source.

Glass Cooktop- A type of smooth-surface stovetop made from a durable ceramic-glass material, typically found in electric or induction cooktops.

Hood- A kitchen appliance installed above a cooktop or range to remove smoke, steam, heat, odors, and airborne grease produced during cooking.

Ice Machine- An appliance that automatically produces ice.

Microwave- A kitchen appliance that uses microwave radiation to quickly heat or cook food.

Microwave Vent- Functions similarly to a range hood but is built into the bottom of the microwave.

None

Other

Propane Dryer- A clothes dryer that uses liquefied petroleum gas (propane) as its fuel source to generate heat for drying clothes instead of electricity.

Propane Oven- A type of gas oven that uses propane (liquefied petroleum gas) as its fuel source.

Propane Range- A kitchen appliance that combines a propane-powered cooktop and propane oven in one unit. It uses liquefied petroleum gas (propane) as its fuel source.

Refrigerator- A household appliance designed to keep food and beverages cold by maintaining a low temperature inside its insulated compartment.

Self-Cleaning Oven- An oven with a built-in feature that helps clean its interior.

Trash Compactor- A household appliance designed to compress and reduce the volume of garbage.

Vent A Hood- A kitchen appliance installed above your stove or cooktop to remove smoke, steam, heat, odors, and airborne grease produced during cooking.

Vented- A type of kitchen range hood that removes cooking smoke, steam, odors, and grease by venting the air outside your home through ductwork.

Ventless- A kitchen hood that filters and cleans the air but does NOT vent it outside.

Washer- A household appliance used to clean clothes, linens, and other textiles by washing them with water and detergent.

Approximate Completion Date- The date the subject property is scheduled to be completed.

Approximate Heated Square Footage- Finished heated and cooled and habitable above grade area of the house measured from the exterior walls. For an area to be considered heated living area IT MUST BE ACCESSIBLE FROM THE INTERIOR OF THE HOUSE. Therefore, exterior buildings and garage apartments etc. SHOULD NOT BE INCLUDED when calculating living area. Walk out basements' square footage can be included if it has at least one exposed exterior wall.

Approximate Year Built- Year the subject property was built.

Association/Condo Fee- Fees tied to the subject property. This would include Homeowners Associations, Condo Associations, etc. This field specifically wants to know if there is a fee and whether it is mandatory or voluntary.

Association/POA Fee Includes

Call Lister- Call listing agent.

Common Utilities- Utilities that are typically included in the HOA/POA's monthly fees or assessments.

Exterior Mntnce- The upkeep, repair, and care of the outside parts of a property or building.

Heat- HOA/POA to cover all or part of the cost of heat.

Insurance- HOA/POA covering limited insurance on the property itself and not of personal belongings.

Lawn- HOA/POA maintains the lawn. May include Landscaping, and mowing.

Maintenance- HOA/POA to cover maintenance to the property, structure, land, and roads.

Management- HOA/POA to manage and enforce rules and regulations, take due payments, and upkeep of the property.

Other

Security- HOA/POA to cover some or all of the security for the property. May include security cameras, security gates and entries.

See Remarks

Sewer- HOA/POA to cover all or part of the cost of the sewer.

Snow Removal- HOA/POA to cover all or part of the cost of snow removal.

Trash Pick Up- HOA/POA to cover all or part of the cost of trash pick-up.

TV/Cable-HOA/POA to cover all or part of the cost of cable/TV and/or internet.

Auction- A public sale of a property or real estate that is sold to the highest bidder.

Auction Date- Date in which an auction is to occur.

Auction Location- The location/address in which an auction is to occur.

Auction Terms/Conditions- A public sale of a property or real estate that is sold to the highest bidder.

Auction Time- The time in which an auction is to occur.

Auction Type-

Absolute- A type of auction in which the property is sold to the highest bidder, regardless of the bid amount.

Reserve- A type of auction in which the seller sets a minimum price (called a reserve price) that must be met or exceeded for property to be sold. If the highest bid at the end of the auction is below the reserve price, the seller is not obligated to sell the property.

Auction Terms/ Conditions- Refer to the rules, guidelines, and legal agreements that govern the auction process. These terms are put in place by the auctioneer or seller to ensure that both buyers and sellers understand their rights, obligations, and the procedures that will be followed during the auction.

Agent Safety Concerns-

No Heat- No source of heat in or at the property.

Minimal or No Ext Lighting- Little to no exterior lighting. May include streetlight, security light, porch light.

Minimal or No Int Lighting- Little to no interior lighting. May include no or limited electricity to the property, limited or no light inside the home.

Remote/Limited Visibility from Road- Property is a secluded area where it cannot be seen from the road or clearly.

Electricity Not On- Electricity inside the property will not be on.

Poor Cell Service- Cell phone service/reception will be limited or none at all.

Contact Listing Agent- Call listing agent for info.

Other

B

Basement - Any area of the building, including any sunken room or sunken portion of a room, having its floor below ground level on all sides.

Cellar- A room or space below ground level in a building, often used for storage purposes. It is typically located beneath the main floor or ground level of a home, building, or structure.

Finished- A basement area that has been renovated or developed to make it more usable and comfortable for living or other purposes.

Full- A basement that extends the full footprint of the house, meaning it occupies the entire area of the house's foundation and is not just a partial or smaller section of the lower level.

None

Other

Partial- A basement that only covers a portion of the home's foundation,

Unfinished- A basement that has not been fully developed or renovated to make it suitable for living,

Walk-Out- A type of basement that has an exterior door or walk-out access directly to the outside of the house, typically at ground level or slightly below.

Bedroom- A room that has an ingress, egress and a closet.

Block- part of the tax identification information and auto populates the number into the field when you use the Tax Auto Pop feature.

Broker Reciprocity- Sometimes referred to as Internet Data Exchange (IDX), Broker Reciprocity gives Participants the ability to display each other's listings on their respective websites.

Builder Name- Company or person who constructed the home or building.

Building Type-

Big Box- These buildings typically feature a rectangular or square shape with a flat roof, minimal interior divisions, and wide-open spaces. They are often used for purposes that require significant space, such as large retail stores, warehouses, or distribution centers.

Mixed Use- Property that combines multiple functions such as retail and/or office in a single structure.

Multi-Tenant Building- A type of commercial or residential structure that is designed to house multiple tenants (individuals or businesses) in separate, distinct units within the same building.

Other- Specify in Remarks

Single Tenant/Free Standing- A commercial property that is leased or occupied by a single tenant or entity.

Strip Center Suite- A type of commercial rental space located in a strip center (also called a strip mall). A strip center is a low-rise retail building that typically consists of a series of individual storefronts or suites that are lined up next to each other along a single row, with parking usually in front or on the side. Each suite is leased to different tenants.

C

Carport- Covered parking space that could be attached or detached.

CAM Charges- (Common Area Maintenance) Those charges levied on, or the expenses incurred in maintaining the common areas of a building.

City Limit- Official boundary lines that mark the edge of the city or town.

Co-Listing Agent Name- Name of the Co-Listing Agent.

Co-Listing Agent Phone- Used to record the Co-Listing Agent's phone number.

Co-Listing Agent MLS ID- Look-up and enter the agent ID of any co-listing agents on the subject property.

Co-Listing Office Code- A unique identifier that connects to the Co-Listing office.

Co-Listing Office Name- The legal name of the Co-Brokerage representing the seller.

Co-Listing Office Phone- Used to record the Co-Listing Office's phone number.

Co-Selling Agent Name- Name of the Co-Selling Agent.

Co-Selling Agent Phone- Used to record the Co-Selling Agent's phone number.

Co-Selling Agent MLS ID- A unique identifier that connects to the Co-Selling agent.

Common Areas- The space that is shared among all property owners. In a condominium that may be the building corridors, elevators, parking areas, recreational facilities, etc. and in a planned unit development an example of this might be swimming pools or tennis courts.

Community Amenities- Used to indicate amenities in the common areas of the community for the residents use. Some amenities may or may not be subject to availability and may require a usage fee.

Boat Dock- A structure built along the shoreline designed to secure boats and other watercraft. This is shared by the community.

Clubhouse- A building or facility typically associated with a community or recreational space, designed to serve as a gathering place for members, residents, or guests.

Exercise Room- A designated space within a building or facility specifically designed for physical activities, fitness routines, and workouts.

Gated Community- A type of residential area that is enclosed by a physical barrier such as a fence, wall, or gate.

Horse Stable- A structure or facility specifically designed to house and care for horses.

Park- A designated area of public or private land that is set aside for recreational, leisure, or natural purposes.

Playground- An outdoor space designed specifically for children to play, explore, and engage in physical activities.

Pool- A body of water designed for swimming, recreation, and relaxation.

Private Security- The use of non-governmental security personnel or services hired to protect and oversee shared spaces and facilities within a residential or planned community.

Rec Room- A space designed for leisure, activities, entertainment or games.

Spa/Sauna- A communal relaxation and wellness space that typically includes features such as hot tubs, saunas (dry or steam), and related amenities.

Tennis- Courts and related facilities that are shared by residents within a residential neighborhood, planned development, or housing community used for playing tennis or pickle ball.

Trails- Shared walking, biking, or multi-use paths located within a residential development or planned community.

Condition- A future and uncertain event that must happen to create an obligation or which extinguishes an existing obligation.

Contingency- A condition written into a purchase agreement that must be met for the sale to proceed.

Contact Agent- Contact the listing broker to find out more information.

Continue to show- Can continue to show the property while being under contract.

Escape Clause in Contract- (also known as a kick-out clause) A provision in a real estate contract that allows the seller to continue marketing the property and accept other offers even after signing a contract with a contingent buyer, under specific conditions.

First Right- A contractual clause in a real estate agreement that gives a specific party—usually a potential buyer, tenant, or adjacent property owner—the first opportunity to purchase a property before the seller can accept offers from others.

See Remarks

Take Backup Offers- The seller remains open to receiving and negotiating offers from other potential buyers even after accepting a primary offer.

County- The county where the listed property is located.

Complex- A group or cluster of residential buildings that are part of a single development and managed collectively.

Covenant- As in Covenants, Conditions and Restrictions, or Restrictive Covenants - A clause in a written document, such as a mortgage or a deed, that the owner will abide by certain rules and conditions. These are not uncommon in subdivision and are usually intended to maintain the value and integrity of the property.

D

Date Available- The date in which the property will be available.

Deed Restriction- An agreement or restrictions on the use of a piece of property.

Deposit- Sum of money a tenant pays to landlord at the beginning of the lease to protect the landlord if the tenant damages the property, doesn't pay rent, or violates the lease.

Detached Buildings- A roofed and walled structure built for permanent use.

Barn- a large, typically rural building that is used for various agricultural purposes, such as housing livestock, storing grain, or keeping farming equipment.

Guest House- A separate living space located on the same property as a main home. It's designed to accommodate guests, providing them with privacy and comfort during their stay.

Metal Shop/Building- A structure typically made from steel, aluminum, or other durable metal materials. These buildings are often used for commercial, industrial, agricultural, or residential purposes, depending on the design and intended use.

Not Applicable

Outbuildings- Any structure that is located on a property but is separate from the main home or residence.

Pole Barn- A structure that utilizes large wooden posts (or steel poles in some cases) as the primary framework, which supports the roof and walls, commonly used for agricultural, storage.

Pool House- A small structure located near a swimming pool that serves as a functional space for relaxation, changing, and storage.

Storage Building- A structure specifically designed for storing goods, equipment, or other items that need to be kept safe and organized.

Well House- A small structure built around a well to protect the well equipment and the surrounding area from the elements.

Direction House Faces- Direction the front of the house points towards.

East
North
Northeast
Northwest
West
Southwest
Southeast
South

Directions- Written directions to the subject property.

Disabled Access- Special features that help people with disabilities enter and use a property easily.

DOM (Days on Market)- The period a property is listed for sale until it is sold or taken off the market.

Direct Contact- The person to contact directly with questions pertaining to the property.

Driveway-

Aggregate- A type of driveway surface made from a combination of loose or bonded crushed stone, gravel, or decorative aggregates (such as pebbles or crushed quartz), often set in concrete or resin.

Asphalt- A paved surface made from a mixture of asphalt cement.

Brick- A driveway surface constructed using individual clay or concrete bricks (pavers).

Circular- A driveway design that loops in a continuous circle or oval shape.

Concrete- A paved driveway surface made by pouring and curing a mixture of cement, water, sand, and gravel (aggregate) to create a hard, durable slab.

Gravel- A driveway surface made from loose, small stones or crushed rock spread over a prepared base.

None

Patterned Concrete- A concrete driveway surface that has been decoratively stamped, textured, or engraved to create designs, patterns, or the appearance of other materials such as brick, stone, tile, or wood.

Tar/ Gravel- A type of driveway surface made by applying a layer of hot liquid tar (bitumen) over a prepared base, then covering it with a layer of gravel or crushed stone that embeds into the tar as it cools and hardens.

Unpaved- A driveway surface that is not covered with any hard, finished material such as asphalt, concrete, or brick.

Dwelling- Any structure or building that is used as a place of residence or habitation by people.

Door Height- The vertical measurement from the floor to the top edge of the garage door.

E

Energy Rating/ Certification

Energy Star Qualified New Home- A newly built residential home that meets strict energy efficiency guidelines set by the U.S. Environmental Protection Agency (EPA). These homes are designed and constructed to use less energy than standard homes, reducing utility costs and environmental impact.

HERS Rating- A numerical score that measures a home's energy efficiency. It is a standardized index developed by the Residential Energy Services Network (RESNET) to evaluate how energy-efficient a house is compared to a reference home built to standard building codes.

LEED for Homes- A certification program developed by the U.S. Green Building Council (USGBC) specifically for residential buildings. It stands for Leadership in Energy and Environmental Design and recognizes homes that are designed and built using strategies aimed at improving energy efficiency, water conservation, indoor air quality, and environmental sustainability.

NAHB/NGBS-ICC 700- A voluntary green building standard for residential construction developed jointly by the National Association of Home Builders (NAHB), the National Green Building Standard (NGBS), and the International Code Council (ICC). It is commonly referred to as the NGBS Green Standard or ICC 700 Standard.

None

Other

Unknown

Equipment

Antenna- A device used to transmit or receive electromagnetic waves, such as radio, television, cellular, or Wi-Fi signals.

Built in Ironing Board- An ironing board that is integrated directly into a piece of furniture or cabinetry, such as a closet, laundry room cabinet, or wall unit.

Central Vacuum- A built-in cleaning system installed in a building that consists of a power unit (vacuum motor and dirt collection container) located in a central area (like a basement, garage or utility room) connected by tubing to multiple inlet valves throughout the home or building.

Fire Alarm- A system or device designed to detect and alert occupants of a building to the presence of fire or smoke.

Garage Door Opener- A motorized device that automatically opens and closes a garage door.

Intercom System- A communication device installed within a building or property that allows two-way audio communication between different rooms, areas, or entry points.

Keyless Entry- An entrance without using a traditional physical key.

None

Satellite- A service that delivers TV programming or internet by transmitting signals from a satellite in orbit directly to a satellite dish.

Security System- A combination of devices and technologies designed to protect a property and its occupants from unauthorized access, theft, vandalism, or emergencies by detecting intrusions or hazards and alerting the occupants or authorities.

Smoke Detector- A device that detects the presence of smoke.

Sprinkler- An automatic fire protection system installed in a building that detects and suppresses fires by spraying water when a fire or excessive heat is detected.

Wired For Sound- Pre-installed wiring and infrastructure specifically designed to support audio equipment, such as speakers, amplifiers, and home theater systems.

Exclusions- A specific items or property features that the seller explicitly states will NOT be included in the sale of the property.

Exempted Name Prospects- An individuals or parties who are excluded from the listing agreement.

Existing Use- What the property is being used for at the current time.

Expiration Date- Date of expiration of the Listing or Real Estate Document.

Exterior - Identify what the finished material is on the exterior of the subject property.

Aluminum Siding- A type of exterior cladding for buildings made from thin sheets of aluminum metal.

Brick- An exterior cladding for buildings made from thin layers or veneers of brick attached to the structure's frame.

Cedar- An exterior cladding made from wood harvested from cedar trees.

Concrete Block- The use of concrete masonry units (CMUs)—commonly called concrete blocks—as an exterior cladding material on buildings.

Concrete Siding- An exterior cladding made from concrete-based materials designed to mimic the look of traditional siding types such as wood, stucco, or stone.

Earth Shelter- The exterior finish materials used on earth-sheltered homes—houses built partially or completely underground or covered with soil for insulation and protection.

Exterior Insulation Finishing System- A type of exterior wall cladding that combines insulation, a base coat, and a protective finish to provide both thermal insulation and a decorative, weather-resistant surface.

Frame- A type of wall construction (framing) underneath the siding material rather than the siding itself.

Log Siding- A type of exterior cladding designed to mimic the appearance of traditional log cabin walls.

Masonite Siding- An exterior siding material made from pressed wood fibers that are bonded together under high pressure to form hardboard panels.

Metal Siding- An exterior cladding material made from metal panels or sheets, used to cover and protect the outside of buildings.

Other

Redwood- An exterior cladding made from the wood of redwood trees.

Rock- An exterior cladding made from natural stone or manufactured stone veneer applied to the outside walls of a building.

Steel- A type of metal siding made specifically from steel panels or sheets, used as an exterior cladding material for buildings.

Stucco- A durable, cement-based exterior finish applied as a plaster to walls and surfaces. It creates a hard, textured, and weather-resistant coating commonly used on residential and commercial buildings.

Tile Wall- A wall surface covered with tiles—small, flat pieces of ceramic, porcelain, stone, glass, or other materials.

Vinyl Siding- A popular exterior cladding material made from polyvinyl chloride (PVC) plastic, used to cover the outside of homes and buildings.

Wood Siding- A traditional exterior cladding made from natural wood boards or panels, used to cover and protect the outside walls of a building.

F

Fencing—

1 Side

2 Side

3 Side

Backyard- A physical barrier or enclosure installed around the perimeter of a yard to provide privacy.

Chain Link- A type of metal fence made from interwoven galvanized steel wires that form a diamond-shaped mesh pattern.

Front Yard- Fencing that is only located in front of the house.

Front/Rear

Iron (Metal)- A fence made from wrought iron or cast iron, known for their strength, durability, and decorative appeal.

None

Other

Partial- Fencing that only covers part of the property.

Picket- A type of decorative wooden fence characterized by evenly spaced vertical boards, known as pickets, attached to horizontal rails.

Rock Wall- A type of boundary or decorative fence made from stacked natural stones or rocks.

Split Rail- A traditional type of fence made from rough-hewn wooden logs split lengthwise into rails, typically used for decorative purposes, marking boundaries, or containing livestock.

Total- Fencing around entire yard or property.

Vinyl- A type of fencing made from polyvinyl chloride (PVC), a durable plastic material.

Wire- A type of fencing made from various types of metal wires, often woven or welded together to create a barrier.

Wood Privacy- A solid wooden fence designed to block views and provide maximum privacy and security for a yard or property.

Yes- There is some type of fencing on property.

Fenced Yard (Res Rental Input)

Chain Link Fence- A type of metal fence made from interwoven galvanized steel wires that form a diamond-shaped mesh pattern.

No

Other

Privacy Fence- A solid wooden fence designed to block views and provide maximum privacy for a yard or property.

Wood Fence- A barrier or enclosure made primarily from wooden materials, used to mark property boundaries, provide security, privacy, or add aesthetic value to a property.

Yes- There is some type of fencing on the property.

Financing Available- The type of payment, financing or loan the property is available to receive.

Adjustable-Rate Mortgage (ARM)- A home loan with a variable interest rate that is tied to a specific benchmark.

Assumable Mortgage- Allows a buyer to take over a seller's existing mortgage, including terms and rate, instead of obtaining a new loan.

Conventional loan- A mortgage not backed by a government agency. Private lenders such as banks and credit unions originate and service.

FHA- A type of mortgage that is insured by the Federal Housing Administration (FHA). The FHA insures the loan, which means they protect the lender from potential losses if the borrower defaults on the mortgage.

Owner Financing- The seller directly finances the purchase of their property for the buyer.

Rural Development Loan- Often referred to as a USDA loan, is a mortgage program backed by the United States Department of Agriculture (USDA).

VA- A mortgage program that helps veterans, active-duty service members, and eligible surviving spouses purchase or refinance a home.

Fireplace -

2-Sided- A fireplace designed to be viewable and accessible from two separate rooms or areas.

Bedroom- A fireplace located inside a bedroom.

Electric Log- A type of electric fireplace that simulates the appearance of a traditional wood-burning fireplace with artificial logs and glowing embers but operates using electricity instead of real fire.

Family Room- A fireplace located inside the family room.

Free Standing- A standalone heating unit that is not built into a wall or connected to an existing fireplace structure.

Gas Logs- A fireplace that uses artificial ceramic or metal logs fueled by natural gas or propane to simulate the look and warmth of a traditional wood-burning fireplace without the need for real wood.

Gas Starter- A traditional wood-burning fireplace equipped with a built-in gas ignition system that uses a small gas flame to help ignite the wood more easily.

Insert- A self-contained unit that is installed inside an existing masonry or metal fireplace to increase efficiency and heat output. It is typically made of steel or cast iron and has a closed combustion system.

Kitchen- A fireplace located in a kitchen.

Living Room- A fireplace located in a living room.

None

Outdoor- A fireplace designed and built for a back porch, deck, or covered patio.

Pellet Stove- Heating appliance that burns compressed wood or biomass pellets to produce heat.

Wood Burning- Burns logs of wood to generate warmth and create a cozy atmosphere.

Wood Stove- Heating appliance that burns firewood to heat a room or an entire home.

Flood Insurance- A specific type of property insurance that covers losses due to water damage caused by flooding.

Flood Ins Required Y/N- Yes if it is required. No if it is not required in order for a buyer to obtain a mortgage

Flood Zone - As defined by [FEMA](#), is a geographic area that is identified as having a specific level of flood risk.

Floor Covering- The type of material used for the floor in a dwelling or building.

Bamboo- A type of hard surface floor made from bamboo, a fast-growing grass that is processed and treated to resemble traditional hardwood flooring.

Brick- A type of hard surface floor made from clay bricks, either reclaimed or newly manufactured, laid flat to form a durable, textured surface.

Carpet- A soft floor covering made from fibers (natural or synthetic) that are tufted or woven into a backing material.

Tile- A hard, durable surface made from natural clay that is shaped, glazed (or unglazed), and fired at high temperatures.

Concrete- A durable, versatile surface made from poured concrete, often polished, stained, or sealed for aesthetic and functional.

Cork- A soft, resilient, and eco-friendly flooring option made from the bark of the cork oak tree.

Laminate- A multi-layer synthetic flooring product designed to imitate the look of natural materials like wood, stone, or tile.

Luxury Vinyl Plank- A type of resilient flooring designed to mimic the look and texture of natural hardwood flooring.

Marble- Natural stone flooring made from marble; a metamorphic rock composed mainly of recrystallized calcium carbonate.

Other

Parquet- A decorative type of hardwood flooring made by arranging small wood pieces (often blocks or strips) in geometric patterns, creating intricate and eye-catching designs.

Polished Concrete- A modern, sleek flooring option where a concrete slab is mechanically ground, honed, and polished to a smooth, glossy finish.

Reclaimed- Flooring made from wood or other materials that have been salvaged and repurposed from old buildings, barns, factories, or other structures.

Vinyl- A versatile, durable, and affordable type of resilient flooring made from synthetic materials, primarily PVC (polyvinyl chloride).

Wood- Flooring made from natural timber.

Wood Laminate- Mimics the appearance of real hardwood using a layered construction of synthetic materials.

Foreclosure- The legal process where a lender takes ownership of a property (like a house) because the borrower failed to make mortgage payments.

For Rent- A property offered by the owner for someone else to use in exchange for money.

Foundation- Type of foundation used in the improved property.

Anchor & Hitch- A foundation system that uses anchors (like ground anchors or tiebacks) to stabilize or secure a structure.

Block- Foundation constructed using concrete masonry units (CMUs), commonly known as concrete blocks or cinder blocks.

Brick- Made using bricks, traditionally laid in mortar to form sturdy load-bearing walls that support the structure above.

Concrete Slab- Made by pouring a single, thick layer of concrete directly onto the ground.

Crawl Space- A type of building foundation that elevates the structure off the ground by creating a shallow space between the soil and the bottom of the home.

Insulating Concrete Forms- Foundation system that combines insulation and concrete into one efficient and durable structure.

Other

Pole- Foundation where vertical poles or posts are embedded directly into the ground to support a structure above.

Skirt- A type of foundation or finishing feature that involves a visible vertical perimeter around the base of a building, especially for structures elevated off the ground (like on piers or posts).

Stone- Type of building foundation made by stacking natural stones.

Franchise IDX Opt In- Gives Participants the ability to display each other's listings on brokerage franchise websites.

Frontage- The portion of a property that borders a roadway or body of water.

Full Baths- a bathroom containing -: a sink, a toilet, a bathtub, and/or a shower (or a shower/tub combination).

Furnished- If the property comes with furniture.

Negotiable- can be negotiated

No

Partial- only some

Yes

G

Garage/Carport Capacity- The number of vehicle spaces in the garage/carport.

Garage Carport Location- Attached to the main structure or detached/stand-alone structure.

Attached- A garage that is physically connected to a house or building, sharing at least one common wall or roofline.

Detached- A garage building that is completely separate from the main house, with no shared walls or rooflines.

None

Other

Garage Carport Type –

Carport- A covered structure used to offer limited protection to vehicles.

Carport/Garage

Garage- A covered, enclosed structure designed primarily for parking and storing vehicles.

None

GBA (Lease)- Gross Building Area-the total area of all floors within a building's exterior walls, including both usable and non-usable spaces.

Golf Course-

Adjacent- A property or location that is situated directly next to or bordering a golf course.

Area- The property is located within a neighborhood or community that's centered around, near, or includes one or more golf courses.

Golf Front- A property that directly faces or borders the golf course, typically with the home's front or main side overlooking the course's fairway, green, or tee box.

Golf View- A property that offers a clear or partial view of a golf course but isn't necessarily located directly on the golf course boundary.

Near Clubhouse- A residential property located within close distance of a community clubhouse.

Private- A golf course that is restricted to members and their guests only.

Public- Open to anyone who wants to play, usually for a daily fee or green fee, without requiring membership.

Subdivision- A residential neighborhood or development built around or near a golf course.

Generator Owner-

Entire Home Owned- Capable of running entire home.

Partial Home Owned- Capable of running only partial home.

Entire Home Leased- Capable of running entire home.

Partial Home Leased- Capable of running only partial home.

Gas-

At Street- Natural gas access located at the street.

Natural- Gas purchased from a natural gas company buried underground.

None

On site- Located on the property.

Other- Specify in Remarks

Propane- Bottled gas that is delivered properly and stored in a tank.

Underground- Propane tank is buried underground on the property.

H

Half Baths- A bathroom that only contains a toilet and a sink.

Heating System–

Baseboard- Heating that uses heaters installed along the base of walls, near the floor, to warm rooms evenly.

Central- Heating setup that warms an entire building from one central source, distributing heat through ducts.

Coal- A furnace or a stove that uses coal as fuel.

Commercial- Heating solutions designed specifically for commercial buildings such as offices, retail stores, warehouses, factories, and large public spaces.

Electric- Uses electricity to generate heat for warming indoor spaces.

Energy Star- Heating equipment that meets the strict energy efficiency guidelines set by the U.S. Environmental Protection Agency (EPA) under the Energy Star program.

Floor Furnace- Heating installed directly in or just below the floor, typically near a wall or baseboard, designed to heat a room by warming the air near the floor which then rises naturally to heat the space.

Gas- Uses natural gas or propane as a fuel source to generate heat for residential or commercial spaces.

Geothermal- Transfers heat to or from the ground using a series of buried pipes called a ground loop.

Heat Pump- Heating (and cooling) system that transfers heat from the outside air, ground, or water to warm the air, and can reverse to cool the air in warmer months.

Humidifier- Component to add moisture to the air while heating, improving indoor air quality and comfort during dry, heated months.

Kerosene- Using kerosene fuel to generate heat, typically through kerosene heaters or furnaces.

Mini Split- Heating and cooling system that provides zoned temperature control without the need for ductwork.

Multi – Fuel System- Systems designed to burn more than one type of fuel—like wood, coal, pellets, or even biomass to generate heat.

None

Other- Specify in Remarks

Propane- A heating system that uses propane gas as its fuel source to generate heat for homes or buildings.

Radiator- A type of heating that uses hot water or steam circulated through radiators to warm a room by radiation and convection.

Radiant- A heating method that warms a space by directly heating the floors, walls, or ceilings, which then radiate heat evenly throughout the room.

Solar- Energy from the sun to heat a building or water, reducing reliance on fossil fuels and electricity.

Space Heater- A portable or fixed device designed to heat a single room or small area rather than an entire building.

Window Unit- A self-contained air conditioning or heating appliance designed to be installed in a window opening or a specially made wall sleeve.

Wood Stove- A heating appliance designed to burn wood fuel and radiate heat into a room or home.

Handicap Amenities-

Elevator- A mechanical lift used to transport people or goods vertically within a building.

Handrails- Fixed rail to provide support and stability for people walking or climbing.

Lower Fixtures- Home features or installations that are positioned at a lower height than standard.

Meets ADA Requirements- ADA Requirements: the building or specific features of the property are designed or modified to be accessible and usable by individuals with disabilities, in compliance with the Americans with Disabilities Act (ADA).

Other- Specify in Remarks

Ramp- An inclined surface or pathway that connects different levels.

Wheelchair Access- A property that allows wheelchairs to enter.

Wide Doorways- Door openings that are larger than the standard width, designed to provide easier access and movement.

I

IDX (Internet Data Exchange)- Broker Reciprocity, IDX gives Participants the ability to display each other's listings on their respective websites.

Internal Remarks- The information entered this field is only accessible by the agents within your firm.

Internet OK- Permission to include listed property in data feeds to third party sites.

Internet/TV-

Cable At Street- Cable line is accessible at the street.

Cable On-Site- Cable line is accessible on the property.

DSL- Internet service that delivers broadband internet over traditional telephone lines.

Fiber Optic- A high-speed internet service that uses thin strands of glass or plastic fibers to transmit data as pulses of light.

None

Other- Specify in Remarks.

Satellite- A type of broadband internet service delivered via communication satellites orbiting the Earth.

Unknown

Insulation-

Cellulose- Insulation made primarily from recycled paper products, such as newspapers, treated with fire retardants.

Foam- Type of thermal insulation material that expands on application to fill gaps and create an airtight seal. It comes in two main types: spray foam and rigid foam boards.

High R Value Ceiling- Insulation materials installed in the ceiling or attic that provide superior resistance to heat flow.

High R Value Floors- Insulation installed beneath or within floors that has a high resistance to heat flow, helping to keep floors warmer in cold weather and improving overall energy efficiency.

High R Value Walls- Insulation materials installed within wall cavities or on exterior walls.
Structural Insulated Panels- high-performance building panels used for walls, roofs, and floors.

J

K

L

Landlord- The owner or lessor of a leased property.

Landlord Pays- A list of what the landlord is expected to pay during the duration of the lease.

Cable- The landlord includes the cost of cable TV service as part of the rent or property expenses.

CAM- Landlord covers the Common Area Maintenance (CAM) fees in a commercial or multi-tenant property.

Electric- The landlord includes the cost of electric service as part of the rent or property expenses.

Gas- The landlord includes the cost of gas service as part of the rent or property expenses.

Insurance- The landlord is responsible for paying the property insurance premiums on the rental property.

Lawn Care- The landlord is responsible for paying the property lawn care/ maintenance on the rental property.

None

Other- Specify in remark.

Phone- The landlord includes the cost of phone service as part of the rent or property expenses.

POA- The landlord is responsible for paying the Property Owners Association (POA) fees or dues related to the property.

Sanitation- The landlord includes the cost of sanitation services (like garbage collection and disposal).

Security System- The landlord includes the fees associated with the security system.

Taxes- The landlord is responsible for paying property taxes.

Water- The landlord includes the cost of water service as part of the rent or property expenses.

Water/Sewer- The landlord includes the cost of Water/Sewer service as part of the rent or property expenses.

Landscaped- Yard has been improved with plants, grass, rock or other decorations.

All- The whole property including front yard, back yard and sides have been landscaped.

Front- The front of the building or home has been improved with plants, grass, and/or rocks.

None

Professional Landscaped- Outdoor spaces (like yards, gardens, or commercial grounds) that have been designed, installed, and maintained by trained landscape professionals.

Rain Collection System- A setup designed to capture and store rainwater from rooftops or other surfaces for later use.

Rear- The rear of the building or home has been improved with plants, grass, and/or rocks.

Rock Yard- A type of landscaping where rocks, stones, gravel, or pebbles are used extensively instead of grass or other plants.

Side- The side of the building or home has been improved with plants, grass, and/or rocks.

Lease- A contract between a landlord and a tenant that transfers the right to exclusive possession and use of the landlord's real property to the tenant for a specified period for a stated consideration.

Leased Price- Per sf-the annual cost of leasing a property, divided by the total square footage of the space.

Lease Type Required- The length of the lease that was required at the time the property was leased.

1 Year- Twelve months from the date that the lease is signed.

6 Month- Six months from the date that the lease is signed.

Greater than 1 Year- More than 12 months from the date the lease is signed.

Month to Month- For one month at a time and automatically renews each month until either the landlord or tenant gives notice to end it.

Negotiable- Terms of the lease—such as rent amount, lease length, security deposit, or other conditions—are open for discussion and can be adjusted based on agreement between the landlord and tenant.

Short Term- A rental agreement that lasts for a relatively brief period, typically less than six months, but can range from a few weeks to several months.

Lease Term- A pick list of lengths that represents the length of the lease. i.e. Weekly, Month to Month, 6 Month Lease, 12 Month Lease, 24 Month Lease.

Lease Price per SF- Calculated by dividing the total rent by the total square footage of the leased area.

Legal Description- A legally accepted description or definition of a parcel of land.

Levels- Number of floors or stories of the subject property.

Listing Agent Email- The email address of the Listing Agent.

Listing Agent Name- The name of the Listing Agent.

Listing Agent Phone- Used to record the Listing Agent's phone number.

Listing Agent MLS ID- A unique identifier that connects to the listing agent.

Listing Broker- The broker that represents the seller and has the property listed for sale.

List Date- The effective date of the listing contract.

Listing Office Name- The legal name of the brokerage representing the seller.

Listing Office ID- A unique identifier that connects to the listing office.

Listing Office Phone- Used to record the selling Agent's office phone number.

List Price- The price specified in the listing agreement.

Location- Describes where the property is located within a community, city or county.

Lock Box Number- Serial number on the lock box.

Lot- A number assigned to a specific parcel of land within a subdivision or development.

Lot Dimension- The measurements of the boundaries of the property.

Lot Description -

Cleared- All trees, brush, debris, and structures have been removed.

Consider Subdivide- The property owner or potential buyer is advised to explore the possibility of dividing a larger parcel of land into two or more smaller lots.

Corner- The property is located on a corner.

Cul-de-sac- A street or road that ends in a rounded dead-end, typically designed to allow vehicles to turn around easily.

Curbing- The raised edge or barrier—usually made of concrete, stone, or other materials—that lines streets, driveways, parking lots, or landscaped areas.

Forest- The property is situated within or surrounded by a wooded area with dense trees and natural vegetation.

Hardwoods- The property is situated within or surrounded by a forested area primarily made up of hardwood trees.

In Subdivision- The property is situated within a planned residential community where multiple homes have been built according to a master plan.

Landscaped- The outdoor areas around the house have been professionally maintained.

Level- The property sits on flat, even ground without significant slopes or hills.

Not In Subdivision- The property is located outside of a planned residential community and stands on its own or among fewer neighboring homes, often on a larger or more private lot.

Open- The property is situated on land that is mostly clear of trees, buildings, or other obstructions, providing unobstructed views and plenty of open space around the home.

Orchard- The property is located on land planted with fruit or nut trees, such as apple, cherry, peach, or pecan trees.

Other

Out Of City- The property is situated outside the boundaries of a city, typically in a suburban, rural, or semi-rural area.

Resort Property- The property is situated within or adjacent to a resort area, often offering access to resort-style amenities and recreational facilities.

Right of Way- The property sits along a designated path or access route that allows passage through someone else's land, often for utilities, roads, or shared access.

Rolling- The property sits on land that has gentle slopes or undulating terrain, rather than being completely flat or steep.

Rural Property- The house is situated in a countryside or non-urban area, typically characterized by open spaces, natural surroundings, and low population density.

Secluded- The property is situated in a private, quiet area, away from neighbors, busy roads.

Lot Location –

Busy Street- The property fronts or is very close to a road with high traffic volume and frequent vehicle or pedestrian activity.

Near Business District- The property is close to a commercial area where offices, shops, restaurants, and other businesses are concentrated.

Near Fire Station- The property is situated close to a local fire department facility.

Near Hospital- The property is situated close to a local hospital.

Near Industrial Park- The property is situated close to an area designated for industrial businesses such as manufacturing, warehouses, or distribution centers.

Near Office Park- The property is close to a commercial area primarily made up of office buildings and business centers.

Near National Forest- The property is situated adjacent to or within the boundaries of a federally protected forest area managed for conservation, recreation, and natural resources.

Near Park- The property is situated close to a public or private recreational area with green space, playgrounds, trails, or sports facilities.

Near Schools- The property is situated close to educational institutions such as elementary, middle, or high schools.

Near Shopping Center- The property is situated close to a retail hub offering a variety of stores, restaurants, and services.

Near State Park- The property is close to a protected area managed by the state, offering natural scenery and recreational activities.

Near Trails- The property is close to walking, hiking, biking, or nature trails.

Railroad Access- The property is located near or includes direct access to a railroad line or track.
None

LP per Acre- Calculated by the MLS system, once the list price and lot size are entered.

LP per Heated SF- Calculated by the MLS system, once the list price and heated square footage are entered.

M

Manufactured Home Allowed- Is or is not allowed to be used on the property.

Manufacture SF- A subtype of an industrial building primarily used for manufacturing products.

Map- The geographical mapping functionality integrated into the system.

Max Floor Load Capacity- The capability of weight stated in pounds per square foot that a floor of a building can safely support if uniformly distributed.

Max Contiguous SqFT- The largest block of connected (adjacent) space available for lease or sale without breaks or walls dividing it.

MH Make- Make of the mobile or manufactured home.

MH Model- Model of the mobile or manufactured home.

MH Park Name- Name of mobile home park.

MH Serial No.- Serial number of the mobile home.

MH Approval Required- The requirement for a permit or authorization before a manufactured home can be placed on a specific site.

MH Anchor- The anchoring system used to secure a Manufactured Home (MH) to its foundation or site.

Minimum Divisible- The minimum size you can rent out of the total space.

Minimum Term- The minimum number of months that a property can be leased.

Miscellaneous (Commercial)

Fenced- Property is fenced

Licenses Included- The sale or transfer of a property, business, or operation comes with certain official permits or licenses necessary to legally operate.

Passenger Elevator- A lift designed specifically to transport people between floors within a building.

Fire System- The set of equipment and safety measures installed in a building to detect, alert, and suppress fires.

Loading Dock- A designated area in a building or property designed for the loading and unloading of goods, typically from trucks or trailers.

Security System- A comprehensive setup of security measures designed to protect the property.

Freight Elevator- A type of elevator specifically designed to transport heavy goods, equipment, or large loads.

None

Sprinkler- A component of a fire sprinkler system.

Furniture Included- Furniture may include office or equipment.

Other- Specify

Stair Escalator- A moving staircase designed to transport people between floors in a building.

Inventory Included- All product/ inventory will be included in the sale of the property.

Outside Storage- Storage facility enclosed or open that is on the property.

Kitchen- May include sink, refrigerator, dishwasher, stove/oven.

Overhead Truck Doors- Roll up doors that a truck can back up to.

MLS- An acronym for "Multiple Listing Service." MLS is composed of hundreds of database computer systems located throughout the USA for real estate agents to showcase their available real estate listings that are for sale and for lease.

- A facility for the orderly correlation and dissemination of listing information so Participants may better serve their clients and customers and the public.
- A means of enhancing cooperation among Participants.
- A means by which information is accumulated and disseminated to enable authorized Participants to prepare appraisals, analyses, and other valuations of real property for bona fide clients and customers.
- A means by which Participants engaging in real estate appraisal contribute to common databases.

MLS Number- The number automatically assigned by the MLS system to the listing.

MLS Participant- Where the term REALTOR® is used in this explanation of policy in connection with the word members or the word Participant, it shall be construed to mean the REALTOR® principal or principals, of this or any other association, or a firm comprised of REALTOR® principals participating in a Multiple listing service owned and operated by the board. Participatory rights shall be held by an individual principal broker unless determined by the association or MLS to be held by a firm. It shall not be construed to include individuals other than a principal or principals who are REALTOR® members of this or any other association, or who are legally entitled to participate

without association membership. However, under no circumstances is any individual or firm, regardless of membership status, entitled to MLS membership or participation unless they hold a current, valid real estate broker's license and cooperate, or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. Cooperation is the obligation to share information on listed property and to make property available to other brokers for showing to prospective purchasers and tenants when it is in the best interests of their clients. Use of information developed by or published by an association multiple listing service is strictly limited to the activities authorized under a Participant's licensure(s) or certification and unauthorized uses are prohibited.

Mere possession of a broker's license is not sufficient to qualify for MLS Participation. Rather, the requirement that an individual or firm cooperates means that the participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS, shares information on listed property, and makes property available to other brokers for showing to prospective purchasers and tenants when it is in the best interests of their clients, and to cooperate. "Actively" means on a continual and ongoing basis during the operation of the Participant's real estate business. The "actively" requirement is not intended to preclude MLS participation by a Participant or potential Participant that operates a real estate business on a part-time, seasonal, or similarly time limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a Participant or potential Participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the Participant or potential Participant as long as the level of service satisfies state law.

The key is that the Participant or potential Participant cooperates with respect to properties of the type that are listed on the MLS in which participation is sought. Cooperation is the obligation to share information on listed property and to make property available to other brokers for showing to prospective purchasers and tenants when it is in the best interests of their client(s). This requirement does not permit an MLS to deny participation to a Participant or potential Participant that operates a "Virtual Office Website" (VOW) (including a VOW that the Participant uses to refer customers to other Participants) if the Participant or potential Participant actively endeavors to cooperate. An MLS may evaluate whether a Participant or potential Participant actively endeavors during the operation of its real estate business to cooperate only if the MLS has a reasonable basis to believe that the Participant or potential Participant is in fact not doing so. The membership requirement shall be applied in a nondiscriminatory manner to all Participants and potential Participants.

MLS Remarks- The information entered into this field is intended for other agents and are private remarks that are not intended to be seen by the general public.

Monthly Fee- The amount of the recurring payment made by homeowners to their homeowners' association.

Monthly Rent Amount- The monthly amount at which the property can be rented.

Monthly Rented Amount- The monthly amount at which the property was rented.

N

Net Operating Income (NOI)- A company's operating income after operating expenses are deducted, but before income taxes and interest are deducted.

New Construction- A home that hasn't been occupied, where the seller is typically the builder.

NNN Charges- (Triple Net) A commercial lease where the tenant pays base rent plus property taxes, insurance and maintenance costs.

No. of Tub Showers-

Tub & Shower Combo- Combines a bathtub and a shower in one unit.

Disabled Tub & Shower- Also known as an accessible tub and shower or ADA-compliant bathing unit.

Garden Tub & Shower- A bathroom setup that includes a large, deep soaking tub (garden tub) along with a separate shower unit.

Sauna- Enclosed room designed to provide dry or wet heat sessions.

Shower- Bathroom fixture or enclosed space where water is sprayed from above.

Soaking Tub- A deep bathtub designed for full-body immersion.

Tub- A bathroom fixture designed to hold water for bathing.

Walk- In Shower- A type of shower designed for easy, barrier-free access without the need to step over a high tub edge or threshold.

Whirlpool- A luxury bathroom fixture designed to provide a therapeutic bathing experience through water jets that create swirling, massaging currents.

Other Tub & Shower

Low Flow Toilet- A type of toilet designed to use less water per flush than standard models.

Low Flow Faucet- A plumbing fixture designed to reduce water usage by limiting the flow rate of water.

Low Flow Shower- A shower fixture designed to use less water per minute than standard models.

O

Office SF- The total area, measured in square feet, of an office space,

On Market Date- For Coming Soon Status, the date the listing is to automatically switch to Active Status.

Open House- A scheduled period in which a house or other dwelling is designated to be open for viewing for potential buyers.

Outbuildings- A detached structure on the property.

Outside Storage (Commercial)- Designated areas on a commercial property where goods, materials, equipment, or inventory are stored outdoors rather than inside a building.

P

Parcel ID- Number issued by the County Assessor's office.

Parking- Describes the quantity and kind of parking.

1 car unit- Only one car parking space.

On Street- Parking is only on the street.

2 Car Unit- Parking will hold two vehicles.

Other

Specify In Remarks

Assigned parking- Parking will be assigned.

RV Parking- Parking on site is large enough for an RV.

Attached Garage- Enclosed garage space attached to the property/residence.

Carport- Covered but walls can be open and is not attached to a structure.

Covered- A parking space or area that is sheltered by a structure to protect vehicles from weather elements.

Detached Garage- A garage building that stands separate and apart from the main house or building.

Lot- An open designated area where vehicles can park temporarily.

None

Parking Spots Avail- Number of parking spots available for unit.

Patio -

Balcony- An outdoor platform that is attached to the exterior of a building, usually on an upper floor.

Brick- An outdoor flat area or space made by arranging bricks in a pattern on the ground.

Covered- An outdoor living space that has a roof or some type of overhead covering to provide shade and protection from rain or sun.

Deck- A flat, usually wooden, outdoor platform attached to a house or building, often elevated above the ground.

Enclosed- An outdoor patio area that is surrounded by walls, screens, or windows, effectively creating a sheltered space that's protected from wind, insects, and sometimes weather.

None

Other

Partial- An outdoor patio area that is only partially constructed or covered.

Patio- An outdoor area, usually paved or made with concrete, stone, bricks, or other hard materials, designed for relaxation, dining, or social activities.

Porch- A covered area attached to the front, back, or side of a house, usually at the main entrance.

Rock- An outdoor paved area made using natural rocks or stones, such as flagstone, river rock, or crushed stone, arranged to create a durable and attractive surface.

Screen- A porch that is enclosed with mesh screens instead of solid walls or glass.

Stone- An outdoor paved area made using natural stone slabs or pieces, such as flagstone, slate, or granite.

Pending Date- The date the sales contract was executed.

Pets Allowed- Owner will or will not allow pets during lease term.

POA Name- The name of the Property Owner's Association.

POA Phone- The phone number of the Property Owner's Association.

Pool Type-

Community Pool- Shared and maintained by a residential community, neighborhood, apartment complex, or homeowners' association.

Gunitite- Constructed by spraying a mixture of cement, sand, and water (called gunitite) onto a rebar framework.

Heated Pool- Equipped with a heating system that raises and maintains the water temperature.

Indoor Pool- Located inside a building or fully enclosed structure.

Other

Private Above Ground Pool- Installed entirely above the ground surface and is intended for use by the homeowner and their guests only.

Private In Ground Pool- Built into the ground on a homeowner's property and is used exclusively by the owner and their guests.

Salt Water- A salt chlorine generator to produce chlorine from salt added to the water, rather than adding chlorine directly.

Vinyl Pool- Uses a flexible vinyl liner to hold the water and form the pool's interior surface.

Pool Y/N- Pool is or is not located on the property, or available to property owners.

Potential Gross Income (PGI)- The total income attributable to real property at full occupancy before vacancy and operating expenses are deducted.

Property Tax- Taxes payable to the county where the property is located. Taxes are usually paid on an annual basis and based on the county's determined value of the property. Check with your local county tax assessor's office for details.

Property Sub Type – Commercial

Auto Service Garage- a facility where vehicles are repaired and maintained by trained mechanics and technicians.

Manufacturing- A building or group of buildings where raw materials are transformed into finished goods through industrial processes.

Bed and Breakfast- A lodging establishment that offers overnight accommodation and a morning meal, typically in a private home or converted property.

Medical/Dental- A professional healthcare facility where licensed medical or dental practitioners provide diagnostic, preventive, and treatment services to patients on an outpatient basis.

Bank- A financial institution licensed to receive deposits, provide loans, and offer a wide range of financial services to individuals, businesses, and governments.

Mini Storage- Also known as a self-storage facility, is a secure place where individuals or businesses can rent units to store items on a short- or long-term basis.

Carwash- A facility where vehicles are cleaned, either manually or automatically.

Office- A space where administrative, professional, or clerical work is carried out. It can range from a single room used by one person to an entire building occupied by a company or organization.

Church- Used for religious services.

Restaurant- A business that prepares and serves food and beverages to customers in exchange for money.

Convenience Stores- A small retail shop that sells everyday items.

Retail- A business establishment where goods or products are sold directly to consumers.

Dealership- A business authorized to sell and often service specific brands of products, most commonly automobiles, motorcycles, or other vehicles.

Warehouse- A large building or facility used for the storage of goods, materials, and products before they are distributed.

Grocery Store- A retail establishment that primarily sells food and other household items.

Other

Hotel/Motel- A commercial establishment that provides lodging, meals, and various guest services.

Property Sub Type– Residential

House- A single family residential designed for occupancy.

Condo- A type of residential property where individuals own their individual unit within a larger building or complex, while sharing ownership of common areas like hallways, pools, gyms, or outdoor spaces.

Townhouse- A type of home that shares one or more walls with adjacent properties but has its own private entrance and the land it sits on.

Manufactured Home- Type of housing that is built in a factory and then transported to a site for installation.

Modular- A type of prefabricated housing that is built in sections (modules) at a factory and then assembled on-site on a permanent foundation.

Cooperatives- A type of residential property where residents don't own their individual units outright. Instead, they own shares in a corporation that owns the entire building or community.

Property Sub Type- Multi-Family

Apartments- A rental housing unit within a larger building or complex where multiple separate units are housed.

Duplex- A residential building divided into two separate living units, each with its own entrance and living space

Three-Plex- A residential building divided into three separate living units, each with its own entrance and living space.

Four-Plex- A residential building divided into four separate living units, each with its own entrance and living space.

Multi-unit House- A residential building designed to contain two or more separate living units within one structure.

Package of Single-Family Homes- A group or collection of separate, detached houses sold or managed together as one bundle.

Other

Property Type –

Residential- Real estate that intended for occupants to live in.

Farm- Used for agricultural activities, including growing crops, raising livestock, or other farming operations.

Multi-Family- Property designed to house multiple separate families or households within one building or complex. Examples include duplexes, triplexes, four-plexes, apartment buildings, and condominiums with multiple units.

Land- A property consisting of a parcel or lot without a habitable structure.

Commercial- Used for business purposes rather than residential living.

Residential Rental- (excluding Short-Term Rentals) A residential property that is leased or rented out to tenants for living purposes.

Commercial Lease- A legal agreement between a property owner (landlord) and a business tenant that grants the tenant the right to use a commercial property for business purposes for a specified period.

Public Remarks - Description that is intended for the general public.

Poultry Contract -

Cargil
Con Agra
Crystal Lake Farms
Georges
None
Other
Simmons

Tyson

Ponds- Number of ponds located on the property.

Q

R

Rail Service- Is or isn't located on the property.

Range- A strip or column of land six miles wide determined by a government survey that runs in a north-south direction and lies east or west of a principal meridian.

Retail Sqft- The amount of space specifically designated for retail use.

Rent (Multi-Family)- The amount of money paid by tenants to lease individual living units within a multi-family residential property.

Rent Roll Attached- Rent roll is or is not attached.

Rented Date- The date in which the property was rented.

Restrooms- Are rooms equipped with toilets and sinks designed for personal hygiene and sanitation

Return on Investment (ROI)- How much profit or cost savings are realized because of participating in the investment.

Roads- Type of road the property is on.

Common- Roads or streets within a community, subdivision, or development that are owned and maintained collectively by the residents, a homeowner's association (HOA), or a property management group rather than by a city or public authority.

County Road- A public road maintained and managed by a county government rather than a city or state.

Highway- A major public road designed for fast and efficient travel over long distances.

No Road

Other

Private- Owned and maintained by a private individual, group, or organization rather than a government agency.

Public- Maintained and operated by a government agency—is open for use by the general public.

Surface Dirt- Unpaved with natural dirt.

Surface Gravel- Layer of small, loose stones or pebbles spread over the ground's surface.

Surface Paved- Covered with a hard, smooth material such as asphalt, concrete, bricks, or stone to create a durable, solid surface.

Roof -

Asphalt Shingles- Made from asphalt coated fiberglass mats with mineral granules.

Architectural Shingle- Thicker multi-layered asphalt shingles with a textured lip.

Built Up Roof- A flat or low sloped roofing system.

Cedar Shake- Material made from split, natural cedar wood.

Concrete Tile- A mixture of cement, sand, and water molded into tile shapes.

Fiberglass Shingle- A type of asphalt roofing shingle that uses a fiberglass mat as its base layer living.

Roof- Partially or completely covered with vegetation planted over a waterproof membrane.

Metal Roofing- Made from metal panels or shingles.

Other

Reflective Roof Coating- A protective layer applied to the surface of a roof designed to reflect more sunlight and absorb less heat than a standard roof.

Slate- Made from natural slate stone.

Solar Shingle- Material that functions both as a traditional roof shingle and as a solar energy collector.

Tile Roof- Made from individual tiles, typically made of materials like clay, concrete, or sometimes slate.

Room Dimensions- Measured length and width of a room.

Rooms- Areas above grade which can be used year-round that are finished which are effectively divided and have utilities such as electric outlet(s), lighting, and heating/cooling vent(s), with walls, ceiling and floor which conform to rest of the house. In open style houses, if you can add a wall(s) and the separated areas can still maintain their functionality with the above criteria, then they are considered separate rooms.

S

Sale Price - The price at which the property sold for.

School District- School district for the property.

Section- A one square mile unit of land within a Township used as a basic land measurement in the public land survey system.

Security System- Installed technology or equipment designed to alert occupants or authorities of unauthorized access, theft, fire, or other hazards, or vandalism.

Seller Disclosure- Signifies whether there is an available Property Disclosure for the subject property.

Selling Agent Name- Selling Agent Name makes sure that the actual selling agent gets credit for this sale.

Selling Agent Phone- Used to record the Selling Agent's phone number

Selling Agent Public ID- A unique identifier that connects to the selling agent.

Selling Office ID- A unique identifier that connects to the selling office.

Selling Office Name- The legal name of the brokerage representing the buyer.

Selling Office Phone- Used to record the selling Agent's office phone number.

Service Area- MLS covers any geographical area that we provide service.

Short-Term Rental- A rental of a residential dwelling unit or accessory building for periods of less than 31 consecutive days.

Showing Instructions- Special instructions to the Buyer's Agent on how to show the property.

Sign Allowed- A sign is or is not allowed to be placed on the property for business purposes.

Solar panel Owner-

Entire Home Owned- Capable of running entire home.

Partial Home Owned- Capable of running only partial home.

Entire Home Leased- Capable of running entire home.

Partial Home Leased- Capable of running only partial home.

SP per Acre- The price in which each acre was sold at.

Specialty Rooms

Bonus Room
Dark Room
Exercise Room
Extra Storage
Game Room
Garage Apartment
Great Room
In-Law Apartment
Library/ Study/ Office
Media Room
Mud Room
Music Room
Suna/ Steam
Second Living Room
Second Master Bdrm
Spa/ Hot Tub
Sunroom
Unfinished Bonus Rm
Wine Cellar

SqFt Source- Origin of the property square footage.

State- State where listed property is located.

Status –

Coming Soon- A property that is not yet available for showings but can be marketed. Showings are not allowed.

Active- Currently on the market and can be shown and marketed

Expired- Indicates that the listing agreement has ended without a sale or renewal.

Pending- Indicates the seller has fully executed a sales contract.

Sold- Indicates the transaction has been completed, and ownership has officially transferred.

Withdrawn- Indicates the property has been removed from active marketing by the listing broker before the listing agreement expired. An active listing agreement may still exist.

Street Direction- A Street direction that may prefix an address.

N
NE
SE
S
SW
W
NW

Street Name- Official name of the roadway the property is located on.

Street Number- Numerical portion of the address that identifies a specific location.

Street Suffix Type- Abbreviated or full term of the type of roadway in an address.

Avenue
Knoll
Street
Bend
Landing
Terrace
Boulevard
Lane
Trace
Circle
Loop
Trail
Court
Manor
Way
Cove
Meadow
Crest
Meadows
Drive
Park
Gardens
Parkway
Glen
Passage
Green
Place
Hights
Road
Highway
Square

Subdivision- Name of the developed area the property is located on.

Subject To –

Agent Owned- The property is owned by the real estate agent who is listing or selling it.

Auction- A real estate property that is sold through a bidding process, usually at a public auction, rather than a traditional sale.

Corporate Addendum- An additional document attached to a real estate contract when the buyer or seller is a corporation, LLC, or other business entity rather than an individual.

Court Approval- Legal process where a court must approve the sale or transfer of a property before the transaction is finalized.

HUD Owned- A home that is owned by the U.S. Department of Housing and Urban Development (HUD) after a foreclosure on an FHA-insured mortgage.

Possible Short Sale- A situation where a homeowner may need to sell their property for less than the amount owed on the mortgage, pending lender approval. It is called “possible” because the sale has not yet been approved by the lender, but the conditions suggest a short sale may be necessary or likely.

REO- Bank Owned a property that has been repossessed by a lender.

Approved Short Sale- A property sale where the homeowner’s lender has already agreed to accept less than the full amount owed on the mortgage, at a specific price or offer.

To Be Built- A property or home that has not yet been constructed but is available for purchase based on a proposed design and plan.

Not Applicable

Sublet Allowed- Does or does not have permission to assign remainder of the lease to another tenant.

Surveyed- A survey is or is not available.

Storm Shelter- A shelter is or is not available.

Surveillance- The owner is or is not surveilling the property.

Streams- Number of streams located on the property.

T

Tax Relief- Reduction, exemption or cap on property taxes, such as homestead credit, senior tax freezes or other qualifying exemptions.

Taxes (Amt)- Amount of the most current annual taxes on the property

Tenant Pays- A list of services or items that the tenant is responsible to pay.

Air Condition
Phone
Cable
POA
CAM
Sanitation
Electric
Gas
Taxes
Heat
Water/ Sewer
Insurance
Water
None
Other -Specify in Remarks

Tenant Taxes- The amount of taxes the tenant will be responsible for.

Tenant Insurance- The amount of insurance the tenant will be responsible for.

Tenant POA- The amount of POA dues the tenant will be responsible for.

Topography –

Exception View- A notable or exceptional sightline.

Partially Wooded- Covered with trees or forested areas only in some parts, while other areas are open or cleared.

Floodplain- Land area designated by FEMA or other authorities as having a risk of flooding.

Rough Rolling- Land or terrain that has uneven, gently to moderately sloping hills or undulations, but is not steep or mountainous.

Gently Rolling- Land with soft, gradual slopes and small hills, creating a smooth, undulating landscape.

Sloping- Land or terrain that inclines or declines at a noticeable angle, ranging from gentle to steep.

Lake/Pond- A natural or man-made body of standing water located on the property.

Steep- Land or terrain with a sharp incline or decline, often at a significant angle that makes walking, building, or driving more challenging.

Lake/Pond/ Stream- Natural or man-made bodies of water on a property.

Stream/ Creek- Natural narrow flowing bodies of water on a property.

Level- Land or terrain that is flat and even, with little to no slope or elevation change.

Wooded- Describes a property or land area that is covered with a significant number of trees and forest vegetation.

Open- Land or property that is mostly clear of trees, buildings, or other obstructions, providing wide, unobstructed space.

Other- Specify in Remarks

Total Baths- Number of bathrooms existing on the property.

Total Stories- Number of floors in the building.

Town- Designated municipality or community name used in a properties address.

Township- A six mile by six-mile square area divided into 36 sections used in the primary division in the public land survey system.

Traffic Count- The average number of vehicles that pass a specific point on a road or street within a given time period, usually measured daily.

Type/Style- Indicate the style of the property. Your options include Chalet/A Frame, Contemporary, and European to name a few.

Barndominium- A type of home that combines a barn-style structure with residential living space.

Cabin- A small, simple house typically found in rural or wooded areas.

Cape- A traditional architectural style characterized by a simple, symmetrical design and steep roof.

Chalet/ A Frame- Steeply angled roof lines that extend closely to the ground.

Colonial- A traditional architectural style inspired by the early American colonies, known for its symmetry and classic design.

Condominium- A type of residential property where individuals own their individual unit within a larger building or complex, while sharing ownership of common areas with other residents.

Contemporary- A style of architecture and design that is modern, current, and often innovative, reflecting trends from the late 20th century to today.

Cottage/Camp- A small, simple, rustic properties.

Country- To homes or properties that evoke a rural, rustic, and charming atmosphere.

Craftsman- A popular architectural style known for its handcrafted details, natural materials, and emphasis on simplicity and function.

Doublewide- A type of manufactured or mobile home that is made up of two sections (or "sections") joined together to create a larger, more spacious residence.

Earthen Built- Construction techniques and homes made primarily from natural earth materials such as soil, clay, sand, and sometimes organic fibers.

Estate- A large and often luxurious property, typically encompassing a substantial amount of land along with a grand residence.

European- Homes inspired by architectural traditions from various regions of Europe, often blending elegance, historic charm, and classic details.

Farmhouse- A classic architectural style that evokes a simple, practical, and rustic rural home, traditionally associated with working farms.

Federal- An elegant American architectural style popular from roughly 1780 to 1830, reflecting classical influences and symmetry.

Fixer Upper- A property that requires repairs, updates, or renovations to improve its condition.

French provincial- An elegant architectural style inspired by the rural manor homes of the French countryside, blending rustic charm with formal, classic design.

Georgian- A classic architectural style popular from the early 18th century through the early 19th century, known for its symmetry, proportion, and formality.

Historic- Properties that are significant because of their age, architecture, or connection to important events or people and often preserved for their cultural or historical value.

Log Home- A style of home constructed primarily from logs, often associated with rustic, natural living. Modular- a type of prefabricated house that is built in sections (modules) in a factory, then transported to the site and assembled on a permanent foundation.

Oriental- Architectural and design styles inspired by East Asian cultures.

Other

Ranch- A popular single-story home design known for its long, low, and open layout.

Saltbox- Traditional American architectural style characterized by its distinctive asymmetrical roofline.

Single-Wide- A type of manufactured or mobile home that is built as a single, narrow section.

Spanish- Homes inspired by traditional Spanish architecture.

Split Level- A residential architectural style characterized by staggered floor levels, creating a multi-level layout that separates living spaces without full stories between them.

Straw Bale- Construction is an eco-friendly building method that uses tightly packed straw bales as the primary material for walls.

Traditional- A home that emphasize classic architectural elements and timeless design.

Tudor- A distinctive architectural style inspired by medieval English homes.

Victorian- A broad range of architectural designs popular during the reign of Queen Victoria (1837–1901), known for their ornate details and eclectic features.

Williamsburg- An American colonial architectural style inspired by the historic buildings of Williamsburg, Virginia, reflecting 18th-century Georgian and Colonial design.

Trail Type –

Biking- A designated path or route designed specifically for bicycle riding.

Frontage- Property's boundary that directly borders a trail.

Greenway- A type of trail designed for recreational use, often surrounded by natural landscapes like parks, rivers, or green spaces.

Mountain Biking- A trail specifically or suitable for off-road cycling.

Paved- A pathway surfaced with materials like asphalt, concrete, or other hard, smooth substances designed for easy and comfortable travel.

Unpaved- A natural or minimally developed pathway without a hard surface like asphalt or concrete.

Walking- A designated path or route designed primarily for walking or hiking.

Total Units (Multi-Family)- Total number of individual residential living units within a multi-family property.

U-V

Unit #- The Unit Number of the property. In the address 1234-D Main Street, this is where you would enter the "D."

Unit Type-

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedrooms

Unit Includes-

- Air Condition
- Electric
- Gas
- Heat
- Sewer
- Water

Utilities- A list of the utilities for the property being sold/leased

Cable- A connection in home for use cable television

Fiber Optic- A package or assembly for an optical fiber or fibers that may include buffering, strength member and/or an outer jacket is available on the property.

Antenna- A device installed on a property, typically on the roof or outside wall, used to receive or transmit signals for radio, television, internet, or cellular communication.

DSL- A type of internet service that delivers high-speed internet over traditional telephone lines.

Electric- Electric service at the property.

Electric Available- Electric service available at the property.

Fiber Optic- An internet and telecommunications service.

Gas Available- Gas service is not available at the property.

Gas not Available- Gas service is not available at the property.

Gas Propane- Propane is available on the property.

Gas Public- Gas is through a public company and used by the public.

Generator- Back up source of electricity for the home.

Other

Propane- Propane on the property, may be leased or owned.

Rural Water- Tap Needed: the property is located in a rural area where a public or community water system is available, but the buyer or owner must install a physical connection (a "tap") to access that water.

Rural Water- Tap Paid the property is in a rural area where a public or community water system is available, but the buyer or owner must install a physical connection (a "tap") to access that water.

Satellite- Satellite dish installed on a property for receiving television or internet signals via communication satellites.

Septic- Underground wastewater treatment system used by properties that aren't connected to municipal sewer lines.

Septic Needed- Will need to have a septic system installed.

Sewer- Property's connection to a municipal or public sewage system that carries wastewater away from buildings to treatment facilities.

Sewer none- No sewer access on the property.

Sewer Private- Uses a private sewage system for wastewater management.

Sewer Public- Connected to a public or municipal sewer system.

Sewer Public Available- Public sewer is available on or near the property but is not connected.

Solar Panels- Solar panels may be leased or owned by the owner. May be installed on the roof or ground.

STEP- Septic Tank Effluent Pumping- a type of wastewater treatment system used for managing sewage in areas without centralized sewer systems.

Telephone

Water None- No water access on the property.

Water Private- Uses a water system for water access.

Water Public- Connected to a public or municipal water treatment system.

Water Public Available- Public water is available to the property.

Water Well- Water is from a drilled well system.

Virtual Tour Link- Provides online access to an interactive digital walk-thru or video tour of a property.

W

Warehouse SqFt- The total amount of floor space within a property that is designated for warehouse or storage use.

Water/Lake-

Boat Dock Lift- A dock that is exclusively owned and used by one property owner, typically located directly on or adjacent to their waterfront property that includes a boat lift.

Lakefront- Property that directly touches the lake or the lake shoreline including any public land managed by the Corps of Engineers.

Lake Area- Within a few minutes from a nearby lake.

Lake View- A property that has a clear or partial view of a lake but does not touch the lake or lake shore.

Co-Owned Boat Dock- A shared ownership structure where two or more property owners jointly own and have access to a boat dock.

Community Boat Slip- A designated space within a shared or community dock where residents of a neighborhood or development can park or launch their boats.

Creek/Stream/Spring- A natural water feature found on or adjacent to a property. These features can enhance a property's appeal and value, especially in rural or scenic locations.

Not Applicable

Pond

Private Boat Dock- A dock that is exclusively owned and used by one property owner, typically located directly on or adjacent to their waterfront property.

River Front- A property that directly borders or has frontage along a river.

River View- A property that offers a visible view of a river but does not necessarily have direct access to it.

Seasonal View- A view that is only visible during certain times of the year, typically when trees lose their leaves in fall and winter.

Subdivision- Shared or community access to a body of water (like a lake, river, or pond) available to property owners within a subdivision.

Wet Weather Creek- A type of stream that primarily flows during periods of rainfall or snowmelt.

Zoned for Boak Dock- The property is located in a zoning district or area where constructing or having a boat dock is permitted or allowed under local zoning laws and regulations.

Water Sewer- Type of water/sewer source

Community Well- A shared water supply source that serves multiple homes or properties within a community or subdivision.

Public Sewer at Street-

Septic Design Available- A professional plan or blueprint for installing a septic system on the property has been created or is ready.

On site Septic Existing- Property already has a septic system installed on the premises for wastewater treatment and disposal.

Public Sewer on Site

Soil Test Available- A professional analysis of the soil on the property has been conducted and the results are available.

On Stie Septic Needed

Public Water at Street

On Site Well Existing

Public Water on Site

On Site Well Needed

Rural Water-tap Needed- Property is connected to a rural water supply system, but the buyer or owner must install and pay for a water service connection (tap) from the main water line to the property.

Other- Specify in Remarks

Rural Water-Tap Paid

Windows- Type of windows that the property has.

Double Pane- Windows made with two layers of glass separated by a spacer that creates an air or gas-filled space between the panes.

Energy Efficient Coating- A special type of film or treatment applied to windows, glass, or building surfaces designed to reduce heat transfer and improve energy performance.

Energy Star- Windows certified by the energy star program.

Metal- Window frames and sashes are made primarily from metals such as aluminum, steel, or sometimes bronze.

Other

Single Pane- Windows made with just one layer of glass in the frame.

Storm- An additional protective window outside or over the main window to provide extra protection against weather elements.

Triple Pane- Windows made with three layers of glass separated by two air or gas-filled spaces.

Vinyl- Windows made with frames constructed from polyvinyl chloride (PVC), a durable plastic material.

Wood- Window frames and sashes made primarily from natural wood.

Withdrawn Date- The date the property is withdrawn from the MLS.

Washer (Multi- Family)

Workshop Location

Attached- Workshop space is physically connected to the main building or house.

Basement- Workshop space is located in the basement.

Detached- Workshop space is not physically connected to the main building or house.

Garage- Workshop space in the garage.

None

Water Heater –

Electric- A device that uses electricity to heat and store water for household or commercial use.

Gas- A device that heats water using natural gas as its fuel source.

Hot Water Recirculation- A plumbing system feature that keep hot water circulating through the pipes, so hot water is instantly available at faucets or showers without waiting for it to heat up.

None

On Demand (In-Line)- A smaller unit installed directly in the waterline near a fixture to provide instant hot water to a specific fixture.

Other Type

Propane- A device that heats water using propane as its fuel source.

Solar- A device that heats water using solar as its fuel source.

Tankless- A system that heats water only when you need it, rather than storing hot water in a tank.

X-Y-Z

Zero Lot Lines- When a building is positioned so that it rests either directly on the lot's boundary line, or so close to the boundary line that there is minimal yard or space between the structure and adjacent structure.

Zip Code- USPS Zip code for the subject property.

Zoning- Appropriate Zoning Codes for the subject property. If you are uncertain about the zoning for the subject property, please contact the Planning & Zoning body for that County.

Agricultural- A land-use classification used by local governments to designate areas primarily for farming and agricultural activities.

Commercial- A land-use classification by local governments that designates areas primarily for business activities.

Industrial- Zoning of land designated primarily for manufacturing, production, warehousing, distribution, and related industrial activities.

Multi Family- A land-use designation by local governments that designates the use of land primarily for multi separate residential units within one building.

None

Other

Residential- A land-use designation by local governments that restricts the use of land primarily for housing and residential purposes.

Residential Office- A space within a residential property that is designated or used as an office.