

Step 1: Enter APN or Address

Step 2: Verify Map Pin Placement

Step 3: Enter Listing Information

Listing Information (\* indicates required field)

- \*Listing Price
- \*Publish to Internet
- \*Publish to VOW
- \*Show Address on VOW
- \*Show AVM on VOW
- \*Show Comments on VOW
- \*Publish to IDX
- \*Publish to Realtor.com

\*Street # - Modifier

Direction

Suffix

\*Street Name

\*Post Office

\*ZIP Code

\*County

[Search County Records](#)

Tax ID

\*Area

\*City/Town

\*Village

\*Office ID

Co-Office ID

Click the Select Village link for selections.

\*Agent ID

Co-Agent ID

Showing Co. Phone

\*Compensation

Seller Agent

Buyer Agent

Broker Agent

- \*Negot Thru**
- \*Property Subtype**
- Listing Period**
- Agreement Type**
- \*Picture Provided By**
- \*School District**

**\*Listing Date**

**\*Expiration Date**

- \*Schools**
- \*Year Built**
- \*Estimated Tax**
- \*Tax Source**
- \*Tax Year**
- \*Tax Assessment**
- \*Owner Name**
- \*Zoning**
- Electric Company**
- \*Homeowners Assoc.**
- \*Additional Fees**

**\*School Type 1**  
Elementary

**\*School Type 3**  
High School

Or

**\*School Type 2**  
Jr. High

School Type 4

- \*Lot Size**
- Frontage**
- Depth**

SqFt  Acres

(~107,593.2 Sqft)

**Unit 1 Description**  
0 characters (Maximum 120)

**Unit 1 Lease End**

**Unit 1 Rent**

**Unit 2 Description**  
0 characters (Maximum 120)

**Unit 2 Lease End**

**Unit 2 Rent**

**Unit 3 Description**  
0 characters (Maximum 120)

**Unit 3 Lease End**

**Unit 3 Rent**

**Unit 4 Description**  
0 characters (Maximum 120)

**Unit 4 Lease End**

**Unit 4 Rent**

- \*Apt Income/Monthly** \$
- \*Other Income/Monthly** \$
- \*Gross Annl Income** \$
- \*Garbage Expense** \$
- \*Other Expenses** \$
- \*Total Expense/Year** \$
- \*Utility Expense** \$
- \*Heat Expense** \$
- \*Water Expense** \$

**# of Heat Units**

**# of Electric Meters**

**# of Gas Meters**

**\*Possession**

**\*Estimated Square Feet**

**# of Floors**

**\*Total Apt Units**

**\*Total Vacancies**

**# of Eff Units**

**# of 1 Bed Rooms**

**# of 2 Bed Rooms**

**# of 3 Bed Rooms**

**# of 4 Bed Rooms**

**Basement Description**

0 characters (Maximum 55)

**Attic Description**

**House Color**

**Style**

**Amenities**

Up to 15 entries allowed

1st Floor Bedroom

1st Fl Master Bedrm

A/C Units

Access Apartments

ADA Access

ADA Inside

Alarm System

Barn

Close to Bus

**\*Sq Ft Source**

Formal Dining Room

Garage Door Opener

Guest/Care Tkr Cott

Horse Property

Lake/Pond/Stream

Mooring/Dock

Patio

Pool

Powder Room

- Close to Park
- Close To Railroad
- Close to Shops
- Close to School
- Clubhouse
- Cul-de-Sac
- Eat in Kitchen
- Exercise Room
- Fenced Yard
- Fireplace

 **\*Exterior**

Up to 2 entries allowed

- Aluminum
- Clapboard
- Masonry
- Shingle
- Stucco
- Wood

 **\*Fuel**

Up to 2 entries allowed

- Electric
- Oil
- Solar

 **\*Heat**

Up to 3 entries allowed

- Electric
- Hot Air
- Hydro Air
- Other/See Remarks
- Solar

 **Garbage**

- Other/See Remarks
- Public

- River
- Security
- Skylight(s)
- Sprinkler Sys Lawn
- Storage Room
- Tennis/Paddle Court
- View
- Walkout Basement
- Water View
- Waterfront

- Brick
- Hardiplank
- Other/See Remarks
- Stone
- Vinyl

- Gas
- Other/See Remarks

- Heat Pump
- Hot Water
- None
- Radiant
- Steam

- Private

 **\*Parking**

Up to 3 entries allowed

- 1 Car Attached
- 2 Car Attached
- 3 Car Attached
- 4+ Car Attached
- Assigned
- Common Driveway
- No Garage
- Other/See Remarks
- Tandem
- Underneath

- 1 Car Detached
- 2 Car Detached
- 3 Car Detached
- 4+ Car Detached
- Carport
- Driveway
- No Parking
- Street
- Unassigned
- Waitlist

 **\*Roof**

Up to 2 entries allowed

- Asbestos
- Other/See Remarks
- Tile

- Asphalt
- Slate
- Wood

 **\*Sewer**

Up to 1 entries allowed

- Cesspool
- Septic

- None
- Sewer

 **\*Water**

Up to 2 entries allowed

- Municipal
- Private
- Well

- Other/See Remarks
- Shared

 **\*Walls**

Up to 2 entries allowed

- Mixed
- Panelling
- Sheetrock

- Other/See Remarks
- Plaster

 **\*Modifications/Exclus**

Up to 6 entries allowed

- M1
- M3
- M5

- M2
- M4
- M6

- M7
- M7B
- M9
- All Utility
- Gas
- None
- Attic Fan
- None
- Window

- M7A
- M8
- None
- Electric
- Heat
- Central
- Wall Unit

**Tenant Pays**

**Air Conditioning**

Up to 2 entries allowed

**Short Sale**

REO/Bank Owned

- No
- No

**Showing Instr**

**Agent Only Remarks**

0 characters  
(Maximum 150)  
Note: Mixed case required

Enable Character Count

**Marketing Remarks**

(Public/Internet)  
0 characters  
(Maximum 500)  
Note: Mixed case required

**Directions to Property**

0 characters  
(Maximum 100)

Please do not include any Contact Information in the Marketing Remarks Field

(\* indicates required field)



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U.S. Patent 6,910,045  
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## Westchester-Putnam Multiple Listing Service, Inc.

60 South Broadway  
White Plains, NY 10601  
(914) 681-0833  
Fax: (914) 681-6044  
www.wpmls.net

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### MODIFICATIONS / EXCLUSIONS Effective January, 2009

g:\general\Rules\_Regs\Modifications2008 formal vwpd

- M1 **Buyer Exclusions:** No compensation is offered to cooperating agents in the event that certain buyers, as named in the listing agreement, become parties to the transaction.
- M2 **Agent Exclusions:** The seller refuses to permit cooperation with one or more named firms or individual agents, as named in the listing agreement or any relevant addendum. Listing agent is required to provide MLS with a copy of the written instruction from the seller.
- M3 **IAW:** Listing agent will compensate cooperating agent only if, as, and when title passes to a customer or client of the cooperating agent.
- M4 **Commission Modification:** The offered compensation to cooperating agents varies according to the sale price range or other variable. Call listing agent for details..
- M5 **Conditions on Offers to Purchase:** Seller attaches special conditions to offers to purchase, such as that all offers must be in writing. Call listing agent for details.
- M6 **Disclosure of Ownership Interest:** Listing agent or office owns the property, or has an ownership interest, or is representing another real estate licensee or a relative.
- M7 **Insufficiency of Funds:** Seller has disclosed or listing agent has ascertained that a foreclosure or bankruptcy is pending or likely. M7 requires follow-through with either M7A or M7B. As M7A and M7B set forth different commission collection policies, Participants should indicate one or the other, not both.
- M7A **Litigation Policy:** If foreclosure or bankruptcy affects listing agent's compensation, listing agent does not guarantee whole or partial payment to cooperating agent. Listing agent/office will solely decide whether to litigate and will specify terms on which cooperating agent may participate in litigation and share in awarded compensation, if any. (Do not enter this Modification unless M7 obtains.)
- M7B **Litigation Policy:** If foreclosure or bankruptcy affects the listing agent's compensation, listing agent will not commence litigation and will not guarantee whole or partial payment to cooperating agent. However, listing agent may elect to assign any litigation claims to cooperating agent. (Do not enter this Modification unless M7 obtains.)
- M8 **Short Sale Notification:** Transaction will be a short sale in which all parties including listing agent and cooperating agent accept negotiated compensation which may be other than that posted on the WPMLS property data form. Call listing agent for terms.