

Paragon Commercial Hotel / Motel  
Listing Input Form

\*Blue Items are Required. (#) denotes Maximum # of Items that can be checked)  
\*\*\*Will populate the Mandated Remarks Field automatically

\*Agent ID: \_\_\_\_\_ Agent 2 ID: \_\_\_\_\_ \*Office ID: \_\_\_\_\_  
Listing Agent # Agent Name 2nd Listing Agent ID# Listing Office # Office Name

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ (Y/N) \_\_\_\_\_  
\*List Date \*Expiration Date \*High List Price \*\*\* Variable Range Listing \*Low List Price \*Assessors Parcel #

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_  
\*House Number # \*Street Name Post Direction \*City (Auto Fill from Tax Record) \*County \*Zip Code

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ \_\_\_\_\_  
\*State \*Country Map Code: \_\_\_\_\_  
Thomas Bros Page Column Row

**\*Listing Type:(1)**

\*Have \_\_\_\_\_ \*Want \_\_\_\_\_

- EA Exclusive Agency (A)
- ER Exclusive Right (R)
- EX Exclusive Right w/ Exception (X)
- O Open Listing (O)
- P Probate (P)

\*CBB% \_\_\_\_\_ \*CBB\$ \_\_\_\_\_ \*CVR \_\_\_\_\_ (Y/N)  
Compensation to Buyers Broker % Compensation to Buyers Broker \$ Variable Commission

Listing Service:  
\*Entry Only: \_\_\_\_\_ (Y/N) \*Limited Service: \_\_\_\_\_ (Y/N) \*Short Sale: \_\_\_\_\_ (Y/N)

\*#of Units: \_\_\_\_\_ \*Price/Unit: \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_  
Present Loan \*Down Payment \*Gross Equity Assumable Finance

**\*VOW - Virtual Office Website**

- Yes
- No

**\*Internet Syndication**

- Yes
- No

**\*IDX**

- Yes
- No

**\*Address On The Internet**

- 1 Full Address (House Number and Street Name)
- 2 Partial Address (Street Name Only)
- 3 No Address

**\*AUTO VALUATION MODEL**

- Yes
- No

**\*REALTOR.com**

- Yes
- No

**\*Allow Comments/Review**

- Yes
- No

**General Info**

Room Income: \$ \_\_\_\_\_

Restaurant Income: \$ \_\_\_\_\_

Bar Income: \$ \_\_\_\_\_

Vending Income: \$ \_\_\_\_\_

Telephone Income: \$ \_\_\_\_\_

Other Income Source: \$ \_\_\_\_\_

Other Income Source 2: \$ \_\_\_\_\_

Total Income: \$ \_\_\_\_\_

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Own/Lease Restuarant: \_\_\_\_\_

Own/Lease Bar: \_\_\_\_\_

Own/Lease Vending: \_\_\_\_\_

Own/Lease Telephone: \_\_\_\_\_

Own/Lease Other1: \_\_\_\_\_

Own/Lease Other2: \_\_\_\_\_

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Seasonal Rm Rates On From: \_\_\_\_\_

Seasonal Rm Rates On To: \_\_\_\_\_

Seasonal Rm Rate Off From: \_\_\_\_\_

Seasonal Rm Rate Off To: \_\_\_\_\_

Average Room Days Per Yr: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot Dimensions Approx: \_\_\_\_\_

**\*Lot Size: (1)**

1).25- .25 Acres or Less

2).25-.50 .25 through .50 Acres

3).5 - .75 .5 through .75 Acres

4).75 - 1.5 .75 through 1.5 Acres

5)1.5 - 2.5 1.5 through 2.5 Acres

6)2.5 - 5.0 2.5 through 5.0 Acres

7)5.0 - 10. 5.0 through 10.0 Acres

8)10-20 10.0 through 20.0 Acres

9)20+ Above 20 AC/See Rmrks.

Lot SqFt. Approx: \_\_\_\_\_

Approx # of Acres: \_\_\_\_\_

Parking Spaces Total: \_\_\_\_\_

# of Buildings: \_\_\_\_\_

# of Stories: \_\_\_\_\_

# of Elevators: \_\_\_\_\_

Age: \_\_\_\_\_

# of Employees: \_\_\_\_\_

Owner Operated: \_\_\_\_\_

Manager Operated: \_\_\_\_\_

Will Manager Stay: \_\_\_\_\_

**Flood Zone:**

UNKHZD Hazard Unknown

KNWNHZ Known Hazard

ORMKS Remarks

**Geological Hazard Zone:**

UNKHZD Hazard Unknown

KNWNHZ Known Hazard

ORMKS Remarks

Show Phone: \_\_\_\_\_

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Financials

**ANNUAL INCOME STATEMENT:**

Fiscal Year From \_\_\_\_\_ to \_\_\_\_\_

**Actual:**

**Projected:**

Actual Gross Schd Income (\$)

Projected Gross Schd Income(\$)

Actual Other Income (\$)

Projected Other Income (\$)

Actual Vacancy&Credit Loss (\$)

Proj Vacancy&Credit Loss (\$)

Actual Gross Oper Income (\$)

Proj Gross Operating Inc(\$)

Actual Operating Expense(\$)

Proj Operating Expense(\$)

Actual Net Operating Income (\$)

Projected Net Income (\$)

Actual Total P&I Pay (\$)

Proj Annual P&I Expense(\$)

Actual Cash on Cash (\$)

Projected Cash on Cash(\$)

Actual Cash Flow (\$)

Projected Cash Flow (\$)

Cap Rate Actual(\$)

Cap Rate Projected (\$)

Gross Multiplier(\$)

Proj Gross Multiplier(\$)

**EXPENSES:**

**Actual:**

**Projected:**

Actual Taxes Expense (\$)

Projected Taxes Expense(\$)

Actual F&L Ins Expense (\$)

Projected F&L Ins Expense (\$)

Actual Gas & Electric(\$)

Projected Gas & Electric(\$)

Actual Wtr/Swr Expense(\$)

Proj. Wtr/Swr Expense\$)

Actual Trash Expense (\$)

Projected TrashExpense(\$)

Actual Supplies Expense (\$)

Projected Supplies Expns (\$)

Actual Maintenance Expense (\$)

Proj. Maintenance Expns(\$)

Actual Pest Control Exp(\$)

Proj. Pest Expense(\$)

Actual License Expense (\$)

Proj. License Expense (\$)

Actual Gardener Expense (\$)

Proj. Gardener Expense(\$)

Actual Mgr Expense(\$)

Proj. Manager Expense\$)

Actual Maid Service(\$)

Proj. Maid Serv. Expense(\$)

Actual Other Expense(\$)

Projected Other Expense(\$)

Acutual Total Expense(\$)

Projected Total Expense (\$)

## Financials (continued)

<b>1st Loan Balance</b>	<b>1st P&amp;I Pymnt</b>	<b>1st Int%</b>	<b>1st Assum Y/N</b>	<b>1st Balloon</b>	<b>1st Due MM/YY</b>
<b>2nd Loan Balance</b>	<b>2nd P&amp;I Pymnt</b>	<b>2nd Int%</b>	<b>2nd Assum Y/N</b>	<b>2nd Balloon</b>	<b>2nd Due MM/YY</b>
<b>BLN Loan Balance</b>	<b>BLN P&amp;I Pymnt</b>	<b>BLN Int%</b>	<b>BLN Assum Y/N</b>	<b>BLN Balloon</b>	<b>BLN Due MM/YY</b>

## FEATURES

### AA - Amenities:

- AA1 BBQ
- AA2 Clubhouse
- AA3 CTV Avail
- AA4 Elevator
- AA5 Exercise Room
- AA6 Heaed Pool
- AA7 Rec Room
- AA8 RV Parking
- AA9 Sauna
- AA10 Spa
- AA11 Tennis
- AA12 None
- AA13 Other/Remarks

### AB - Construction:

- AB1 Block
- AB2 Brick
- AB3 Concrete
- AB4 Concrete Tiltup
- AB5 Frame
- AB6 Glass
- AB7 Steel
- AB8 Stone
- AB9 Stucco
- AB10 Other/Remarks

### AC - Cooling:

- AC1 Central Forced Air Elec
- AC2 Central Forced Air Gas
- AC3 Evaporative Cooler
- AC4 Heat Pump
- AC5 Wall/Window
- AC6 None
- AC7 Other/Remarks

### AD - Existing Financing:

- AD1 AITD
- AD2 ARM
- AD3 Clear
- AD4 Conventional
- AD5 CVET
- AD6 FHA
- AD7 Fixed Rate
- AD8 GPM
- AD9 Land Contract
- AD10 Private
- AD11 VA
- AD12 Other Remarks

### AE - Financial Info Source:

- AE1 Accountant
- AE2 Limited Info
- AE3 Owner
- AE4 Tax Return
- AE5 Other/Remarks

### AF - Floors:

- AF1 Slab
- AF2 Wood
- AF3 Other/Remarks

### AG - Heating Features:

- AG1 Baseboard
- AG2 Central Forced Air Elec
- AG3 Central Forced Air Gas
- AG4 Floor Furnance
- AG5 Heat Pump
- AG6 Radiant
- AG7 Wall
- AG8 Other/Remarks

### AH - Parking Features:

- AH1 Metered
- AH2 On Site
- AH3 Private
- AH4 Public
- AH5 Street
- AH6 Underground
- AH7 Other/Remarks

### AI - Roof:

- AI1 Composition
- AI2 Rock/Gravel
- AI3 Shake
- AI4 Tar & Gravel
- AI5 Tile
- AI6 Wood
- AI7 Other/Remarks

### AJ - Sales Includes

- AJ1 Building
- AJ2 Equipment
- AJ3 Inventory
- AJ4 Land
- AJ5 Leases
- AJ6 Licenses/Permits
- AJ7 Other/Remarks

## FEATURES

### \*AK - Sales Restrictions

- AK1 Call Agent
- AK2 Court Approval Required
- AK3 Deed Restricted Program
- AK4 Estate
- AK5 HAP (Homeowners Assistant Program)
- AK6 HUD
- AK7 Need Short Sale- No Lender Knowledge
- AK8 NOD Filed/Foreclosure Pending
- AK9 Pre SS Pkg submitted to lender(s), ready to consider offers
- AK10 Probate Subject to Overbid
- AK11 REO
- AK12 Short Sale Approved
- AK13 None Known
- AK14 Other Remarks

### AL - Showing Features:

- AL1 Appt with Listing Office
- AL2 Appt with Occupant
- AL3 Call First
- AL4 Call Listing Office
- AL5 Gate Pass
- AL6 Key In Listing Office
- AL7 With Accepted Offer
- AL8 Other/Remarks

### AM - Special

- AM1 Assessments/Liens
- AM2 Building Report
- AM3 City Report
- AM4 City Transfer Tax
- AM5 Court Approval Sale
- AM6 Energy Retrofit
- AM7 Excluded Items
- AM8 Freeway Access
- AM9 Highway Frontage
- AM10 Home Owners Warranty
- AM11 Land Lease
- AM12 Local Transfer Tax
- AM13 Other Taxes
- AM14 Rent Control
- AM15 RR Spurs
- AM16 Sellers are RE Licensees
- AM17 Service Contracts
- AM18 Termite Certificate
- AM19 None
- AM20 Other/Remarks

### AN - Sq.Ft Source:

- AN1 Buyer to Verify
- AN2 Owner
- AN3 Plans
- AN4 Taped
- AN5 Tax Record
- AN6 Other/Remarks

### AO- Stories:

- AO1 1 Story
- AO2 2 Story
- AO3 3 Story
- AO4 4 Story
- AO5 Bi Level
- AO6 Tri-Level

### AP- Terms:

- AP1 AITD
- AP2 Assumable 1st
- AP3 Assumable 2nd
- AP4 Assumable Other
- AP5 Cash
- AP6 Cash to Existing Loan
- AP7 Cash to New Loan
- AP8 Exchange Down
- AP9 Exchange Up
- AP10 FHA
- AP11 Land Contract
- AP12 Lease Option
- AP13 Owner May Carry 1st
- AP14 Owner May Carry 2nd
- AP15 State Veteran
- AP16 Submit
- AP17 Use Existing Lender
- AP18 VA
- AP19 Other/Remarks

**Remarks**

**REMARKS:**  
510 Characters

Information is published on the Internet, IDX Sites and/or given to clients - please refer to the attributes of the property in this space.


**Confidential REMARKS:**  
510 Characters


**Directions:**  
128 Characters


**Advertising  
REMARKS:**  
510 Characters

Information is published on sites using ListHub to syndicate.


**Supplemental Remarks Field**  
4000 Characters (Use separate sheet to supply supplemental remarks)

Remarks (continued)

\*Sentrilock Box

Lockbox ID: \_\_\_\_\_

- Yes
- No

Virtual Tour Link \_\_\_\_\_

Nonbranded link

Virtual Tour Link 2 \_\_\_\_\_

Nonbranded link

3D\_URL \_\_\_\_\_

Nonbranded link

\*\*\*Mandated Remarks:

100 Characters - System To Auto-Populate Based On MLS Rules and Regulations

\*\*\*Mandated Remarks - (1) (R)

- FRR First Right of Refusal \* (C)
- NK None Known
- ACTA Offer accepted contingent on Court approval (c)
- ASHR Offer accpeted pending lender approval of Short Sale (C)
- LSEO Offer accepted with Lease Option (P)
- OREO Offer(s) submitted awaiting REO approval(C)
- OSSA Offer(s) submitted awaiting Short Sale approval (C)
- OANS Offer accepted pending lender approval of short sale, no further showings (P)

\*\*\*Mandated Remarks - required only when applicable.

- \*Offer accepted with \_\_\_ hour first right of refusal (C)

(C) denotes that listings that have this item selected will be moved to a Contingent Status

(P) denotes that listings that have this item selected will be moved to a Pending Status

This Information relative to this property is supplied for publication by the owner(s) according to owner's best information and belief and I/We agree the above information is true and correct to the best of my knowledge and belief and authorize agent to submit the above information for publication in the Sandicor, Inc MLS. IT IS HEREIN NOTED THAT SANDICOR, INC MLS WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED ABOVE.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Optional)

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Optional)

Broker certifies that a valid contract for the above property is on file in his/her office.

Broker Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Signature (MLS Participant/Subscriber) \_\_\_\_\_ Date: \_\_\_\_\_  
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