

SunshineMLS Residential Glossary

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MLS Glossary - Residential Profile Sheet

The MLS Glossary is designed as a tool to allow for consistency and accuracy of data within the MLS as it relates to specific information regarding real property. The information presented is in the order of the Profile Sheet.

Residential	A dwelling unit determined by the Land Use Code in the County tax records.
PID	Also called Property Identification number. This is a unique identifier for a property used by the property appraiser. A property's PID can be located through a Public Records search and is found on the Full Details Report in SunshineMLS.
Status Type	This field is used to describe the type of sale of the property.
Resale Property	Has been previously owned and lived in.
New Construction	The property is built and has not been lived in. A Certificate of Occupancy has been issued. (This option should be selected if no PID is available for the property and the property is New Construction.)
Pre-Construction	A permit has been issued and the property is about to be built or in the process of being built. (This option should be selected if no PID is available for the property and it is Pre-Construction.)
Assignment or Contract	This indicates that the seller does not yet own the property but has an equitable interest in the property and the seller is either selling his/her interest.
Street Number	The house/building number. This should auto-populate from public records if a valid PID is selected.
Street Name	The name of the street. This does not include direction (N, S, etc.) or type (Rd, Dr, etc.) This should auto-populate from public records if a valid PID is selected.
Street Type	Type of street. The options include Ave, Blvd, Cir, Rd, Dr, Way, etc. This should auto-populate from public records if a valid PID is selected.
Street Direction	Direction of the street included in the address. i.e. N, S, E, W. This should auto-populate from public records if a valid PID is selected.
Apt. #	The unit or apartment number if applicable. This should auto-populate from public records if a valid PID is selected.

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City	The name of the city the listing is located in. This should auto-populate from public records if a valid PID is selected otherwise the postal address city should be selected.	
State	The name of the state that the listing is in. This should auto-populate from public records if a valid PID is selected.	
County	The name of the county that the listing is in.	
Zip Code	The zip code for the area the listing is located in. This should auto-populate from public records if a valid PID is selected.	
Geo Area	The geographical area that corresponds to the location of the listing. These boundaries are determined by the MLS and can be found by looking on a Geo Area map found in the Document Library in SunshineMLS.	
List Price	Current offering price for this property listing.	
Building Design	This field describes the design of the structure. This field does not describe or relate to the type of ownership.	
	Single Family	Free standing single dwelling unit structure.
	Low Rise (1-3)	A building comprised of 2 or more dwelling unit structures one on top of the other with up to 3 floors in total.
	Mid Rise (4-7)	A building comprised of 2 or more dwelling unit structures one on top of the other. Between 4 to 7 floors in total.
	High Rise (8+)	A building comprised of 2 or more dwelling unit structures one on top of the other with 8 or more floors.
	Villa Attached or Half Duplex	2 or more dwelling unit structures connected side by side.
	Villa Detached	Free standing single dwelling structure, usually on a smaller lot than a single family home within the development/area.
	Manufactured	A dwelling unit that is wholly or substantially built in a factory with major components then delivered to the building site for assembly. Mobile homes, as well as prefabricated stationary homes, are included in the category of manufactured home.

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Ownership Desc.	This field describes the type of ownership. This field does not describe or relate to the type of structure.
Co-Op	An arrangement in which a corporation made up of residents owns building(s). The buyer owns a proprietary lease, rather than real property, and a corresponding number of shares in the corporation.
Condo	System of ownership within a multi unit dwelling or single dwelling structure. The owner holds title directly in the individual unit and a proportionate interest in the common areas including amenities and the underlying land.
Single Family	Fee simple. Owns the land that the dwelling is sitting on and the property immediately surrounding it.
Time Share	Interval ownership. A joint ownership of property through which persons own the property individually for set periods of time.
Subdivision Code	Available only for Collier and Charlotte County properties only, this code references the subdivision that the property is located in. The code should auto-populate from public records if valid PID is selected.
Sub/Condo Name	The name of the subdivision or condo where the property is located. Typically found in the legal description provided by the county. These names are obtained from a pick-list in SunshineMLS.
Development Name	The name of the development where the subdivision/condo is located. These names are obtained from a pick-list in SunshineMLS.
Building #	Number and/or letter used with the address to help locate the property.
Builder Product	This field indicates if the property is available through a builder, typically new.
Unit Floor	The floor number that the property is located on.
Total Floors	The total number of floors in the building.
Approx Living Area	Estimated square footage of legally permitted air conditioned areas.

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Approx Total Area	Estimated square footage of all areas under a hard roof. Does not include pool cage or caged lanais. (Area under a truss roof.)
Acreage	Estimated total number of acres of the property.
Approx Lot Size	These four fields indicate the property's estimated dimensions.
Frontage	Width of lot along the road.
Left	Depth of lot, left side.
Back	Width of lot along rear property line.
Right	Depth of lot, right side.
Units in Building	The total number of units in the building.
Units in Complex	The total number of units in the entire complex.
Year Built	The year that the property was originally built.
Bedrooms	This field allows you to select the total number of bedrooms that the property has and if the property has a den. A bedroom is defined as having a closet, a window, a door, and reasonable access to a bathroom. A den is defined as a separate room that may or may not have a closet and typically does not have convenient access to a bathroom.
Pets	This field indicates if pets are allowed in the condo/community and if so, what limitations exist.
No Approval Needed	Pets are allowed and there is not an approval process.
With Approval	Some types of pets are allowed and there is a required approval process.
Not Allowed	Pets are not allowed.
Limits	Some types of pets are allowed and others are not. Can also refer to limits on size and number of pets.
Full Baths	The number of bathrooms that include a toilet, sink, and shower and or bathtub.
Half Baths	The number of bathrooms that have a toilet and sink only.

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Elevator	This field indicates if there is an elevator on the property.	
	None	No elevator available.
	Common	There is an elevator that is used by more than one resident.
	Private	There is an elevator that is used exclusively by the property owner.
	Secured	There is an elevator that is not accessible to the public.
Cable Available	This field indicates whether or not cable hookup is available. (Yes/No)	
Furnished	This field indicates if furniture is included in the list price.	
	Furnished	List Price includes furniture.
	Partly Furnished	List Price includes select furniture.
	Unfurnished	Furniture is not included.
	Turnkey	List Price includes furniture and household items.
	Negotiable	Some or all personal property is available but not included in list price and is negotiable outside of the sales contract.
Garage Spaces	Number of parking spaces within an enclosed structure in which a full size car can be stored.	
	Attached	Garage attached to living space by roof.
	Detached	Garage not attached to living space by roof.
	Other/Remarks	Any other kind of vehicle storage and will be denoted in the remarks.
Carport Spaces	Number of covered parking spaces in a structure with at least a roof that can store a full size car.	
	Attached	Carport attached to living space by roof.
	Detached	Carport not attached to living space by roof.

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Section	Part of the legal description. An area nominally one mile square, containing 640 acres (2.6 km ²). Nominally, 36 sections make up a survey township/range on a rectangular grid. As the townships are based on meridians (of longitude) which converge towards the north pole, some sections which vary slightly in size are necessary to compensate. These unusually sized sections are generally placed at the western-most or eastern-most edges of townships. This should auto-populate from Public Records if a valid PID is used.				
Township	Part of the legal description. A division of territory 6 miles square, containing 36 sections or 36 square miles. This should auto-populate from Public Records if a valid PID is used.				
Range	Part of the legal description. A north-south column of townships, identified as being east or west of a reference longitudinal meridian, for example, Range 3 West. See township. This should auto-populate from Public Records if a valid PID is used.				
Legal Unit	Part of the legal description. This should auto-populate from Public Records if a valid PID is used.				
Block	Part of the legal description. This should auto-populate from Public Records if a valid PID is used.				
Lot	Part of the legal description. This should auto-populate from Public Records if a valid PID is used.				
Legal Description	A description of a specific parcel of real estate which is acceptable to the courts in that state, and which allows an independent surveyor to locate and identify it. Usually it uses one of the following methods: government survey, metes and bounds or recorded plat (lot and block number). This should auto-populate from Public Records if a valid PID is used.				
Property Info.	This field describes the property, its location and its amenities. Only information appropriate for buyers should appear in this section.				
Building Desc.	This field further describes the type of building structure. More than one selection can be made.				
	<table> <tr> <td>2 Story</td> <td>A dwelling that is a total of 2 floor levels.</td> </tr> <tr> <td>Carriage/Coach</td> <td>Multiple dwelling units in a 2 story structure with an attached garage(s).</td> </tr> </table>	2 Story	A dwelling that is a total of 2 floor levels.	Carriage/Coach	Multiple dwelling units in a 2 story structure with an attached garage(s).
2 Story	A dwelling that is a total of 2 floor levels.				
Carriage/Coach	Multiple dwelling units in a 2 story structure with an attached garage(s).				

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Contemporary	A residence designed from combinations of square and rectangular geometric patterns, blending both interiors and exteriors. Contemporary residences typically contain multiple rooflines, where roofs are flat or flat with a slight pitch (shed roof). Exteriors are often plain with little or no ornate trim. They typically have wide-open interiors with many variations on up and down living areas.
Corner	References a corner unit.
Courtyard	Pool/lanai or other enclosed area surrounded by the dwelling with or without screened enclosure.
Duplex	Two separate dwelling units sharing a common wall.
Efficiency	A dwelling consisting of one room, sectioned into areas for a kitchen, bedroom/living area, etc.
End Unit	At least one of the three sides has no connected unit.
Florida	“Old Florida Style”. Local style with metal roof, high pitch, and wrap around porches.
Garden Apt	1- to 3-story building often without an elevator.
Great Room	Kitchen, breakfast nook, and family room combined into one area.
Multi Story Home	Dwelling has more than one story.
Penthouse	The dwelling(s) located on upper floor(s) of a multi unit structure.
Ranch	A dwelling with 1 story of living area. A ranch can vary from a small type structure to a long spread out dwelling.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Spanish	Adobe look, flat roofs, with little exterior decoration.
Split Bedrooms	The bedrooms are on opposite sides of the dwelling.
Split Level	Floor levels vary between sections of the dwelling.
Stilts	Main floor of dwelling is supported by columns usually allowing for carport/garage/storage under main floor.
Townhouse	A dwelling unit, generally having two or more floors and attached to other similar units via shared walls.
Traditional	Simple one story dwelling.

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Lot Description	This field describes the lot.
City	Property is located in the city.
Corner	Property abuts two roads or is on the corner.
County	Property is located in the County but not in city limits.
Cul-De-Sac	Access road to the property dead ends at a cul-de-sac.
Golf Course	Property adjoins a golf course.
Irregular Shape	2 or more sides are not the same dimension.
Oversize	Larger than normal lot size for area.
Regular	Normal sized lot for area.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Zero Lot Line	A single family detached dwelling structure on an individually platted lot which provides a side yard or patio on one side of the dwelling and no yard on the other.
Construction	This field describes the type of materials used for interior and exterior walls. More than one selection can be made.
Aluminum Siding	Metal siding on outside of dwelling.
Brick	Indicates use of solid brick or veneer masonry brick construction.
Concrete Block	A hollow or solid block made of concrete.
Elevated	Raised above ground level.
Handicap	This refers to any dwelling that complies with ADA provisions for people with mobility problems.
Manufactured	Factory-built or prefabricated dwelling. Hybrid of a mobile home. Built on a steel frame. Rolled to site and wheels are taken away.
Metal Frame	Interior and exterior walls are made from Metal studs.
Modular	Sometimes called a prefab. A modular dwelling is factory constructed and delivered to the home site in modules where it is assembled on foundation walls which have been constructed on the site.

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Piling	Foundations formed from vertical columns of steel, concrete or timber forced into the ground.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Stone	Stone veneer.
Stucco	An exterior plaster wall surface used to cover the exterior walls of dwelling.
Vinyl Siding	Type of exterior siding.
Wood Frame	Wood structural system.
Wood Siding	Type of Exterior siding.
Parking	This field describes the type of parking available for the property. More than one selection can be made.
1 Assigned	Property comes with one assigned parking space.
2 Assigned	Property comes with two assigned parking spaces.
2 + Spaces	Property comes with more than two assigned parking spaces.
Circle Drive	Driveway touches road in two locations.
Common	No assigned parking. Onsite parking available to all residents.
Covered	Parking has at least a roof.
Deeded	Parking is included with ownership of the property.
Free Standing	A separate building for parking.
Golf Cart	Area specifically for parking of golf carts.
Guest	Parking available for guests.
Load Space	Parking space for loading and unloading.
None	No parking is available.
Paved Parking	Area designated for parking is paved with asphalt, concrete, or brick pavers.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details not available in this list.
RV- Boat	Area available for parking RVs or Boats.
Special Purchase	Owners may have option to purchase additional parking.

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Street	Parking is available and allowed on the street.
Under Bldg Closed	Parking spaces available under the building that are secured.
Under Bldg Open	Parking spaces available under the building are not secured.
Wheelchair Access	Parking can be accessed via wheelchair.
Community Type	This field describes the key features of the community. More than one selection may be made.
Boating	Community offers boating amenities.
Bundled Golf	Golf membership is mandatory for every homeowner and is included in purchase price of dwelling.
Gated	Entrance to community is gated and general public access with permission only.
Golf Course	Community offers golf amenities.
Golf Equity	Refundable equity upon resignation of membership.
Mobile/ Manufactured	Community that has mobile/manufactured homes.
Other	All other types of communities. Refer to the Property Information and/or Confidential Remarks for more details.
Tennis	Community offers tennis amenities.
Restrictions	This field is used to cite any type of community restrictions per rules and regulations and/or declaration of restricted covenants. More than one selection may be made.
Architectural	Modification of structure requires approval from Architectural Review Committee or HOA.
Deeded	Community has rules and regulations recorded. "Declaration of restricted covenants."
Housing for Older Persons	Indicates that there are age restrictions on the residents who can live in the community, usually 55+.
Limited # Vehicles	Indicates a restriction on the number of vehicles a resident can park on site.

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No Commercial	No commercial vehicles allowed.
No Corporate Buyer	No corporation can own property in the community.
No Motorcycles No Rental	No motorcycles are allowed. Owner is not allowed to rent property.
No RV	Owner is not allowed to store RV on property.
No Truck	Owner is not allowed to store a truck on property.
None	There are no restrictions.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Security	This field describes the type of security that is available with the property. More than one selection may be made.
Alarm Monitored	Dwelling alarm calls a monitoring service.
Alarm Unmonitored	Dwelling alarm does not call a monitoring service.
Completely Fenced	Property is completely fenced.
Doorman	Property has a person at the front entrance of building.
Entry Card	Must use entry card to gain access to the dwelling.
Entry Phone	Guests use phone to call owner/manager to gain access.
Entry TV	Owner can see view video of guests prior to entry.
Garage Secured	Garage has security features.
Gated	Access to the property is gated.
Guard at Gate	Guard is present at security gate.
Lobby	Lobby is secured.
None	There is no security.
Patrolled	Property is patrolled by a watchperson.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Residence Secured	Living space has security system(s).

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Security Guard	Secured guard is present in lobby and/or on the property.
Stairs	Stair case is secured.
Rear Exposure	Indicates exposure of the rear/back of the dwelling.
N	North
S	South
E	East
W	West
NE	Northeast
NW	Northwest
SE	Southeast
SW	Southwest
Amenities	This field is used to indicate the amenities available for the property. More than one selection may be made.
Assisted Living Available	A supportive housing facility designed for those who need extra help in their day-to-day lives but who do not require the 24-hour skilled nursing care found in traditional nursing homes.
Basketball	Basketball court(s) available.
BBQ – Picnic	Area available where residents can BBQ and have picnics.
Beach Access	Access to private beach is available for the residents of the community.
Beach Club Available	Property has access to a private beach club.
Bike & Jogging Path	Community has a bike/jogging path.
Bike Storage	Space available for storing bicycles.
Billiards	Community has a room with pool tables.
Business Center	Community has a room where computers, printers, etc., are available.
Cabana	Changing rooms available at swimming pool.

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Clubhouse	Building within a community with various levels of service.
Common Boat Dock	Access to the community's boat dock for temporary boat mooring.
Common Laundry	Community laundry facility available to residents.
Community Pool	Pool that is available to residents in the community.
Community Room	A room in a community that is available to residents for various functions.
Community Spa	Spa that is available to residents in the community.
Exercise Room	Access to the community's exercise room.
Extra Storage	Access to additional storage available to residents.
Fishing Pier	Access to the community pier.
Golf Course	Access to the community golf course.
Guest Room	Additional living area set aside for guests of residents to use usually for a fee.
Hobby Room	Multi purpose room available to residents.
Horses OK	Horses are allowed in the community.
Library	Access to a community Library.
Marina	Access to a community facility located on a body of water which provides permanent docking, storage, maintenance and other facilities for boats.
None	No amenities available.
Play Area	Access to a community play ground.
Private Beach Pavilion	Access to a structure on the beach available only to residents.
Private Membership	Membership is not open to the general public.
Putting Green	Access to a community putting green.
Racquetball	Access to a community racquetball court.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Restrictions	A regulation and or rule(s) relative to the use of amenities.

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Sauna	Access to a community sauna.
Shuffleboard	Access to a community shuffleboard court.
Sidewalk	A paved area for pedestrians throughout community.
Streetlight	A lamp supported on a lamppost; for illuminating a street throughout the community.
Tennis	Access to a community tennis court(s).
Trash Chute	Chute for disposing waste/garbage available.
Underground Utilities	Utilities are located underground for entire community.
Vehicle Wash Area	Access to a community area where vehicles can be washed.
Volleyball	Access to a community volleyball court(s).
Roof	This field describes the type of roof of the building. More than one selection may be made.
Bahama	Slated to be removed from database.
Built-Up or Flat	Flat: A type of roof which lies very nearly horizontal. Built Up: covering material tar, pitch and gravel.
Manufactured	Slated to be removed from database.
Metal	Roof is made out of metal such as tin or aluminum.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Rolled Roof	Tarpaper with rock or other substance. Sealed with pitch. May or may not have gravel.
Roof Over	Slated to be removed from database.
Shingle	A roof covering constructed from a variety of materials such as asphalt.
Slate	A roof of thin layers of slate tiles.
Tile	A slab of fired clay or cement used for roofing.
Wood	A roof made of wood for example shake shingles.

*MLS Glossary - Residential Profile Sheet***Flooring**

This field describes the types of flooring found in the dwelling. More than one selection may be made.

Brick	Floor covering of block made of kiln-fired material, usually clay or ground shale.
Carpet	Floor covering consisting of a piece of thick heavy fabric usually with nap or pile.
Ceramic Tile	Floor covering made from clay or a mixture of organic materials and finished by kiln firing.
Concrete	Floor covering made of cement.
Marble	Floor covering made of a hard crystalline metamorphic rock that is polished or unpolished.
Parquet	Floor covering of patterned wood flooring, inlaid in geometric forms of contrasting woods.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Terrazzo	Smooth, multicolored floor covering made of marble or stone chips embedded in a cement binder and highly polished.
Vinyl	Floor tile made of vinyl resin, plasticizers, asbestos fibers, mineral fillers and color pigment made into a certain thickness.
Wood	Floor covering made of wood.

Windows

This field describes the types and styles of windows found in the dwelling. More than one selection may be made.

Arched	A style of window that is constructed in the form of an arch.
Awning	A type window with 2 or 3 panes of large glass and hinges and a crank at the top allowing it to open out and up.
Bay	A style of window that projects outward in a curve.
Casement	A type window that one side of the window sash cranks out.
Double Hung	A type window with two vertical operating sashes that slide up and down independently.

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Jalousie	A type of window made up of narrow horizontally-mounted louvered glass slats that abuts each other when closed and rotate outward when cranked open.
Picture	A type of window that is a large stationary window used to capture wide views of exterior landscape. Typically does not open.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Single Hung	A type of window where the bottom window sash goes up and down. The upper sash remains fixed.
Skylight	Slated to be removed from database.
Sliding	A type of window/door with two or more glass panels, which are mounted in a frame of wood or metal that slide along a track to open and close.
Solar Tinted	A window that has treated for energy efficiency.
Thermal	A type of window that is double or triple paneled for energy efficiency.
Transom	A type window above a window or door. Transoms can be either stationary or operating.
Exterior Features	This field describes features found on the outside of the dwelling. More than one selection may be made.
Barn Stall	An outlying farm building.
Built-in Grill	A grill that has been built into an outside kitchen area.
Deck	An elevated constructed flat surface capable of supporting weight. Similar to a floor but typically constructed outdoors and usually (though not always) connected to a building.
Extra Building	Additional building(s) on the property.
Fence	Any structure of wood, iron, metal or other material partitioning, enclosing or dividing a piece of land, not including naturally growing shrubs, bushes or other foliage.
Fruit Tree	Any type of tree(s) that bear fruit.
None	No extra outside features.
Outdoor Kitchen	Kitchen area outside which typically includes a cooking device, refrigeration, work area and sink.
Outdoor Shower	Shower outside.

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Patio	Paved recreation area at ground level.
Privacy Wall	A wall built to create privacy.
Private Road	Road owned by homeowner(s).
Room for Pool	Lot allows for construction of a pool in addition to the dwelling.
Shutters	Decorative covers mounted at either side of a window.
Shutters Electric	Protective shutters that opened and closed electrically.
Shutters Manual	Protective shutters that open and close manually.
Storage	Any type of additional storage space accessible from the exterior.
Tennis Court	Tennis court(s) on property.
TV – Antenna	External antenna.
Water Display	Fountain or any other water feature on the property.
Water	This field describes the water available for servicing the property. More than one selection may be made.
Assessment Paid	The lien has been paid to the county, city or state for water improvements. The cost would already have been paid.
Assessment Unpaid	The lien that has not been paid to the county, city or state for water improvements.
Betterment	A one-time fee charged to properties that are not located in an assessment project area, but have City services for water, sewer and/or irrigation available. The amount of the Betterment fee is determined by multiplying the Betterment rate times the square footage of the parcel and is due at the time of development.
Central	Municipal water system.
Dual	Potable and non-potable water. (Drinkable and irrigated water.)
Filter	Water supply has a filtering system.
Heat Recovery Unit	Energy recovery system used to heat water.
Irrigated	Slated to be removed from database.

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	None	No water available.
	Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
	Softener	A system used within the home to remove calcium and magnesium from the water.
	Solar Heater	A water system heated by solar energy.
	Well	Groundwater that is reached by drilling or boring and is then pumped to the surface.
Sewer		This field describes the sewer on the property. More than one selection may be made.
	Assessment Paid	The lien has been paid to the county, city or state for sewer improvements. The cost would already have been paid.
	Assessment Unpaid	The lien that has not been paid to the county, city or state for sewer improvements.
	Betterment	A one-time fee charged to properties that are not located in an assessment project area, but have City services for water, sewer and/or irrigation available. The amount of the Betterment fee is determined by multiplying the Betterment rate times the square footage of the parcel and is due at the time of development.
	Central	Municipal sewer system.
	None	No sewer available.
	Private	Community sewer plant not connected to the municipal system.
	Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
	Septic	A domestic wastewater treatment system consisting of a septic tank and a soil absorption system.
	Treatment	Slated to be removed from database.
Heat		This field describes the type of heat in the dwelling. More than one selection may be made.
	Central Electric	Heat source is provided by electric source.
	Gas	Heating is provided by a gas source.

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Heat Pump	Type of air conditioning system used for transferring heat from one medium to another.
None	No heat available.
Oil	Slated to be removed from database.
Radiant	Slated to be removed from database.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Wall Unit	Heating unit built into the wall.
Window Unit	Heating unit located in the window(s).
Zoned	Heat areas partitioned and controlled separately.
Cooling	This field describes the type of cooling features in the dwelling. More than one selection may be made.
Air Purifier	A device which aims to free air from contaminants.
Ceiling Fans	A ceiling mounted paddle fan.
Central Electric	Cooling source is provided by electric source.
Exhaust Fan	A fan that extracts air from the interior of a dwelling.
Humidistat	A humidity sensitive control device that signals the ventilation system to operate if the humidity goes above a preset limit.
None	No cooling options available.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Ridge Vent	A vent located at the roof ridge that allows the escape of air from the attic area or rafter cavity.
Thermal Fan	A fan that is automatically controlled by temperature.
Wall Unit	Air conditioning unit built into the wall.
Whole House Fan	Exhaust fan typically located in the attic.
Window Unit	Air condition unit located in the window(s).
Zoned	Cooling areas partitioned and controlled separately.
Irrigation	This field describes the type of irrigation available on the property. More than one selection may be made.

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Assessment Paid	The lien has been paid to the county, city or state for irrigation improvements. The cost would already have been paid.
Assessment Unpaid	The lien that has not been paid to the county, city or state for irrigation improvements.
Betterment	A one-time fee charged to properties that are not located in an assessment project area, but have City services for water, sewer and/or irrigation available. The amount of the Betterment fee is determined by multiplying the Betterment rate times the square footage of the parcel and is due at the time of development.
City	Yard irrigation water is provided by the municipality.
Lake	Yard irrigation water is pulled from lake.
None	No irrigation available.
Reclaimed	Non-potable water.
Well	Well water used to irrigate property.
Waterfront Desc	This field describes the type of water the property directly abuts. More than one selection may be made.
Basin	A large area of lower elevation used to collect run off.
Bay	A body of water partly enclosed by land, but having a wide outlet to the Gulf.
Canal	Man made long and narrow strip of water.
Canal Width 1-80	Canal that is between 1 to 80 feet wide.
Canal Width 81-120	Canal that is between 81 to 120 feet wide.
Canal Width 121-150	Canal that is between 121 to 150 feet wide.
Canal Width 151+	Canal that is wider than 151 feet.
Creek	A natural stream of water smaller than a river.
Fresh Water	A non-salt body of water.
Gulf	A body of water existing within a large embayment of a continental coastline.
Gulf Access	Access by boat to Gulf is available.
Intersecting Canal	Convergence of two or more canals.

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Lagoon	A small bay with an outlet to a larger body of water.
Lake	A body of water surrounded by land.
Mangrove	A small protected tropical tree that grows at the edge of brackish/salt water.
Navigable	Can maneuver a vessel on the water.
No Bridge	Unobstructed access to the Gulf.
No Gulf Access	Does not provide access to the Gulf.
None	The property does not abut any type of water.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Rip Rap	A layer of large stones or broken rock placed on an embankment as erosion control and protection.
River	A natural stream of water larger than a creek.
Salt Water	Water that contains a relatively high percentage of salt minerals.
Seawall	A wall of stone, concrete, or other sturdy material, built along the shoreline to prevent erosion .

**Boat/Water
Access**

This field describes the type of access available from the property to water as well as the boat options available. More than one selection may be made.

Boat Lift	A machine for lifting boats out of the water.
Boat Lock	A machine for transitioning boats between two different water heights.
Dock Deeded	Dock is included with purchase and is deeded to owner.
Dock Included	Use of a dock is included with purchase.
Dock Lease	Dock space is available for lease.
Dock Purchase	Dock is available for purchase, but is not included in price and can be purchased separately.
Gulf Access	Access to Gulf by boat is possible.
Hoist- Davit	A mechanical lifting device to lift the boat out of the water.

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Marina	A facility located on a body of water which provides docking, storage, maintenance and other facilities for boats.
No Bridges	Unobstructed access to the Gulf.
None	No boating or water access available.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Restricted	Access to Gulf may be restricted due to man made or environment.
Unrestricted	Direct access to the Gulf.

View This field describes the type of view(s) from the dwelling. More than one selection may be made.

Bay	Bay is clearly seen from the dwelling.
Canal	Canal is clearly seen from the dwelling.
City	City is clearly seen from the dwelling.
Creek	Creek is clearly seen from the dwelling.
Golf Course	Golf course is clearly seen from the dwelling.
Gulf	Gulf is clearly seen from the dwelling.
Gulf & Bay	Gulf and bay are clearly seen from the dwelling.
Intersecting Canal	Intersecting canals are clearly seen from the dwelling.
Lagoon	Lagoon is clearly seen from the dwelling.
Lake	Lake is clearly seen from the dwelling.
Landscaped Area	Landscaped area is clearly seen from the dwelling.
None	No type of view.
Other	Refer to the Property Information and/or Confidential Remarks for more details.
Parking Lot	Parking lot is clearly seen from the dwelling.
Partial Bay	Bay is partially viewable from the dwelling.

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Partial Gulf	Gulf is partially viewable from the dwelling.
Pond	Pond is clearly seen from the dwelling.
Pool/Club	Pool or clubhouse is clearly seen from the dwelling.
Preserve	Preserve is clearly seen from the dwelling.
Privacy Wall	Privacy wall is clearly seen from the dwelling.
River	River is clearly seen from the dwelling.
Tennis Courts	Tennis Courts are clearly seen from the dwelling.
Water	Water is clearly seen from the dwelling.
Water Feature	A water feature, such as a fountain, is clearly seen from the dwelling.
Wooded Area	Wood area is clearly seen from the dwelling.
Interior Features	This field describes features found on the inside of the dwelling. More than one selection may be made.
Bar	An area for serving and storing beverages.
Built-in Cabinets	Cabinets are built-in and are not removable.
Cable Prewire	Dwelling is wired for cable.
Cathedral Ceiling	Slopping ceiling with equally slopping sides meeting in the middle of the room.
Closet Cabinets	Closet has built in cabinets.
Custom Mirrors	Mirror typically designed for the space.
Disability Equipped	Dwelling has features specific to persons with disabilities.
Exclusions	Some items in the dwelling do not convey with purchase.
Fire Sprinkler	Dwelling has built-in fire protection system.
Fireplace	Fuel burning or decorative fireplace.
Foyer	A defined entrance area of the dwelling.
French Door	A door with rectangular panes of glass extending the full length.
Laundry Tub	Large sink next to laundry hookup.
Multi Phone Lines	Dwelling is wired for multiple telephone lines.

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Pantry	A small storeroom for storing foods adjacent to the kitchen.
Pull Down Stairs	Stairs can be pulled down to access the attic.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Skylight	A type of window in a roof that allows natural light to illuminate a room.
Smoke Detectors	A device, either with a battery or electric, that detects smoke and sounds an alarm.
Tray Ceiling	Vertically or angled soffit around the perimeter of a ceiling.
Vaulted Ceiling	Slopping ceiling with unequal sides or a single slopping side.
Volume Ceiling	A high flat ceiling, usually 12 feet or higher.
Walk-in Closet	A closet that you can physically enter.
Wet Bar	An area for serving and storing beverages. Includes a sink.
Wheelchair Access	Home is wheelchair accessible.
Window Coverings	The coverings on the windows such as drapes, blinds, etc., are conveyed with the dwelling.

Equipment/Appliances Included

This field indicates the equipment and appliances that are included in the price. More than one selection may be made.

Auto Garage Door	Powered doors that open and close with a remote or other device.
Central Vacuum	Vacuum system with centralized motor/system with wall outlet(s).
Cooktop	Flat cooking surface built into a countertop. Can be gas or electric.
Dishwasher	A built-in machine for washing dishes.
Disposal	Device attached to a sink that grinds refuse.
Double Oven	Two heated chambers or enclosed compartments for baking, broiling, or roasting food.
Dryer	An appliance that removes moisture by heating and/or tumbling fabrics.

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Freezer	A stand-alone thermally insulated compartment, cabinet, or room in which a subfreezing temperature is maintained.
Home Automation	System to control basic functions and features automatically and sometimes remotely. Often called a “smart home”.
IceMaker – Stand Alone	Stand alone system that makes and stores ice.
Instant Hot Faucet	A built-in device that dispenses hot water instantly.
Intercom	An electronic communication system.
Microwave	A cooking appliance that uses high-frequency electromagnetic radiation, which penetrates food, to cause internal heat and cook from the inside out.
Range	A gas or electric cooktop oven combination.
Refrigerator	Electric or gas appliance that uses refrigeration to preserve food.
Refrigerator/icemaker	Electric or gas appliance that uses refrigeration to preserve food; includes built-in icemaker.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Safe	A secure box with a lock or combination lock to store valuables.
Satellite Dish	Type of parabolic reflector antenna designed with the specific purpose of transmitting signals to and/or receiving from satellites.
Security System	An electrical device that sets off an alarm when someone enters the monitored space.
Self Cleaning Oven	An oven that cleans itself at high temperatures.
Smoke Detector	A device, either with a battery or electric, that detects smoke and sounds an alarm.
Trash Compactor	An electrical appliance that compresses refuse.
Walk-in Cooler	A refrigerated room that is large enough to walk in.
Wall Oven	An oven installed into the wall separate from other cooking devices.
Warming Tray	A tray or drawer that keeps food warm.
Washer	An appliance that washes fabrics.

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Washer/Dryer Hookup	Power and water set-up to install a washer and dryer is available.
Water Treat. Owned	Seller owns the water treatment system that is installed on the property.
Water Treat. Rented	Seller rents a water treatment system from a vendor.
Wine Cooler	A separate refrigerated storage unit specifically designed to hold wine.
Dining Description	This field describes the dining area. More than one selection may be made.
Breakfast Bar	An extension of the kitchen counter top used for casual dining.
Breakfast Room	An eating area usually in or adjacent to the kitchen.
Dining-Living	Dining and living room share a space.
Eat-in Kitchen	An eating area is located in the kitchen.
Family-Dining	Dining and family room share a space.
Formal	Dining area is a separate room.
None	There is no area specifically designated in the home for eating.
Kitchen	This field describes some of the features of the kitchen. More than one selection may be made.
Built-in desk	There is a built-in desk in the kitchen area.
Dome Kitchen	Kitchen has a dome lighting system.
Island	There is a separate built-in island workstation.
Pantry	A small storeroom for storing foods adjacent to the kitchen.
Walk-in Pantry	Separate closet that is large enough to walk-in found in the kitchen.
Master Bath Desc.	This field describes some of the features of the master bath. More than one selection may be made.
2 Masters	2 separate bath areas that service master bedroom(s).
Bidet	A personal hygiene fixture with hot and cold water supply.
Combo Tub & Shower	A bathtub that also has a shower.

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Dual Sinks	Two sinks.
Jetted Tub	A tub with water jets.
Other	Refer to the Property Information and/or Confidential Remarks for more details.
Separate Tub & Shower	Bathtub and shower are not combined.
Shower Only	No bathtub.
Tub Only	No shower.
Bedroom Description	This field describes the location of the bedroom(s). More than one selection may be made.
1BR + Ground	One bedroom or more is located on the main level.
1BR Den	There is one bedroom and one den.
Master BR Ground	Master bedroom is located on the main level.
Master BR Upstairs	Master bedroom is located on another floor other than the main floor.
Sitting Area	A separate area of a bedroom.
Split Bedrooms	Master bedroom is separate from other bedrooms.
Rooms	This field further describes the rooms found in the dwelling. More than one selection may be made.
Atrium	A sky-lit central court in a dwelling.
Attached Apartment	An apartment that is attached to the main dwelling.
Balcony	Platform that projects from the wall of a building and is surrounded by a railing.
Den-Study	A separate room used for work, hobby, etc.
Exercise	A separate room use for exercise.
Family Room	A casual living area usually adjacent to the kitchen.
Florida Room	Slated to be removed from database.
Glass Porch	A porch enclosed with glass typically without air-conditioning.
Great Room	Kitchen, breakfast nook, and family room combined into one area.

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Guest Bath	A bathroom that serves the guest bedroom(s).
Guest Room	Guest Suite: bedroom with attached private bathroom designed for guests.
Home Office	Slated to be removed from database.
Laundry Room in Garage	Washer and Dryer are located in the garage
Laundry Room in Residence	Washer and Dryer are located in the dwelling.
Loft	An open area on the 2 nd floor or higher.
Media Room	A room with a home theater or other media devices.
Open Lanai/Porch	A covered porch or lanai without any screening or glass enclosures.
Recreation	A room set aside for recreational purposes.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Screened Balcony	Platform that projects from the wall of a building and is surrounded by a screen.
Screened Porch/Lanai	A covered porch or lanai that is screened in.
Workshop	A room set aside for hobbies or work.
Private Pool	This field indicates if the dwelling has a private pool that is located on the property and that is not available to the public. This description is not to be used to disclose a Community Pool.
Yes	Dwelling has a private pool for the exclusive use of the individual home owner.
No	No pool is available on property.
Pool Description	This field describes the type of pool that is located on the property. More than one selection may be made.
Above Ground	A non-permanent swimming pool erected above ground, personal property.
Below Ground	A permanent pool below ground.
Concrete	In-ground pool is made of concrete material.
Equipment Stays	Equipment used to maintain the pool will remain after the sale.
Fiberglass	In-ground pool is made of fiberglass.

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Heated Electric	Pool is heated by an electric heater.
Heated Gas	Pool is heated with a gas heater.
Heated Solar	Pool is solar heated.
None	Slated to be removed from database.
Pool Bath	A bathroom with an outside door to the swimming pool.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Screened	Swimming pool has a screened enclosure.
Self Cleaning	In-ground pool with a built-in cleaning system.
Vinyl	In-ground pool with a vinyl liner.
Private Spa	This field indicates if the dwelling has a private spa that is located on the property and that is not available to the public. This description is not to be used to disclose a Community Spa.
Yes	Dwelling has a private spa for the exclusive use of the individual home owner.
No	No spa is available on property.
Spa Description	This field describes the type of spa that is located on the property. More than one selection may be made.
Above Ground	A non-permanent spa sitting above ground, personal property.
Below Ground	A permanent spa below ground.
Concrete	In-ground spa is made of concrete material.
Equipment Stays	Equipment used to maintain the spa will remain after the sale.
Fiberglass	Spa is made from fiberglass.
Heated Electric	Spa is heat by an electric heater.
Heated Gas	Spa is heated with a gas heater.
Heated Solar	Spa is heated by solar.
None	Slated to be removed from database.

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Pool Bath	A bathroom with an outside door to the swimming pool.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Screened	Spa has a screened enclosure.
Self Cleaning	Spa with a built in self cleaning system.
Vinyl	Spa is made with vinyl material.

**Guest house
Living Area**

This field indicates the approximate square footage of air-conditioned space of the guest house.

**Guest House
Description**

This field describes the features of a guest house. More than one selection may be made.

1 bath	Guest house has one bathroom.
1 bedroom	Guest house has one bedroom.
2 bath	Guest house has two bathrooms.
2 bedroom	Guest house has two bedrooms.
Cabana	Guest house is near pool and can be used as a cabana.
Carport	Covered parking space(s) in a structure with at least a roof that can store a full size car available for Guest House.
Conforming	Guest House meets all city and county codes.
Efficiency	A small, one-room apartment that serves as the occupant's total living, sleeping and eating space, usually containing a separate bathroom.
Garage	Garage available for the guest house.
Kitchen	Guest house includes kitchen facility.
Living Room	Guest house has a living room.
Non Conforming	Guest house may not meet city and/or county codes.
None	No guest house available.
Patio	Guest house has paved recreation area at ground level.
Screened Porch	Guest house has a covered porch that is screened in.

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Room Dimensions	This field indicates approximate room sizes. Input only two dimensions, i.e. 12x12, 6x10, etc.
	Master Bedroom
	2 nd BR
	3 rd BR
	4 th BR
	5 th BR
	Den
	Dining Room
	Family Room
	Garage
	Great Room
	Kitchen
	Lanai
	Living Room
	Utility Room
Total Tax Bill	Total amount of real estate tax for the property based on the current tax year. This will auto-populate from the Public Records if a valid PID is used.
Tax Year	This is the year for the Total Tax Bill. This auto-populates from Public Records.
Taxes	This field describes the type of taxes and exemptions for the current owners.
	City and County The property pays City and County taxes.
	County Only The property pays only County taxes.
	Homestead The taxes for the current homeowner reflect a \$25,000 Florida Homestead exemption.
	New Construction Taxes may reflect land value only.
	No Homestead Property tax does not reflect a \$25,000 Florida Homestead exemption.

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Other Exemptions	Taxes for the current homeowner reflects other exemptions, i.e. agriculture, wholly, widow/widower, blind, disabled, and/or energy. Usually the tax record will show this information.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Master HOA Fee	Fee paid to an umbrella association that governs and supports the common development infrastructure. Mandatory and separate from the individual community home owner association fees.
Annually	Paid once a year.
Semi annually	Paid two times per year.
Covered by HOA	Fee is included in individual community HOA fee.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.
HOA Fee	Mandatory fee for individual community. Separate from the umbrella master association fee.
Annually	Paid once a year.
Semi annually	Paid two times per year.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.
Mand. Club Fee	An additional mandatory club fee.
Annually	Paid once a year.
Semi annually	Paid two times per year.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.
Condo Fee	Mandatory fee paid to the condo association.
Annually	Paid once a year.
Semi annually	Paid two times per year.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.

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Land Lease Fee	Mandatory fee to cover individual unit owners portion of the lease on the underlying land.
Annually	Paid once a year.
Semi annually	Paid two times per year.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.
Amenity/Rec. Fee	Mandatory fee that is paid for supporting community amenity or recreational services separate from MHOA and HOA.
Annually	Paid once a year.
Semi annually	Paid two times per year.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.
Special Assess Fee	Mandatory fee assessed by the homeowner or condo association for improvements or expenses not covered by the reserved and or association fees.
Annually	Paid once a year.
Semi annually	Paid two times per year.
Monthly	Paid on a monthly basis.
Quarterly	Paid four times per year.
Transfer/Other Fee	Additional fees, usually charged by the Homeowners association(s) in order to transfer ownership.
Application Fee	A fee charged by association when a purchase application is submitted to the Association for approval.
# Leases/Year	Number of lease periods allowed per year.
Min. Days of Lease	Minimum number of days allowed per lease period.
Taxing District/ Property Location	A defined community or area taxed for infrastructure services or improvements. Generally created by an ordinance.
Not Applicable	Property is not located in taxing district.
Community Development District	Developer has taken a bond to create infrastructure. Homeowners pay this back through taxes as well as for maintenance.

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Municipal Service Tax Development	Slated to be removed from database.
Municipal Service Tax Unit	A legal and financial mechanism for providing specific services and/or improvements to a defined geographical area. MSTU may levy ad valorem taxes to provide funds for the improvements.
Co-List Agent ID	Public ID of second listing agent.
Co-List Agent Name	Name of second listing agent.
Owner Name	Name of property owner.
Photo Instructions	Field describes who will provide a photo of the property if any.
Photographer takes photo	MLS photographer takes 1 photo of Property for MLS
Access Permission Required	MLS photographer takes 1 photo of property for MLS. MLS photographer is aware that access to the property is required.
Agent Provides to Photographer	Slated to be removed from database.
Agent Uploads Photo	Agent/office/assistant uploads photos to MLS.
Photographer contacts Agent	MLS photographer takes 1 photo of property for MLS. MLS photographer is to contact the agent.
No Photo	No photo will be added to the listing.
Virtual Tour URL	Website address/URL for an unbranded virtual tour of the property.
Approval Info	Describes the process required for the buyer to be approved by a condo or homeowners association. More than one selection may be made.
Application fee	A fee charged by an association to review a buyer's application.
Buyer	The buyer must be approved by the association.
Interview	An interview with the buyer(s) is required for an association approval.
None	No approval needed.

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Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Tenant	Slated to be removed from database.
Special Info	This field describes additional details and information about the property. More than one selection may be made.
Abstract Available	The condensed history of a title to a particular parcel of real estate, consisting of a summary of the original grant and all subsequent conveyances and encumbrances affecting the property.
Assignment or Contract	This indicates that the seller does not yet own the property but has an equitable interest in the property and the seller is either selling his/her interest.
Coastal Const. Line	Property lies within the coastal construction control line. This line is established by the US Army Corps of Engineers.
Credit in Lieu of Abstract	Abstract is not available and a credit is given to the buyer(s) toward the title search.
Deed Restrictions	Community and/or individual property rules and regulations recorded in public records, also known as Declaration of Covenants and Restrictions.
Disclosure	There are additional disclosures available.
Elevation Certificate	A certified certificate from the surveyor regarding the elevation of the first living level of the dwelling.
Foreign Seller	Current owner is not a US citizen. Certain tax implications may apply.
Home Warranty	Dwelling has a private Home Warranty that may be transferred to the buyer.
Owner Agent	Current Owner of the property is a licensed real estate agent.
Prior – Title Insurance	Homeowner has a copy of their current Title Insurance.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Seller Disclosure Avail.	Seller disclosure is available to prospective buyers.
Special Assessment	A mandatory fee assessed by the homeowners or condo association for improvements or expenses not covered by the reserved and or association fees.
Survey Available	A survey is available for the buyer.

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Title Insurance Provided	Seller will pay for Title Insurance.
Maintenance Includes	This field describes what the HOA and Condo fees include. More than one selection may be made.
Cable	Some level (usually basic) of cable TV is provided.
Fidelity Bond	Insurance purchased by the association(s) to protect it against financial loss from dishonest acts by persons trusted with a valuable property or funds.
Insurance	Insurance purchased by the association for other liabilities.
Irrigation Water	Maintenance fees include the cost of irrigation water.
Laundry Facilities	Maintenance fees include a laundry facility.
Lawn/Land Maintenance	Maintenance fees include lawn care.
Legal/Accounting	Maintenance fees include professional legal retainer and/or accounting retainer.
Manager	Maintenance fees include the salary for a professional manager for the property.
Master Antenna	Slated to be removed from database.
Master Assn. Fee Included	Maintenance fee includes a fee to an umbrella association that governs and supports the common development infrastructure.
None	There is no maintenance fee.
Pest Control Exterior	Exterior Pest Control included.
Pest Control Interior	Interior Pest Control included.
Rec. Facilities	Recreation facilities fees are included.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Repairs	Repairs to the common element are included.
Reserve	Funds are set aside for expenditures, i.e. roof, exterior painting and roadways.
Security	Fees for security are included.
Sewer	Cost of sewer service is included.
Street Lights	Cost of street lights are included.

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Street Maintenance	Cost of street maintenance is included.
Trash Removal	Cost of trash removal is included.
Water	Cost of water is included.
Terms	This field discloses the terms the Seller would consider in sale of their property. More than one selection may be made.
Agreement for Deed	Refers to a type of seller financing which allows the buyer to purchase the home in installments over a specified period of time. The seller keeps legal title to the home until the loan is paid off. The buyer receives an interest in the property - called equitable title - but does not own it.
Buyer Finance/Cash	Buyer's responsibility to provide mortgage or cash.
Consider 1st Mortgage	Seller would consider holding a 1 st Mortgage for Buyer.
Consider 2nd Mortgage	Seller would consider holding a 2 nd mortgage for Buyer.
Foreclosure	Property is in foreclosure or pre-foreclosure.
Exchange	Seller is willing to consider an exchange.
FHA	Seller will consider Federal Housing Authority which is a type of mortgage with strict guidelines.
Lease Options	Seller will consider a lease with an option to purchase.
Lease Purchase	Seller will consider lease with a specific period of time ending with a purchase date.
Model Lease Back	Developer will lease the property back from the buyer.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Seller Pays Closing Cost	Seller will pay an agreed amount of the buyers closing costs.
VA	Seller has an assumable US Veteran Administration Loan.
HOA Description	This field describes the type of Homeowner Association Membership.

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Mandatory	New owner must join the Homeowners Association.
Voluntary	New owner has the choice to join or not to join the Homeowners Association.
Management	This field describes the type of management for an Association.
Condo	Association is managed by the condo association.
Developer	Association is managed by the developer.
None	No Management.
Professional	Association is managed by an independent private manager.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Residents	Association is managed by the homeowners.
Listing Date	The commencement/beginning date of the Listing Agreement.
Expiration Date	The date, as of 11:59pm, that the listing expires and the contract with seller is terminated.
Appointment Required	Indicates if an appointment is required or not to show/view the property.
Yes	Must have a confirmed appointment to show the property.
No	No appointment is needed to show the property.
Appointment Phone #	The telephone number that should be used to make a showing appointment.
Property address on Internet	Indicates if the property address is to be displayed on the internet/IDX sites.
Yes	The property address is to be displayed on the internet/IDX sites.
No	The property address is not to be displayed on the internet/IDX sites.
Target Marketing	This field allows Agents to use on-market (A, AC, P, and W) listings of other agents (with proper disclosures in their advertising).
Yes	Allow other agents to use this on-market listing in their targeting marketing.

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	No	Do not allow other agents to use this on-market listing in their targeting marketing.
Joint Agency Listing		Indicates if two brokerages agreed to market the property.
	Yes	
	No	
Trans Broker Comp \$ or %		Actual dollar amount or percentage offered as a co-broke compensation.
Buyer Agent Comp \$ or %		Actual dollar amount or percentage offered as a co-broke compensation.
Non Rep Comp \$ or %		Actual dollar amount or percentage offered as a co-broke compensation.
Variable Rate Commission		Indicates that you, as the selling agent, will give the seller a different rate of commission if you sell the property yourself.
	Yes	Means that you are taking more or less of the commission if you sell it yourself.
	No	No means no special arrangements have been made with the Seller if you sell the property yourself.
Bonus Amount \$		Listing broker is offering additional compensation as an incentive to sell the property.
Showing Instructions		This field indicates the instructions the Seller has requested as far as when the property can be shown and the methods to obtain entry.
	24 Hour Notice	Seller requests minimum 24 hours notice to view property.
	Alarm System	There is an alarm on the property that may or may not be armed. Agent should request Alarm Code before showing property.
	Call Listing Office	All appointments should be made through Listing Office.
	Key Box	The property has a Key Box for entry.
	Key in Listing Office	Agent can obtain a key to show property.
	List Office Accompany	Listing Agent must attend showing.
	No Sign on Property	No real estate sign is on the property.
	Notify Guard	Guard must be notified of showing in advance.
	Owner Occupied	Owner occupies dwelling.

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Pet on Premises	There are pet(s) on the premises.
Remarks	Refer to the Property Information and/or Confidential Remarks for more details.
Short Notice OK	Owners will allow Agents to show property with little advanced notice.
Tenant Occupied	Tenant occupies dwelling.
Vacant	Dwelling is un-occupied.
Listing Type	Type of contract that the seller has with the listing broker.
Exclusive Agency	Allows an agent to list and market your home, guaranteeing them a commission if the house sells through any real estate agent or company. It also allows sellers to seek out buyers on their own.
Exclusive Right to Sell	Allows an agent the "exclusive right to sell" your property does not mean that there will not be other agents involved. Your agent is the listing agent and the most important part of his or her job is to market your home to other agents who work with buyers. Those agents will show your home to their clients. Regardless of who sells the home, even if you sell it yourself to a friend at work, your listing agent will earn a commission.
Exclusive Right to Sell with Exclusions	Same as above but the Seller has retained the right to exclude certain buyers from the Listing agreement and Listing agent receiving commission if the excluded buyers purchase the property.
Exclusive Agency with Exclusions	"Exclusive Agency" listing allows an agent to list and market your home, guaranteeing them a commission if the house sells through any real estate agent or company. It also allows sellers to seek out buyers on their own. However, the Seller has a list of buyers that are excluded from the listing and the Agent therefore would not receive any commission if any of these Buyers purchase the property.

MLS Glossary - Residential Profile Sheet**Limited Services**

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 as directed by 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 counter-offers; or (e) participate on the seller(s) behalf in negotiations leading to the sale of the listed property.

Internet Sites Indicates the internet resources that your listing will be sent to. Multiple selections may be made.

Broker Reciprocity	Listing is available for display on any broker's website that participates in the MLS' BR program and is also available on The Florida Association of Realtors website.
Realtor.com	National Association of Realtors website.
Naplesarea.com	Naples Area Board of Realtors website.
None	Do not display listing on any website

Answers to the following questions will determine if your listing is a Limited Services Listing or not.

1. Signage on Property

Broker Contact Info	Broker contact information is found on the sign.
Seller Contact Info	Sellers contact information is found on the sign.
None	There is no sign.

2. Contact Listing Broker for showing

Yes	Must have a confirmed appointment to show the property.
No	No appointment is needed to show the property.

3. Listing Broker must accompany on showing

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Yes Broker/Agent must accompany on showing.

No No accompaniment required when showing.

4. Listing Broker will be available on contract presentation and negotiations

Yes Broker/Agent will be available to present and negotiate contract.

No Broker/Agent will not present or negotiate contract. Negotiations are conducted by the owner .

5. Listing Broker will perform post contract services (Follows-up Contract to closing)

Yes Broker/Agent performs post-contract services.

No Broker/Agent does not perform post-contract services.

6. Listing Broker has additional listing information

Yes Broker/Agent has additional information about the listing.

No Broker/Agent does not have additional information about the listing.

Confidential Comments This section is to be used for information about the property that usually is information for agents only. Absolutely no gate codes or codes of any kind can be included in this field or any other field.

Driving Directions Directions to the property from at least a major intersection that is close to the property or community.