

Part 1

*House Number	Prefix	Street Name				
Street Type	Suffix	Unit #	*State	*County		
*City			*Zip	Zip + 4	*Area	
*Subdivision						
*FMLS Tax ID						
*GAMLS Tax ID						
*Additional Tax ID						
Key Num PIN						
Legal Desc						
up to 100 characters						
*Land Lot		*District	*Section /GMD		*Lot	
*Block	*Unit	*Plat Book		*Plat Page		Land Lease
*Deed Book		Deed Page		*Elem School		ES Bus
*Middle School			MS Bus	*High School		HS Bus
*Lake/Water Body						

Part 2

Coming Soon		Listing Agreement (1 only) Exclusive Right to Sell Exclusive Agency	*Required VRC
/ /	*List Price		
On-Market Date	/ /	*FMLS Expiration Date	*FMLS Commission \$ or %
/ /		/ /	
*List Date	*GAMLS Expiration Date	*GAMLS Commission	\$ or %

Contact Name (System allows up to 25 characters)

Contact Phone	*FMLS Listing Agent ID	*GAMLS Listing Agent ID
	Co-Listing Agent ID	Listing Agent 2 ID

Lockbox Location (System allows up 100 characters)

OK to Present Offers Includes Auto-Slideshow

List Without Pictures

Refer to GAR Listing Agreement Section 6 A	
Allow Internet Display	Allow Comments/Review
Allow Address Display	
Send To:	FMLS GAMLS

FMLS/GAMLS RESIDENTIAL INCOME DUAL ENTRY FORM

Part 3

***Condition** (check 1 only) ***Constr Status** (check 1 only) *** = Required**

Fixer Upper	Resale	New Construction	To Be Built	*# Units
New Construction	To Be Built	Resale	Under Construction	
Updated/Remodeled	Under Construction			

*Year Built

Fireplaces *Lot Dimensions (system allows up to 24 characters) Waterfront Footage Parking Spaces

*Acreage	*FMLS Acreage Source (check 1 only)		GAMLS Acreage Source (check 1 only)	
	Appraiser	Other	Agent	Other
	Assessor	Owner	Appraiser	Public Record
	Builder	Plans		Owner/Seller
	Estimated	See Remarks	See Remarks	

Number	Available			Bdrms	FBath	HBath	Rent	Deposit	Square Feet
	Month	Day	Year						
*Unit 1									
Unit 2									
Unit 3									
Unit 4									
Unit 5									
Unit 6									
HERS Available	HERS Index								

Part 4

*** = Required**

*Taxes *Tax Year

Gross Income \$ Annual Expenses \$ Net Operating Income \$

Annual Insurance \$ Annual Electric \$ Annual Gas \$

Annual Water \$ Annual Maintenance \$ Cap Rate \$

Owner Financing *Owner Second *Assumable -1st

Association Fee

*Annual Assoc Fee

Unbranded Virtual Tour

Branded Virtual Tour

Features

***Property Subtype** (check1) (GAMLS Only)

Duplex	House
Quadruplex	Multi-Family (5+ Units)
Triplex	Other
Other	Townhouse

***Special Listing Conditions** (1)

None	HUD Owned	Real Estate Owned
Auction	In Foreclosure	Short Sale

***Special Circumstances** (check up to 4)

None	Owner Consider Exchange
Active Adult Community	Owner/Agent
Agent Related to Seller	Sold As/Is
Corporate Owner	Other
Estate Owned	
Government Owned	(GAMLS Only)
Historical	Corporate
Investor Owned	Covenants/Restrictions
Lease Purchase	Pre-Foreclosure
No disclosures from Seller	Rental
Owner Transferred	

***Heating** (check up to 4)

None	Radiant	(GAMLS Only)
Central	Separate Meters	
Baseboard	Solar	Common
Electric	Space Heater	Floor Furnace
Forced Air	Zoned	None
Heat Pump	Other	Other
Hot Water		Radiant
Natural Gas		Steam
Oil		Wood
Propane		

***Cooling** (check up to 5)

None	Humidity Control	(GAMLS Only)
Attic Fan	Separate Meters	Common
Ceiling Fan(s)	Whole House Fan	Dual
Central Air	Window Unit(s)	Electric
Electric Air Filter	Zoned	Gas
Heat Pump	Other	Other

***Utilities** (check up to 7)

None	(GAMLS Only)
Cable Available	Electricity Billing Prorated
Electricity Available	Electricity Individual Meters
Natural Gas Available	Gas Billing Prorated
Phone Available	Gas Individual Meters
Sewer Available	Other Utilities
Underground Utilities	Sewer Connected
Water Available	Water Billing Prorated
Other	Water Individual Meters

***K jbxck : YUi fYg** (check up to 3)

None	Plantation Shutters	Storm Windows
Insulated Windows	Shutters	

{5 WwggjV]jhm: YUi fYg (check up to 10)

None	Full Bath
Approach with Ramp	Hallway(s)
Bedroom	Kitchen
Doors	Kitchen Appliances
Electric/Environment Control	Washer/Dryer
Elevator Installed	Ceiling Track
Entrance	Grip-Accessible
For Hearing Impairment	FeaturesStair Lift

***GYW f]hm: YUi fYgÁ** (check up to 8)

None	Security Gate
Carbon Monoxide Detector(s)	Security Service

***Unit 1** (check up to 8)

None	Fire Alarm	Refrigerator
Carpeting	Fire Place	Smoke Alarm
Central Air	Furnished	Sprinkler
Deck	Hardwood Floors	Walk-In closet
Dishwasher	Hcap Features	Wash/Dry Connect
Disposal	Patio	Washer
Dryer	Range/Oven	Window Units

***Occupant-Unit 1** (Check 1 Only) * = Required

Avail in 1-3 Months	Owner Occupies	Other
Avail in 3-6 Months	Tenant Occupies	
Avail in 1 Year	Vacant	

***Rent Includes-Unit 1** (GAMLS Only)

Electricity	Maintenance	Cable TV
Garbage	Water	Other
Gas	Trash Collection	Sewer

***Lease Term-Unit 1**

Month To Month	Other	Years
None	Six Months	

***Unit 2** (check up to 8)

None	Fire Alarm	Refrigerator
Carpeting	Fire Place	Smoke Alarm
Central Air	Furnished	Sprinkler
Deck	Hardwood Floors	Walk-In closet
Dishwasher	Hcap Features	Wash/Dry Connect
Disposal	Patio	Washer
Dryer	Range/Oven	Window Units

***Occupant-Unit 2** (Check 1 Only)

Avail in 1-3 Months	Owner Occupies	Other
Avail in 3-6 Months	Tenant Occupies	
Avail in 1 Year	Vacant	

***Rent Includes-Unit 2** (GAMLS Only)

Electricity	Maintenance	Cable TV
Garbage	Water	Other
Gas		Sewer

***Lease Term-Unit 2**

Month To Month	Other	Years
None	Six Months	

***Unit 3** (check up to 8)

None	Fire Alarm	Refrigerator
Carpeting	Fire Place	Smoke Alarm
Central Air	Furnished	Sprinkler
Deck	Hardwood Floors	Walk-In closet
Dishwasher	Hcap Features	Wash/Dry Connect
Disposal	Patio	Washer
Dryer	Range/Oven	Window Units

***Occupant-Unit 3** (Check 1 Only)

Avail in 1-3 Months	Owner Occupies	Other
Avail in 3-6 Months	Tenant Occupies	
Avail in 1 Year	Vacant	

***Rent Includes-Unit 3** (GAMLS Only)

Electricity	Maintenance	Cable TV
Garbage	Water	Other
Gas		Sewer

***Lease Term-Unit 3**

Month To Month	Other	Years
None	Six Months	

***Unit 4** (check up to 8)

None	Fire Alarm	Refrigerator
Carpeting	Fire Place	Smoke Alarm
Central Air	Furnished	Sprinkler
Deck	Hardwood Floors	Walk-In closet
Dishwasher	Hcap Features	Wash/Dry Connect
Disposal	Patio	Washer
Dryer	Range/Oven	Window Units

***Occupant-Unit 4** (Check 1 Only)

Avail in 1-3 Months	Owner Occupies	Other
Avail in 3-6 Months	Tenant Occupies	
Avail in 1 Year	Vacant	

***Rent Includes-Unit 4** (GAMLS Only)

Electricity	Maintenance	Cable TV
Garbage	Water	Other
Gas		Sewer

***Lease Term-Unit 4**

Month To Month	Other	Years
None	Six Months	

Features

FMLS/GAMLS

RESIDENTIAL INCOME

DUAL ENTRY FORM

* = Required

*Unit 5 (GAMLS only)	Disposal Dryer Fire Sprinkler Fireplace Living Room	Other Range/Oven Refrigerator Smoke/Fire Alarm Washer
Den Dining Room Dishwasher		

*Lease Term-Unit 5	Other	Years
Month to Month None	Six Months	

*Unit 6 (GAMLS only)	Disposal Dryer Fire Sprinkler Fireplace Living Room	Other Range/Oven Refrigerator Smoke/Fire Alarm Washer
Den Dining Room Dishwasher		

*Lease Term-Unit 6	Other	Years
Month to Month None	Six Months	

*Construction Materials	Log	Wood
Aluminum Siding	Brick Veneer	Metal Siding
Asbestos	Cedar	Shingle Siding (GAMLS Only)
Block	Cement Siding	Stone
Brick 3 Sides	Concrete	Stucco
Brick 4 Sides	Frame	Synthetic Stucco
Brick Front	HardiPlank	Vinyl Siding
		Other Glass Steel Tabby

*Levels/Stories (check 1)	2	3 or more
1		

*Roof Type (check up to 4)	Metal	Tile
Composition	Ridge Vents	Wood
Concrete	Shingle	Other
Copper	Slate	(GAMLS Only)
Green Roof	Tar/Gravel	Roof(Green)

*Fencing (check up to 5)	Fenced	Stone
None	Front Yard	Vinyl
Back Yard	Invisible	Wood
Brick	Privacy	Wrought Iron
Chain Link		

*Water Source (check 1)	Well	Shared Well
Private	Other	Owner's Init req'd
Public		

*Sewer Description (check up to 2)	Other	Private Sewer
Public Sewer		Owner's Init req'd
Septic Tank		

*Lot (check up to 6)	Level	Sloped
Borders US/State Park	Mountain Frontage	Steep Slope
Corner Lot	On Golf Course	Wooded
Cul-de-sac	Partly Leased	Zero Lot Line
Flood Plain	Private	Other

*Parking Features (check up to 7)	Paved	None
Attached	Varies by Unit	Off Street
Carport	(GAMLS Only)	Over 1 Per Unit
Detached	Assigned Space	Parking Pad
Driveway	Basement	Parking Shed
Garage	Garage Door Opener	RV/Boat Parking
Level Driveway	Guest	Side/Rear Entrance
Parking Lot	Kitchen Level	Storage

**Waterfront Features (check up to 3)	Channel	Marsh
None	Creek	Ocean Front
Bay Access	Gulf Coast	Pond
Bay Frontage	Lake	River Front
Bayou	Lake Front	Stream
Canal Front		

*Waterfront Amenities (check up to 3)	Dock	Pier
None	Dock Permit	Platform
Courtesy	Double Slip	Ramp
Boat Launch	Hoist	Shared
Boat Lift	Lights	Single Slip
Bulkhead	Party Deck	Other

*View (check up to 3)	Marina	Park/Greenbelt	Rural
City	Mountains	Pool	Trees/Woods
Golf Course	Ocean	River	Water
Lake			Other

*Flooring (check up to 3)	Hardwood	Vinyl
None	Marble	Other
Brick	Pine	(GAMLS Only)
Carpet	Sustainable	Laminate
Ceramic Tile	Terrazzo	Stone
Concrete		Tile

*Community Features (check up to 12)	Marina	Racquetball
None	Meeting Room	Restaurant
Airport/Runway	Near Beltline	Sidewalk
Boating	Near Marta	Ski Accessible
Clubhouse	Near Schools	Stable(s)
Community Dock	Near Shopping	Street Lights
Country Club	Near Trails/Greenway	Swim Team
Dry Dock	Park	Tennis Court(s)
Fishing	Pickleball	Other
Fitness Center	Playground (GAMLS Only)	
Gated	Pool	Boat/Camper/Van Park
Golf Course	Powered Boats Allow	Guest Lodging
Homeowners	Public Transportation	Tennis Team
Assoc Lake		

Green Building Certifications (check up to 4)	ENERGY STAR Certified Home	LEED for Homes
EarthCraft Home	HERS Index Score	NGBS New Construction
		NGBS Whole-Home Remodel

*Green Energy Efficient (check up to 6)	HVAC	Exposure/Shade
None	Insulation	Insulation
Appliances	Thermostat	Water Heater
Doors		Windows

*Green Energy Generation (check up to 4)	Water	Geothermal
None	Wind	
Solar		

*Show Instructions (check up to 5)	No Sign	(GAMLS Only)
Anytime Access	Pet(s) on Premises	9am EDT to 10pm EDT
Appointment Only	Restricted Hours	See Remarks to Show
Call Listing Agent	Security System	Under Construction
Call Listing Office	See Remarks	
Call Owner	Showing Service	ShowingTime
Call Tenant	Text Listing Agent	
Day Sleeper	Vacant	
Do Not Show		
Key in Office		

*Lockbox Type (check up to 2)	Supra	FMLS/GAMLS Supra
None		Other Supra
Other		

*Occupant Type (check up to 2)	Owner	Vacant
Tenant		

Date of Possession (GAMLS only)	Negotiable
Close of Escrow	Other Possession Date
Close + 3 to 5 Days	

Listing Terms	FNMA	Other
1031 Exchange	FHA Appv	Owner 1st
Assume	FHLMC Appv	Owner 2nd
Cash	GHFA Loan (GRFA)	Private Financing
Conventional	Lease Purchase	Release of Liability
Credit Report Req.		VA

Fee Includes	Management Fee	Security
Facilities Fee	None	Sewer
Heating/Cooling	Other	Swimming
Insurance	Pest Control/Term	Tennis
Exterior Maintenance	Private Roads	Trash
Grounds Maintenance	Reserve Fund	Water

Foundation Details	Pillar/Post/Pier	Slab
Block		

Basement (GAMLS Only)	Crawlspace	Full
Bath Finished	Daylight	Finished
Bath Stubbed	Earthen	Partial
Boat Door	Exterior Entrance	Pier
Concrete		Slab/None

Laundry (GAMLS Only)	In Unit	Other
Coin Laundry	None	
Common Area		

Water Conservation	Low-Flow Fixtures
	Water Recycling

Owner agrees (Owners agree) above information is true and correct to the best of his/her/their knowledge.

Signature _____ DATE _____
 Owner understands and agrees to all information above and property characteristics in the FMLS computer system will be provided to agents who may represent other parties. Owner hereby waives any claims against FMLS and its employees arising out of disclosure of such information to other parties and hereby covenants that owner will not sue FMLS or employees for any and all claims suits or causes of action whenever asserted arising out of such disclosure.