

# 4-Farm/Ranch



(Property should have a residence and Agricultural improvements)

Required fields in **BLUE** with ▲

## Salesman Information

**Salesman ID** ▲ \_\_\_\_\_ **Co-Listing ID** \_\_\_\_\_

## Price

**List Price** ▲ \$ \_\_\_\_\_ **List Date** ▲ \_\_\_\_\_ **Expiration Date** ▲ \_\_\_\_\_

## Property Location

**County** ▲ \_\_\_\_\_ **Schedule Number** ▲ \_\_\_\_\_ **Sub Area** \_\_\_\_\_

El Paso     Teller     Douglas  
 Chaffee     Custer     Elbert  
 Fremont     Lincoln     Park  
 Pueblo     Other

**Street Number** \_\_\_\_\_ **Street Direction** \_\_\_E\_\_\_N\_\_\_S\_\_\_W **Street Name** ▲ \_\_\_\_\_

**Street Type (Select 1)**

Alley     Avenue     Blvd.  
 Circle     Court     Cove  
 Drive     Grove     Heights  
 Highway     Lane     Loop  
 Parkway     Path     Place  
 Plaza     Point     Road  
 Square     Street     Terrace  
 Trail     View     Way

**City** \_\_\_\_\_

**State** \_\_\_Colorado\_\_\_ **Zip Code** \_\_\_\_\_ **Zip 4** \_\_\_\_\_

**Zoning** ▲ \_\_\_\_\_

**Zoning Entity** ▲

Calhan     Colorado Springs  
 Cripple Creek     Custer  
 Divide     Douglas County  
 El Paso County     Elbert County  
 Fountain     Fremont  
 Hugo     Limon  
 Lincoln County     Manitou Springs  
 Monument     Not Available  
 Palmer Lake     Park County  
 Pueblo     Simla  
 Teller County     Victor  
 Woodland Park

## Electronic and Media

**Photographer Photo** ▲ (Select 1)  
 REALTOR Submitted     Yes, Charge \$15.00

**Display Listing on VOW** ▲ \_\_\_Yes\_\_\_No  
**Electronic Advertising (IDX)** ▲ \_\_\_All\_\_\_None  
**Display Address on Internet** \_\_\_Yes\_\_\_No  
**Display w/ Public Comments/Blog** ▲ \_\_\_Yes\_\_\_No  
**Display w/ Public Auto Valuation** ▲ \_\_\_Yes\_\_\_No

## Instructions for Coop

**Key** ▲ (Select 1)  
 Key at Listing Office     Key on Site    \_\_\_None\_\_\_  
 Other Box     RSC Infrared Lock Box  
 See Show/Agent Remarks

**Showing Instructions** ▲  
 24 Hour Notice     Appointment Only    \_\_\_Lister Present\_\_\_  
 Restricted Hours    \_\_\_See Show/Agent Remarks\_\_\_

**Show/Agent Remarks** (512 characters) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Incentives (75 characters)

Appointment Contact ▲ \_\_\_\_\_

**Commission**

Coop Trans Broker ▲ \_\_\_\$ \_\_\_% \_\_\_None

Coop Buyer Agent ▲ \_\_\_\$ \_\_\_% \_\_\_None

Type of Listing Agreement ▲

- \_\_\_ Exclusive Right to Sell-Lease-Exchange
- \_\_\_ Exclusive Right to Sell-Lease-Exchange-Named Prospect Exempt
- \_\_\_ Exclusive Agency

Variable Rate Commission ▲ \_\_\_ Yes \_\_\_ No

TB Comp Amount \_\_\_\_\_

BA Comp Amount \_\_\_\_\_

Service Level ▲

- \_\_\_ Limited Services
- \_\_\_ Full Service
- \_\_\_ Entry Only

**Offers**

Terms Offered ▲

- \_\_\_ Bond
- \_\_\_ Cash
- \_\_\_ Conventional
- \_\_\_ CTL/Qualify
- \_\_\_ FHA
- \_\_\_ FHA403k
- \_\_\_ Lease/Option
- \_\_\_ Other
- \_\_\_ Owner Carry
- \_\_\_ Trade/Exchange
- \_\_\_ VA
- \_\_\_ VA Vendee
- \_\_\_ See Show/Agent Remarks

Possession Terms ▲ (Select 1)

- \_\_\_ Buyer Rent
- \_\_\_ DOD
- \_\_\_ DOD + Days
- \_\_\_ Negotiable/TBD
- \_\_\_ Seller Rent
- \_\_\_ Sub. Tenant
- \_\_\_ See Show/Agent Remarks

Possession Date \_\_\_\_\_

Closing/Title Company

*If selection is not in the computer, contact the RSC office at 635-5040*

Earnest Money \$ \_\_\_\_\_

Earnest Money Holder \_\_\_\_\_

EM Promissory Note Acceptable \_\_\_NA \_\_\_Yes \_\_\_No

Exclusions (250 characters)

Extras (250 characters)

**Financials**

Assumable ▲ \_\_\_Yes \_\_\_No

Existing Loan \_\_\_NA \_\_\_Yes \_\_\_No

Assumption Information

- \_\_\_ Escalate
- \_\_\_ Fee
- \_\_\_ None
- \_\_\_ Other
- \_\_\_ Private
- \_\_\_ Substitution Required
- \_\_\_ See Show/Agent Remarks

Loan Balance \$ \_\_\_\_\_

Payment \$ \_\_\_\_\_

Payment Includes \_\_\_\_\_

Interest \_\_\_\_\_%

2<sup>nd</sup> Mortgage \_\_\_NA \_\_\_Yes \_\_\_No

Current Appraisal

- \_\_\_ Conventional
- \_\_\_ FHA
- \_\_\_ VA
- \_\_\_ See Show/Agent Remarks

Title Evidence (Select 1)

- \_\_\_ Abstract
- \_\_\_ None
- \_\_\_ Other
- \_\_\_ Title Insurance

Tax ▲ \$ \_\_\_\_\_

Tax Year ▲ \_\_\_\_\_

Optional Notices

- \_\_\_ Addenda Required
- \_\_\_ Affordable Housing Subsidy Avail
- \_\_\_ Bank-Owned
- \_\_\_ Corporate
- \_\_\_ Established Rental History
- \_\_\_ Estate
- \_\_\_ Foreclosure
- \_\_\_ Government Owned
- \_\_\_ Home Warranty Avail
- \_\_\_ HUD Repo
- \_\_\_ Not Applicable
- \_\_\_ Pre-Foreclosure
- \_\_\_ Real Estate Owned
- \_\_\_ Repo (Not HUD or VA)
- \_\_\_ See Media Link
- \_\_\_ See Show Agent Remarks
- \_\_\_ Short Sale
- \_\_\_ Sold "As Is"
- \_\_\_ VA Repo

Occupied ▲ (Select 1)

- \_\_\_ Caretaker
- \_\_\_ None
- \_\_\_ Owner
- \_\_\_ Tenant

**PPMLS Required Disclosures ▲**

- Agent/Owner                       Auction-Absolute
- Auction-Reserve                       Colorado Time Share
- Leasehold Title Interest in Land
- Not Applicable                       See Show Agent Remarks

**Lot Information**

**Deeded Acres** \_\_\_\_\_

**Leased Acres** \_\_\_\_\_

**Irrigated/Cultivated Acres** \_\_\_\_\_

**Pasture Acres** \_\_\_\_\_

**Fenced Acres** \_\_\_\_\_

**Total Acres ▲** \_\_\_\_\_

**Animal Units** \_\_\_\_\_

**Lot Description ▲**

- 360-degree View                       Backs to Open Space
- Borders National Forest                       City View
- Corner                       Cul-de-sac
- Mountain View                       Rural
- View of Pikes Peak                       View of Rock Formations
- See Property Description Remarks

**Street Description/Access**

- City/Town Road     County Road     Driveway
- Easement                       Gravel                       Highway
- Maint Agreement     None                       Other
- Paved                       Private Road
- See Property Description Remarks

**Nearest Town** \_\_\_\_\_

**Legal Description ▲ (250 characters)**

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**Directions/Cross Streets ▲ (250 characters)**

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**Utilities**

**Existing Utilities ▲**

- Cable                       Electricity                       Electricity Available
- Gas Available                       Natural Gas                       None
- Other                       Propane                       Telephone
- See Property Description Remarks

**Sanitation ▲ (Select 1)**

- Cesspool                       None                       Other
- Septic                       Sewer
- See Property Description Remarks

**Existing Water ▲**

- Association/District                       Cistern                       Dutch Rights
- Municipal                       None                       Spring
- Water Rights                       Well
- See Property Description Remarks

**Well Type**

- Commercial                       Domestic                       Household
- Household with Rider                       Industrial                       Irrigation
- Livestock                       Other
- See Property Description Remarks

**Existing Well Permit ▲**  Yes     No

**Well Permit #** \_\_\_\_\_

**Total Wells** \_\_\_\_\_

**Schools**

**School District ▲** \_\_\_\_\_

**Main House Exterior Amenities**

**Year Built ▲** \_\_\_\_\_

**Floor Plan ▲ (Select 1)**

- Ranch (M,B)
- 1.5 Story (U,M,B)
- 2 Story (U,M,B)
- 3 Story (U,M,B)
- House with Cottage

**Split Levels**

- Bi-level (U,L)
- Raised Ranch (M,L)
- Tri-Level (U,M,L)
- 4 Levels (U,M,L,B)
- (or Tri-Level with bsmt)
- 5 Levels or More (U,M,L,B)

**Structure ▲**

- Adobe                       Concrete                       Concrete Block
- Double Wide                       Foam                       Framed on Lot
- HUD Standard Manufactured                       Log
- Metal Frame                       Other                       Single Wide
- Stone                       Straw                       Tire
- Triple Wide or More                       UBC/IBC Standard Modular
- Wood Frame                       See Property Description Remarks

**(Refer to the House Measuring Guidelines on RSC Links page)**

**Roofing (Select 1)**

Composite Shingle     Metal     Other  
 Rolled     Simulated Shake     Tar/Gravel  
 Tile     Wood

**Siding**

Alum/Vinyl/Steel     Brick     Cedar  
 Log     Masonite Type     Other  
 Shingle     Stone     Stucco  
 Wood     See Property Description Remarks

**Garage Type**

Attached     Carport     Detached  
 None     Tandem

**Garage Spaces** \_\_\_\_\_

**Garage Amenities**

220V     Drive Through     Even with Main Level  
 Garage Door Opener     Heated  
 None     Other     Oversized  
 RV Garage     Workshop     See Property Description Remarks

**Garage Remotes** \_\_\_\_\_

**Patio/Deck Length** \_\_\_\_\_

**Patio/Deck Width** \_\_\_\_\_

**Patio/Deck Description**

Composite     Concrete     Covered  
 Enclosed     None     Other  
 Wood Deck     See Property Description Remarks

**Main House Measurements**

**Upper Sq. Feet** ▲ \_\_\_\_\_

**Main Sq. Feet** ▲ \_\_\_\_\_

**Lower Sq. Feet** ▲ \_\_\_\_\_

**% Lower Finished** \_\_\_\_\_

**Basement Sq. Feet** ▲ \_\_\_\_\_

**% Basement Finished** \_\_\_\_\_

**Basement/Foundation** ▲

Crawl Space     Full Basement     Garden Level  
 Not Applicable     Other     Partial Basement  
 Post and Pier     Slab     Tied-down Mobile  
 Walk-out

**Above Grade Sq Ft.** \_\_\_\_\_

**Square Feet Source (Select 1)**

Appraisal     Assessor Records  
 Builder Marketing Material     Building Plans  
 Owner Measured     Plat Map  
 Realtor Measured     Vendor Public Record

**Main House Bathrooms**

**Bath Types**

**5**=5 piece; **F**=Full; **T**= ¾ ; **H**=Half; **R**=Rough-in)

**Type Upper Bath** \_\_\_\_\_

**Type Main Bath** \_\_\_\_\_

**Type Lower Bath** \_\_\_\_\_

**Type Basement Bath** \_\_\_\_\_

**Rough-Ins** (Not Included in Total) \_\_\_\_\_

**ROOM LEVELS** Upper; Main; Lower; Basement

**Main House Bedrooms**

**Master Bed Length** \_\_\_\_\_

**Master Bed Width** \_\_\_\_\_

**Master Bed Level** \_\_\_\_\_

**2<sup>nd</sup> Bed Length** \_\_\_\_\_

**2<sup>nd</sup> Bed Width** \_\_\_\_\_

**2<sup>nd</sup> Bed Level** \_\_\_\_\_

**3<sup>rd</sup> Bed Length** \_\_\_\_\_

**3<sup>rd</sup> Bed Width** \_\_\_\_\_

**3<sup>rd</sup> Bed Level** \_\_\_\_\_

**4<sup>th</sup> Bed Length** \_\_\_\_\_

**4<sup>th</sup> Bed Width** \_\_\_\_\_

**4<sup>th</sup> Bed Level** \_\_\_\_\_

**5<sup>th</sup> Bed Length** \_\_\_\_\_

**5<sup>th</sup> Bed Width** \_\_\_\_\_

**5<sup>th</sup> Bed Level** \_\_\_\_\_

**Bedrooms Total** \_\_\_\_\_



Other Information

Topography

- \_\_\_ Drainage Areas \_\_\_ Flood Plain \_\_\_ Foothill
\_\_\_ Hillside \_\_\_ Level \_\_\_ Meadow
\_\_\_ Pond \_\_\_ Rock Outcroppings \_\_\_ Rolling
\_\_\_ Sloping \_\_\_ Steep \_\_\_ Stream/Creek
\_\_\_ See Property Description Remarks

Vegetation

- \_\_\_ Aspen \_\_\_ Brush/Shrubs \_\_\_ Grass
\_\_\_ Heavily Treed \_\_\_ Lightly Treed \_\_\_ Moderately Treed
\_\_\_ Other Trees \_\_\_ Pines \_\_\_ Scrub Oak
\_\_\_ Tall/Mature \_\_\_ Treed
\_\_\_ See Property Description Remarks

Elevation \_\_\_\_\_

Crops Grown \_\_\_\_\_

Government Programs

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Extra Features

- \_\_\_ Add/I Water Rights \_\_\_ Existing Survey
\_\_\_ Fence-Cross \_\_\_ Fence-Partial
\_\_\_ Fence-Perimeter \_\_\_ Gas Tap Paid
\_\_\_ Manufactured Homes Allowed \_\_\_ Perc Test Results
\_\_\_ Soil Test Results \_\_\_ Underground Utilities
\_\_\_ Water Ditch Rights \_\_\_ Water Share(s)
\_\_\_ Water Tap Paid
\_\_\_ See Property Description Remarks

Rented Equipment

- \_\_\_ Propane Tank \_\_\_ Satellite Dish \_\_\_ Security System
\_\_\_ Water Softener \_\_\_ See Show/Agent Remarks

Handicap Access

- \_\_\_ Bathroom Access \_\_\_ Elevator \_\_\_ Hand Rails
\_\_\_ Kitchen Access \_\_\_ None \_\_\_ Other
\_\_\_ Ramp Access \_\_\_ Wheelchair Access \_\_\_ Wide Doors
\_\_\_ See Property Description Remarks

Remarks

PROPERTY DESCRIPTION REMARKS. 512 character limit. Upper and lower case letters accepted. HTML - ONLY Bold, Italics and Color. (NOTE All HTML characters count as part of the 512 character limit.) Use only to describe the physical attributes of the property. Do NOT include ANY contact, showing, financial or date information.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FLOOR BOOK REMARKS 512 character limit. (Only available to the listing office.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Photographs shall not contain ANY contact, showing, financial, date or address information**

**Photo 1 Remarks (250 characters)**

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**Photo 2 Remarks (250 characters)**

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**Photo 3 Remarks (250 characters)**

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**Photo 4 Remarks (250 characters)**

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**Photo 5 Remarks (250 characters)**

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**Photo 6 Remarks (250 characters)**

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**Photo 7 Remarks (250 characters)**

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**Photo 8 Remarks (250 characters)**

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You can add up to **16** photos to your listings