

LISTING AGREEMENT
WElistUsell.com

10. Seller understands that this Agreement does not guarantee the sale of the Property. Seller further acknowledges that the Listing Broker does not hold earnest money and Seller's attorney or other third-party must hold the earnest money.
11. Seller understands that the Listing Broker is solely in the business of providing real estate brokerage services and does not provide its clients, including Seller, legal advice of any kind.
12. Seller agrees to indemnify, defend and hold Listing Broker harmless from any and all claims, disputes, litigation, arbitration proceedings and any awards relating to, or arising out of, any claim for commission due Buyer's Broker. Should any court, mediator, arbitrator, or alternative dispute resolution tribunal find Listing Broker liable for any commission due Buyer's Broker, Seller shall immediately pay the commission or reimburse Listing Broker the amount of such award. If Seller fails to make such payment, Listing Broker shall be entitled to recover its costs, including attorneys' fees, in seeking payment or reimbursement from Seller. Seller further understands that the Seller may be held responsible by a Buyer for any latent or hidden, undisclosed defects in the Property, which are known to the Seller, but which are not disclosed to the buyer. Seller hereby agrees to indemnify, defend and holds Listing Broker and Listing Broker's agents harmless from any and all disputes, litigation, judgments, costs and legal fees incurred in the defense of same.
13. Seller understands that the Listing Broker may represent buyers who become interested in the Property during the course of the listing period. In such a case, Seller acknowledges the Listing Broker's right to represent that buyer and thus be entitled to the commission being offered by seller.
14. Seller and Listing Broker both acknowledge that it is illegal for either the owner of the Property or the Listing Broker to refuse to display or sell to any person because of one's membership in a protected class, e.g. race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by applicable federal, state or local law.
15. Seller acknowledges that Seller has been informed of the responsibilities imposed upon Seller under the Residential Real Property Disclosure Act. Seller agrees to comply with the requirements of this Act to the best of the Seller's ability and to not knowingly provide any false or inaccurate information.
16. In accordance with the Illinois Minimum Service Law, Listing Broker offers to help in every aspect of the negotiation of the sale of the Property listed in this document. Listing Broker shall (a) receive any contracts, (b) answer any questions in regards to any offers or counter offers, and (c) communicate any offers or counter offers to the Buyers' agent on behalf of the Seller. This negotiation service is offered at no additional charge to the Seller—The Illinois Minimum Service Law cannot be waived. However, a listing office fee of up to \$395.00 shall be deducted from the cooperating Brokers' commission if any and paid to BCool Homes Inc. at closing. This fee again is not paid by the seller, it is deducted from the cooperating Brokers' commission at closing.
17. Seller acknowledges that Listing Broker has an obligation to release information to the MLS as to the final selling price, type of financing and number of days on market.
18. This Agreement shall not be amended, except by written agreement duly executed by both parties.
19. If any one or more provisions of this Agreement shall, for any reason, be held to be invalid, unenforceable or illegal in any respect, such invalidity, unenforceability or illegality shall not affect any other provision hereof.

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ÇWPUIÛÇÒÖÁU/ÁÿÒÖWÒÁ/PÒÁÇÛÒÛÒÔÞVÇÞÖÁU/ÁÛÖŠÁ/PÒÁÛÛÚÒÛVÝÁÇÞÖÁÞÒÛÇÁÛÛXÇÒÖÄ

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Property Data Form Land Listing Form

bryan@bcoolbanker.com
Questions Call 847-894-7089

Owner Contact Information

Owner's Name: _____

Address (if different from property listed): _____

City: _____ State: _____ Zip: _____

Owner Phone #: _____ Email Address: _____

Property Information

Address: _____ Asking Price: _____

City: _____ Township: _____ State: _____ Zip: _____

Subdivision: _____ Model: _____ Multiple PIN Numbers Yes No

Parcel # (PIN): _____ County: _____

General

General Directions to Property:

School Information

Elementary District #: _____ Elementary School Name: _____

2nd/Alternative Elementary School Name: _____

Jr High/Middle District #: _____ Jr High/Middle School Name: _____

2nd/Alternative Jr High/Middle School Name: _____

High School District #: _____ High School Name: _____

2nd/Alternative High School Name: _____

Other Public School District #: _____ Other Public-School Name: _____

Ownership Type: Condo Fee Simple Fee Simple w/ HO Assn

Waterfront: Yes No

<p>GENERAL INFORMATION:</p> <ul style="list-style-type: none"> <input type="checkbox"/> School Bus Service <input type="checkbox"/> Commuter Bus <input type="checkbox"/> Commuter Train <input type="checkbox"/> Interstate Access <input type="checkbox"/> Flood Zone <input type="checkbox"/> Flood Zone (Partial) <input type="checkbox"/> Historical District <input type="checkbox"/> None 	<p>REMARKS: Maximum of 1000 characters with spaces.</p>
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<p>ZONING TYPE:</p> <p>Lot Dimensions: _____</p> <p>Acreage: _____</p> <p>Approx Land SF: _____</p> <ul style="list-style-type: none"> <input type="checkbox"/> Agriculture <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Multi-Family <input type="checkbox"/> Planned Manufacturing District <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Single Family <input type="checkbox"/> Other 	<p>Actual Zoning: _____</p> <p>(eg. B-2, R-2 etc.)</p> <p>Front Footage: _____</p> <p>Total Listed Lots Available: _____</p> <p>Buildings on Land <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>LOT SIZE:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Less than .25 Acres <input type="checkbox"/> .25-.49 Acres <input type="checkbox"/> .50-.99 Acres <input type="checkbox"/> 1.0-1.99 Acres <input type="checkbox"/> 2.0-2.99 Acres <input type="checkbox"/> 3.0-3.99 Acres <input type="checkbox"/> 4.0-4.99 Acres <input type="checkbox"/> 5.0-5.99 Acres <input type="checkbox"/> 6.0-6.99 Acres <input type="checkbox"/> 7.0-7.99 Acres <input type="checkbox"/> 8.0-8.99 Acres <input type="checkbox"/> 10.0-24.99 Acres <input type="checkbox"/> 25.0-99.99 Acres <input type="checkbox"/> 100+ Acres <input type="checkbox"/> Oversized Chicago Lot <input type="checkbox"/> Standard Chicago Lot 	<p>Farm: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>FARMS TYPE:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Cattle <input type="checkbox"/> Dairy <input type="checkbox"/> Grain <input type="checkbox"/> Hobby <input type="checkbox"/> Hog <input type="checkbox"/> Horse <input type="checkbox"/> Mixed <input type="checkbox"/> Nursery <input type="checkbox"/> Truck <input type="checkbox"/> Other
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<p>LAND DESCRIPTION: (Maximum of 6 selections)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Beach <input type="checkbox"/> Common Grounds <input type="checkbox"/> Cleared <input type="checkbox"/> Dimensions to Center of Road <input type="checkbox"/> Flag Lot <input type="checkbox"/> Flood Plain <input type="checkbox"/> Floodway <input type="checkbox"/> Horses Allowed <input type="checkbox"/> Irregular <input type="checkbox"/> Landscaped Professionally <input type="checkbox"/> Level <input type="checkbox"/> Pasture <input type="checkbox"/> Pond/ Lake <input type="checkbox"/> Rolling Rural <input type="checkbox"/> Sloping <input type="checkbox"/> Stream <input type="checkbox"/> Terraced <input type="checkbox"/> Tillable <input type="checkbox"/> Wetland(s) <input type="checkbox"/> Wooded <input type="checkbox"/> Walk-Out 	<p>LOT DESCRIPTION:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Chain of Lakes Frontage <input type="checkbox"/> Channel Front <input type="checkbox"/> Corner <input type="checkbox"/> Cul-De-Sac <input type="checkbox"/> Forest Preserve Adjacent <input type="checkbox"/> Golf Course Lot <input type="checkbox"/> Nature Preserve Adjacent <input type="checkbox"/> Wetlands Adjacent <input type="checkbox"/> Lake Front <input type="checkbox"/> Legal Non-Conforming <input type="checkbox"/> Paddock <input type="checkbox"/> Park Adjacent <input type="checkbox"/> River Front <input type="checkbox"/> Water View 	<p>LAND AMENITIES:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Children's Play Yard <input type="checkbox"/> Club House <input type="checkbox"/> Curbs & Gutters <input type="checkbox"/> Dock-Community <input type="checkbox"/> Fencing <input type="checkbox"/> Garbage Removal <input type="checkbox"/> Horse-Community Barn <input type="checkbox"/> Horse Riding Area <input type="checkbox"/> Horse Riding trails <input type="checkbox"/> Landing Strip <input type="checkbox"/> Lawn Care <input type="checkbox"/> Lighting/ Exterior <input type="checkbox"/> Park/ Playground <input type="checkbox"/> Pond/ Lake <input type="checkbox"/> Pool <input type="checkbox"/> Security Entrance <input type="checkbox"/> Sidewalks <input type="checkbox"/> Snow Removal <input type="checkbox"/> Storage Tanks (Above Ground) <input type="checkbox"/> Storage Tanks (Below Ground) <input type="checkbox"/> Tennis Court(s) <input type="checkbox"/> Water Rights <input type="checkbox"/> Other 	<p>BUILDING IMPROVEMENTS:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2 or More Barns <input type="checkbox"/> Second House <input type="checkbox"/> Barn <input type="checkbox"/> Barn Cleaner <input type="checkbox"/> Buildings-No Horses <input type="checkbox"/> Box Stalls <input type="checkbox"/> Complete Set of Buildings <input type="checkbox"/> Corn Crib(s) <input type="checkbox"/> Garage(s) <input type="checkbox"/> Grain Dryer(s) <input type="checkbox"/> Greenhouse(s) <input type="checkbox"/> House <input type="checkbox"/> House & Out Buildings <input type="checkbox"/> House Trailer <input type="checkbox"/> Indoor Arena <input type="checkbox"/> Machine Shed(s) <input type="checkbox"/> Metal Buildings <input type="checkbox"/> Milking Parlor <input type="checkbox"/> Outdoor Arena <input type="checkbox"/> Paddock <input type="checkbox"/> Pen(s) <input type="checkbox"/> Pole Building(s) <input type="checkbox"/> Silo(s) <input type="checkbox"/> Stanchions <input type="checkbox"/> Other <input type="checkbox"/> No Existing Structure
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<p>CURRENT USE:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Agricultural/ Land Only <input type="checkbox"/> Agricultural/ With Buildings <input type="checkbox"/> Commercial <input type="checkbox"/> Conditional Use <input type="checkbox"/> Condominium <input type="checkbox"/> Estate <input type="checkbox"/> Industrial/ Manufacturing <input type="checkbox"/> Legal Non-Conforming <input type="checkbox"/> Liquor License <input type="checkbox"/> Mobile Home <input type="checkbox"/> Non-Conforming <input type="checkbox"/> No Development Status <input type="checkbox"/> Office & Research <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Platted <input type="checkbox"/> Recreational <input type="checkbox"/> Residential-Estate <input type="checkbox"/> Residential-Multi-Family <input type="checkbox"/> Residential-Single-Family <input type="checkbox"/> Retail <input type="checkbox"/> Special Use <input type="checkbox"/> Zoning Change Required <input type="checkbox"/> Other 	<p>POTENTIAL USE:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Agricultural/ Land Only <input type="checkbox"/> Agricultural/ With Buildings <input type="checkbox"/> Commercial <input type="checkbox"/> Conditional Use <input type="checkbox"/> Condominium <input type="checkbox"/> Estate <input type="checkbox"/> Industrial/ Manufacturing <input type="checkbox"/> Legal Non-Conforming <input type="checkbox"/> Liquor License <input type="checkbox"/> Mobile Home <input type="checkbox"/> Non-Conforming <input type="checkbox"/> No Development Status <input type="checkbox"/> Office & Research <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Platted <input type="checkbox"/> Recreational <input type="checkbox"/> Residential-Estate <input type="checkbox"/> Residential-Multi-Family <input type="checkbox"/> Residential-Single-Family <input type="checkbox"/> Retail <input type="checkbox"/> Special Use <input type="checkbox"/> Zoning Change Required <input type="checkbox"/> Other 	<p>LOCATION:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Central Business District <input type="checkbox"/> Channel Front <input type="checkbox"/> Commercial Industrial Park <input type="checkbox"/> Corner <input type="checkbox"/> Cul-De-Sac <input type="checkbox"/> Forest Preserve Adjacent <input type="checkbox"/> Golf Course Lot <input type="checkbox"/> Industrial Area <input type="checkbox"/> Industrial Park <input type="checkbox"/> Lake Front <input type="checkbox"/> Mixed Use Area <input type="checkbox"/> Office Park <input type="checkbox"/> Out Lot of Shopping Ctr <input type="checkbox"/> Park Adjacent <input type="checkbox"/> River Front <input type="checkbox"/> Shopping Mall <input type="checkbox"/> Shopping Strip <input type="checkbox"/> Water Front <input type="checkbox"/> Water View 	<p>KNOWN EXISTING LIENS:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Air/Mineral Rights Excluded <input type="checkbox"/> First Mortgage <input type="checkbox"/> Mechanics Lien <input type="checkbox"/> Non Known <input type="checkbox"/> Option to Lease <input type="checkbox"/> Option to Purchase <input type="checkbox"/> Recaptures Due <input type="checkbox"/> Right of First Refusal <input type="checkbox"/> Second Mortgage <input type="checkbox"/> Ta Lien <input type="checkbox"/> Third Mortgage <input type="checkbox"/> Other <p>SELLER NEEDS:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Acquire Other Equity <input type="checkbox"/> Cash <input type="checkbox"/> Cash and Paper <input type="checkbox"/> Debt relief <input type="checkbox"/> New Opportunity <input type="checkbox"/> Out of Management <input type="checkbox"/> Out of Partnership <input type="checkbox"/> Paper <input type="checkbox"/> Passive Investment <input type="checkbox"/> Tax Benefits <input type="checkbox"/> Tax Deferred Exchange <input type="checkbox"/> Other 	
<p>SELLER WILL:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Add Cash <input type="checkbox"/> Add Existing Paper <input type="checkbox"/> Add Management <input type="checkbox"/> Add Other Equity <input type="checkbox"/> Create Paper <input type="checkbox"/> Guarantee Income <input type="checkbox"/> Joint Venture <input type="checkbox"/> Lease Back <input type="checkbox"/> Master Lease <input type="checkbox"/> Will Divide <input type="checkbox"/> Other 	<p>OWNERSHIP TYPE:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Corporation <input type="checkbox"/> General Partnership <input type="checkbox"/> In Acquisition <input type="checkbox"/> Individual <input type="checkbox"/> Land Trust <input type="checkbox"/> Leasehold <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Other 	<p>FRONTAGE/ ACCESS:</p> <ul style="list-style-type: none"> <input type="checkbox"/> City Street <input type="checkbox"/> County Road <input type="checkbox"/> Easement <input type="checkbox"/> Frontage Road <input type="checkbox"/> Interstate <input type="checkbox"/> On Airstrip <input type="checkbox"/> Private Road <input type="checkbox"/> Public Road <input type="checkbox"/> Signal Intersection <input type="checkbox"/> State Road <input type="checkbox"/> Township Road <input type="checkbox"/> U.S. Highway <input type="checkbox"/> Other 	<p>ROAD SURFACE:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Asphalt <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Gravel <input type="checkbox"/> Tar & Gravel <input type="checkbox"/> Other <input type="checkbox"/> None <p>ROAD SURFACE:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Mainline <input type="checkbox"/> Potential <input type="checkbox"/> Siding <input type="checkbox"/> Spur <input type="checkbox"/> None 	
<p>TENANT PAYS:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Common Area Maintenance <input type="checkbox"/> Electric <input type="checkbox"/> Farm Supplies <input type="checkbox"/> Heat <input type="checkbox"/> Janitorial <input type="checkbox"/> Operating Steps <input type="checkbox"/> Real Property Taxes <input type="checkbox"/> Property Insurances <input type="checkbox"/> Repairs & Maintenance <input type="checkbox"/> Roof <input type="checkbox"/> Scavenger <input type="checkbox"/> Structure <input type="checkbox"/> Tax Steps <input type="checkbox"/> Water/ Sewer <input type="checkbox"/> Other 	<p>Minimum Required SF by Covenant</p> <p>1 Story _____</p> <p>Minimum Required SF by Covenant</p> <p>2 Story _____</p> <p>Other Minimum Required SF</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>			<p>LEASE TYPE:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Net <input type="checkbox"/> Modified Gross <input type="checkbox"/> Gross <p>Loans: \$ _____</p> <p>Equity: \$ _____</p>

<p># of Rooms: _____</p> <p># Bedrooms (All Levels): _____</p> <p># Full Bathrooms: _____</p> <p># Half Bathrooms: _____</p> <p># Interior Fireplaces: _____</p> <p>MASTER BEDROOM BATH:</p> <p><input type="checkbox"/> Full <input type="checkbox"/> Half <input type="checkbox"/> Shared <input type="checkbox"/> None</p>	<p>BASEMENT:</p> <p><input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Walkout <input type="checkbox"/> English <input type="checkbox"/> None</p> <p>BASEMENT BATHROOM:</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>PARKING TYPE:</p> <p><input type="checkbox"/> None <input type="checkbox"/> Garage <input type="checkbox"/> Exterior Space(s)</p> <p>GARAGE TYPE:</p> <p><input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> None</p> <p># of Garage Spaces: _____</p> <p># of Exterior Parking Spaces: _____</p>	<p>TYPE OF HOUSE:</p> <p><input type="checkbox"/> 1 Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Stories <input type="checkbox"/> 3 Stories <input type="checkbox"/> 4+ Stories <input type="checkbox"/> Coach House <input type="checkbox"/> Earth <input type="checkbox"/> Hillside <input type="checkbox"/> Raised Ranch <input type="checkbox"/> Split Level <input type="checkbox"/> Split Level w/Sub <input type="checkbox"/> Other <input type="checkbox"/> Teardown <input type="checkbox"/> Manufactured <input type="checkbox"/> Modular</p>
<p>STYLE: (Maximum of 1 Selection)</p> <p><input type="checkbox"/> American 4-Sq. <input type="checkbox"/> Bi-Level <input type="checkbox"/> Brownstone <input type="checkbox"/> Bungalow <input type="checkbox"/> Capecod <input type="checkbox"/> Colonial <input type="checkbox"/> Contemporary <input type="checkbox"/> Cottage <input type="checkbox"/> English <input type="checkbox"/> Farmhouse <input type="checkbox"/> French Provincial <input type="checkbox"/> Georgian <input type="checkbox"/> Greystone <input type="checkbox"/> Log <input type="checkbox"/> Mediterranean/Spanish <input type="checkbox"/> Prairie <input type="checkbox"/> Quad Level <input type="checkbox"/> Queen Anne <input type="checkbox"/> Ranch <input type="checkbox"/> Row House <input type="checkbox"/> Step Ranch <input type="checkbox"/> Traditional <input type="checkbox"/> Tri-Level <input type="checkbox"/> Tudor <input type="checkbox"/> Victorian <input type="checkbox"/> Other <input type="checkbox"/> Mid Level <input type="checkbox"/> A-Frame <input type="checkbox"/> Walk-Out Ranch</p> <p>UTILITIES TO SITE:</p> <p><input type="checkbox"/> None <input type="checkbox"/> Electric Nearby <input type="checkbox"/> Electric to Site <input type="checkbox"/> Gas Nearby <input type="checkbox"/> Has to Site <input type="checkbox"/> Holding Tank(s) <input type="checkbox"/> Holding Tank Required <input type="checkbox"/> Sanitary Sewer Nearby <input type="checkbox"/> Sanitary Sewer to Site <input type="checkbox"/> Septic - Mechanical <input type="checkbox"/> Septic - Private <input type="checkbox"/> Septic System Required <input type="checkbox"/> Sewer - Storm Available <input type="checkbox"/> Water - Community <input type="checkbox"/> Water - Municipal <input type="checkbox"/> Water - Nearby <input type="checkbox"/> Water - Private Company <input type="checkbox"/> Water to Site <input type="checkbox"/> Well - Community <input type="checkbox"/> Well - Private <input type="checkbox"/> Well - Private Company <input type="checkbox"/> Well - Required <input type="checkbox"/> Well - Shared</p>	<p>BASEMENT DESCRIPTION:</p> <p><input type="checkbox"/> None <input type="checkbox"/> Finished <input type="checkbox"/> Partially Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Crawl <input type="checkbox"/> Cellar <input type="checkbox"/> Sub-Basement <input type="checkbox"/> Slab <input type="checkbox"/> Exteriors Access <input type="checkbox"/> Other <input type="checkbox"/> Rough In</p> <p>CONSTRUCTION:</p> <p><input type="checkbox"/> Birch <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Steel <input type="checkbox"/> Stone <input type="checkbox"/> Wood Frame <input type="checkbox"/> Other</p> <p>TAX/ASSESSMENTS</p> <p>Tax Year _____</p> <p>Taxes \$ _____</p>	<p>EXTERIOR BUILDING TYPE: (maximum of 3 selections)</p> <p><input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Steel Siding <input type="checkbox"/> Brick <input type="checkbox"/> Cedar <input type="checkbox"/> Frame <input type="checkbox"/> Block <input type="checkbox"/> EIFS (e.g. Dryvit) <input type="checkbox"/> Glass <input type="checkbox"/> Log <input type="checkbox"/> Masonite <input type="checkbox"/> Shakes <input type="checkbox"/> Stucco <input type="checkbox"/> Stone <input type="checkbox"/> Marble/Granite <input type="checkbox"/> Concrete <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Limestone <input type="checkbox"/> Slate <input type="checkbox"/> Other <input type="checkbox"/> Clad Trim</p>	<p>AIR CONDITIONING:</p> <p><input type="checkbox"/> Central Air <input type="checkbox"/> Partial <input type="checkbox"/> Space Pac <input type="checkbox"/> 1 - Window/Wall Unit <input type="checkbox"/> 2 - Window/Wall Unit <input type="checkbox"/> 3 - Window/Wall UNIT <input type="checkbox"/> Zoned <input type="checkbox"/> None</p> <p>HEAT/FUEL:</p> <p><input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane <input type="checkbox"/> Solar <input type="checkbox"/> Forced Air <input type="checkbox"/> Hot Water/Steam <input type="checkbox"/> Baseboard <input type="checkbox"/> Radiant <input type="checkbox"/> Gravity Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Radiators <input type="checkbox"/> Space Heaters <input type="checkbox"/> 2+ Separate Heating Systems <input type="checkbox"/> Individual Controls <input type="checkbox"/> Zoned <input type="checkbox"/> Other <input type="checkbox"/> None</p>
	<p>TAX EXEMPTIONS:</p> <p><input type="checkbox"/> Homeowner <input type="checkbox"/> Senior <input type="checkbox"/> Senior Freeze <input type="checkbox"/> Other <input type="checkbox"/> None</p> <p>SPECIAL ASSESSMENTS:</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>SPECIAL SERVICE AREA:</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Included in Tax Bill</p> <p>If Special Service Area, enter Fee \$ _____</p>	<p>AGENT OWNED/INTEREST:</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>BUYER TAKES POSSESSION:</p> <p><input type="checkbox"/> Closing <input type="checkbox"/> Immediate <input type="checkbox"/> Lease Back Required <input type="checkbox"/> Negotiable <input type="checkbox"/> Specific Date <input type="checkbox"/> Tenant's Rights <input type="checkbox"/> Prior to Closing <input type="checkbox"/> Other <input type="checkbox"/> Harvest Rights</p>	<p>SALE TERMS:</p> <p><input type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> Assumption - Conv. <input type="checkbox"/> Assumption - FHA <input type="checkbox"/> Assumption - VA <input type="checkbox"/> Release Required <input type="checkbox"/> Contract (Articles for Deed) <input type="checkbox"/> Lease/ Purchase <input type="checkbox"/> Owner May Help/ Assist <input type="checkbox"/> Purchase Money mortgage <input type="checkbox"/> Rent w/ Option <input type="checkbox"/> Rewrite/ Blend <input type="checkbox"/> Trade/ Exchange <input type="checkbox"/> Cash Only <input type="checkbox"/> Other <input type="checkbox"/> Land Lease</p>

WElistUsell.com

Digital Media Usage Policy

WElistUsell.com has the following Digital Media Usage Policy regarding the use of copyrighted materials including but not limited to photographs, virtual tours, renderings, sketches, or drawings (hereafter referred to as "materials") for a new listing submitted to the MLS.

Usage of copyrighted materials without permission is in violation to Federal Law. All photographs and other materials posted to the MLS and other websites must be the sole property of the Seller. Seller further agrees to reimburse BCool Homes Inc. for any MLS related fines incurred as a result of Seller's failure to comply with the copyright requirements detailed below.

Seller's Disclosure: (Initial where applicable)

____ Seller commissioned a professional photographer through WElistUsell.com. Applies to PRO Listing package.

____ Seller personally took the photographs to be included in the listing.

____ Seller personally created the virtual tour and/or other materials to be included in the listing.

____ Seller contracted with a photographer and/or other professional to take the photo(s) and/or created the virtual tour and other materials which are to be included in the listing. Seller states that he/she personally owns the copyright to the material(s) and can provide a release and/or receipt from the photographer other professional if asked to do so. Documentation must indicate ownership and/or unlimited rights of copyrighted materials.

Seller is hereby responsible for any fines (minimum \$250.000) levied by the MLS against BCool Homes Inc. if it is determined that the materials are in violation of any copyright regulations. In addition, by signing this document, Seller is granting permission to BCool Homes Inc. to upload these materials to MRED and allow it to be displayed through MRED's services.

Usage of the photographs and other materials provided are to be used for the sole purpose of marketing the property, including distribution to the MLS, feeds, and syndication. The usage is limited to the duration of the listing.

Property Address: _____

Agreed to and Accepted by **Seller(s)**:

Agreed to and Accepted by **WElistUsell.com**:

Signature: _____

Signature: _____

Signature: _____

Date of Acceptance:

Date of Acceptance:

____ / ____ / ____

____ / ____ / ____

Return Signed Document to bryan@bcoolbanker.com