

HOW TO COMPLETE THE MLS FORMS

All individuals who have ownership, or both husband and wife of married owners, must sign the forms.

1. COMPLETE THE MLS LISTING INPUT FORM

Please complete pages 1-4. All fields in red are required. Fields in black are optional. Please read the Authorizations and Disclosures Sections before signing the form. This contract expires one year from the activation date. You may cancel this agreement at any time. To cancel this agreement, please call HomeAvenue, Inc. or visit HomeAvenue.com and click on Customer Service. THERE IS NO PRORATING OF MONTHLY CHARGES.

2. COMPLETE THE FACILITATOR SERVICES AGREEMENT

PLEASE NOTE: if your home was previously listed with a Realtor, the listing must be cancelled or expired prior to signing this agreement. All areas must be completed. Please indicate the percentage that the Broker representing or assisting the Buyer will receive (2.5% - 3.0% is the average). HomeAvenue, Inc. does not receive any commission. This contract expires one year from the activation date. You may cancel this agreement at any time. To cancel this agreement, please call HomeAvenue or visit HomeAvenue.com and click on Customer Service. THERE IS NO PRORATING OF MONTHLY CHARGES.

3. COMPLETE THE AGENCY RELATIONSHIPS FORM

Minnesota Law requires that early in any Real Estate Relationship, Real Estate Brokers and Salespersons discuss with consumers what type of Agency Representation or Relationship they desire. HomeAvenue's relationship with consumers is considered a Facilitator. Please see definition number V.

4. COMPLETE THE MLS CHANGE FORM

Please fill in the property address at the top of the form and sign and date the bottom of the form. If you want to make any changes to your MLS listing, sell your home, or if for any reason you choose to cancel your listing, the MLS requires that we submit this signed form. Having it on file from the beginning will expedite this process.

5. COMPLETE THE IMPORTANT NOTICE AGREEMENT

MLS has several regulations for listings. It is imperative that you are aware of these regulations and help us to follow them.

6. SUBMIT PHOTO(S)

The MLS accepts digital photos, but there are strict regulations. Digital images must be in a JPEG format, 640x480 pixels in size with a height/width ratio of 1.28, 96 DPI resolution and around 50K in size, but no larger than 70K. The digital photo taken at a sign installation can usually be changed to fit these requirements. Up to 10 digital photos may be sent via e-mail to info@HomeAvenue.com or uploaded at HomeAvenue.com customer service. Please note that you will be charged \$10.00 for any request to change the order of photos or replace photos once uploaded. Customers are required to use their own photos, we are unable to use any photos taken previously by another Realtor. If you have any questions, please call HomeAvenue, Inc. at 952-929-7355.

7. SEND, DELIVER OR FAX ALL COMPLETED FORMS TO HOMEAVENUE, INC. TO ENTER YOUR LISTING WE MUST RECEIVE:

- Completed MLS Customer Information Form
- Completed and signed MLS Input Form
- Completed and signed Facilitator Services Agreement
- Completed and signed Agency Relationships in Real Estate Transactions form
- Completed and signed MLS Change Form
- Completed and signed Important Notice Agreement
- Color Photo(s)

HomeAvenue, Inc., 7825 Wayzata Blvd., St. Louis Park, MN 55426
Phone: 952-929-7355 Fax: 952-924-0283

Residential Input Form: SEMAR MLS

| | |
|----------------------------|------------------|
| General Information | |
| <u>Listing Member</u> | Co-listing Agent |

| | | | | |
|----------------------------|------------------------|------------------|----------------|--------|
| Address Information | | | | |
| <u>House Number</u> | <u>Street</u> | Street Suffix* | Compass Point* | Unit # |
| <u>City*</u> | <u>State/Province*</u> | <u>Zip Code*</u> | <u>County*</u> | |

| | | | |
|-----------------------------|------------------------------|-------------------------|------------------------------|
| Listing Information | | | |
| <u>List Price</u> | <u>Effective Date</u> | <u>Expiration Date</u> | <u>Contingency*</u> |
| <u>Agent Owned*</u> | <u>Exclsv Right to Self*</u> | Bonus | <u>Buyer's Agent*</u> |
| <u>BA Comm</u> | <u>BA Dual or Variable*</u> | <u>Subagency*</u> | <u>SA Comm</u> |
| <u>SA Dual or Variable*</u> | <u>Facilitator*</u> | <u>Facilitator Comm</u> | <u>Fac Dual or Variable*</u> |
| <u>Access Type*</u> | Photo Permission | | |

| |
|---------------------------------|
| Agent/Public Information |
| <u>Agent/Showing Inst</u> |
| Directions |
| <u>Comments</u> |

| | | | |
|-----------------------------|----------------------------|-----------------------------|---------------------------|
| Property Information | | | |
| <u>Owners</u> | Appt Phone # | <u>MLS Area*</u> | Subdivision* |
| <u>Elementary School*</u> | <u>Middle School*</u> | <u>High School*</u> | <u>Property ID #</u> |
| <u>Acres</u> | <u>Lot Size</u> | <u>Tax Class*</u> | <u>Tax Year</u> |
| <u>Tax Amount</u> | <u>Taxes W/Assessments</u> | <u>Assessments Pending*</u> | <u>Assessment Balance</u> |
| <u>Zoning*</u> | <u>Water Type*</u> | <u>Sewer Type*</u> | <u>Fuel Type*</u> |
| Lake/Waterfront Name* | Flood* | | |
| Possession Date | | | |

| |
|--------------|
| <u>Legal</u> |
|--------------|

Structure Information

| | | | |
|--------------------------|--------------------------|-------------------|--------------------------|
| <u>Realtor.COM Type*</u> | <u>Type of Property*</u> | <u>Year Built</u> | <u>Above Ground SqFt</u> |
| <u>Main Floor SqFt</u> | <u>Below Ground SqFt</u> | Foundation Size | Total SqFt |
| <u>Bedrooms</u> | <u>Full Baths</u> | <u>3/4 Baths</u> | <u>1/2 Baths</u> |
| 1/4 Baths | Total Bathrooms | <u>Fireplace</u> | <u>Garage Type*</u> |
| <u>Garage Stalls</u> | <u>Garage SqFt</u> | Other Parking | Single Family* |
| Condominium* | Townhouse* | Zero Lot Line* | <u>Occupied By*</u> |

New Construction*

Mobile Home*

Office Remarks

Seller Opt Out: Seller Directs Listing to be Excluded from Internet Seller Directs Address to be Excluded from Internet Seller Directs Listing to Not Be Used in AVMs on VOWS Seller Directs Listing to Not Allow Comments on VOWSPublish this listing to: IDX

Residential Input Form: SEMAR MLS

AC Type: 1 to 3 req'd

Central Wall
 Window None
 Other

Accessible

Hallways/Doors No Stairs
 Ramp Switches/Outlets
 None Other

Amenities

3-Season Porch 4-Season Porch
 Air Exchanger Balcony
 Bow/Bay Window Brick/Stone Accent
 Cable Central Vacuum
 Ceramic Tile City View
 Crown Molding Cul-de-Sac
 Deck Dinette
 Dock Eat-in Kitchen
 Exercise Room Fenced Yard
 Fire Sprinkler Sys Fireplace Footings
 Formal Dining Room Foyer
 French Doors Garden
 Gazebo Handicap Accessible
 Hardwood Floors Heated Garage
 Home Warranty Hot Tub
 In Ground Sprinkler Kennel
 Kitchen Center Island Kitchen Vent
 Kitchen Window Laminate Floors
 Library LL RI Bath
 Local Area Network Master Bathroom
 Master Bdrm Mud Room
 W/Cist

Multiple Phone Lines Natural Woodwork
 On Bus Line Open Staircase
 Outbuildings Paneled Door
 Panoramic View Pantry
 Patio Pool
 Porch RV Parking
 Satellite Dish Sauna
 Security Building Security System
 Sky Light Sprinkler System
 Storage Shed Sun Room
 Tennis Court(s) Tile Floors
 Vld/Chndrl Ceiling Walk-up Attic
 Walkout Washer/Dryer Hkups
 Water Frontage Water View
 Wet Bar Whirlpool
 Wood Burning Stove Wooded Lot
 Workshop Unspecified
 None Other

Appliances

Air to Air Exchgr Central Vacuum
 Cooktop Dishwasher
 Disposal Dryer
 Electric Air Filter Exhaust Fan/Hood
 Freezer Indoor Grill
 Microwave Range
 Refrigerator Trash Compactor
 Wall Oven Washer
 Water Softener- Water Softener-Rent
 Owned Other

None Other

Association Info

Air Conditioning Building Exterior
 Cable TV Electric
 Hazard Insurance Heating
 Outside Maintenance Professional Mgmt
 Sanitation Security Staff
 Security System Shrd Amen/Com Areas

Snow/Lawn Care Water/Sewer
 None Other

Assoc Fee Freq*

Assumable Loan

Information Coming Not Assumable
 Yes w/no Qualifying Yes w/Rate Change

Auction

Auction*
 Auctioneer License #
 Buyers Premium*
 Owner is an Agent*
 Auction Type*

Basement: 1 to 8 req'd

Craw Space Daylight/Lookout Wdw
 Drain Tiled Egress Windows
 Finished (Livable) Full
 Part Finished Partial
 Sump Pump Unfinished

Bath Desc continued

1/2 Basement 1/2 Master
 3/4 Basement 3/4 Master
 Basement Full Basement
 Full Master Main Floor 1/2 Bath
 Main Floor 3/4 Bath Main Floor Full Bath
 Master Walk Thru Private Master
 Rough In Separate Tub & Shwr
 Two Master Baths Two Master Baths

Upper Level Bath Walk Thru
 Whirlpool Other

Bdrm/Laundry Info

Main Floor Laundry*

Main Floor Bedroom*

3 BR on One Level*

Dining Room Desc

Breakfast Area Eat-in Kitchen
 Informal Dining Kitchen/Dining Area
 Room
 Living/Dining Area Sep Fml Dining Room
 Other

Driveway: 1 to 3 req'd

Blacktop Brick
 Combination Concrete
 Crushed Rock Gravel
 Shared None
 Other

Exterior: 1 to 3 req'd

Aluminum Block
 Brick Cedar
 Cement Board Hardboard/Masonite
 Log Masonry
 Redwood Shakes
 Slate Steel
 Stone Stucco
 Vinyl Wood-lap
 Other

Family Room Desc

2 or More 2 Str/High Vld Cing
 Entertainment Area Family Room
 Great Room Loft
 Lower Level Main Level

Fencing

Chain Link Electric
 Full Partial
 Privacy Rail
 Wire Wood
 None Other

Financing

2nd Mortgage Cash
 Contract for Deed Conventional
 Farmers Home Admin Federal Land Bank
 FHA Insured
 Loan Assumption Conventional
 Reneg Rate Mort MN Housing
 Trade/Exchange Rewrite
 Wrap Around VA
 Other

Fireplace Fuel

Corn/Pellet Electric
 Gas Wood
 Other

Frplce Characteristics

Amusement Room Family Room
 Living Room Master Bedroom
 Wood Stove

Heat Type: 1 to 3 req'd

Baseboard Corn/Pellet
 Forced Air Gravity
 Heat Pump Hot Water
 In-Floor Heating Space Heater
 Wood None
 Other

Interior Trim

Alder Birch
 Cherry Fir
 Mahogany Maple
 Mixed Oak
 Painted Pine
 Other

Lake/Waterfront

Channel Shore Creek
 Deeded Access Dock
 Lake Front Lake View
 Pond River Front
 River View Other

Map Coordinates continued

Map Coordinates

Miscellaneous

Insurance Fee
 Insurance Fee Freq*
 Common Wall*

New Construction

Completed New Model Not for Sale
 Const
 Model (Location)
 To Be Built (Comp Dt)
 Undr Cnst/Spec (Cmp)

New Development

New Development*
 Total Units Avble
 Minimum Price
 Max Price

Parking Characteristics

Assigned Covered
 Detached Garage Driveway/Asphalt
 Driveway/Concrete Driveway/Gravel
 Driveway/Other Garage Door
 Srca Opener
 Heated Garage Insulated Garage
 No Intr Acc to Dwing On Street Pking
 Only
 RV Parking Tuckunder Garage
 Unassigned Uncovered/Open
 Underground Units Vary
 None Other

Photo Code

I Will Send My Own Not Required
 Order Online

Pool

Above Ground Below Ground
 Heated Indoor
 Outdoor Shared
 None

Restrict/Concls

Architecture Cmtee Builder Restrictions
 Easements Horses/Livstck Alwd
 Land Leased Minimum Lot Size
 Mndtry Ownrs Assoc Other Bldg Restrct
 Other Covenants Pats No Restrict
 Pats Not Allowed Pets-Breed Restrct
 Pats-Cats Pets-Dogs
 Pats-Number Limit Pets-Wght/Hght Lmt
 Rental Not Permitted Right of 1st Refusal
 Seniors-55+ Seniors-82+
 Unspecified None
 Other

Road Frontage

City County
 Cul-De-Sac Curbs
 Interstate No Outlet/Dead End
 Paved Streets Private
 Sidewalks State
 Unimproved Unpaved Streets
 US Highway None
 Other

Roof: 1 to 3 req'd

Flat Gravel
 Metal Pitched
 Shingle Tile
 Wood Other

Second Unit

Easily Divided Existing In-Law w/Bl
 Existing In-Law w/Kl Formerly Subdivided

Shared Amenities

24 Hour Guard Car Wash
 Coin-op Lndry Coin-op Lndry
 Leased Owned
 Common Garden Concrete Fir & Walls
 Deck Elevator(s)
 Fire Sprinkler Sys Hot Tubs
 Lawn Sprinkler Patio
 Porch Sauna
 Security Building Tennis Courts
 Unspecified None
 Other

Shared Rooms

Amusement Clubhouse
 Party/Room Guest Suite
 Exercise Room Sun Room
 Play Area
 Other

Water Softener: 1 to 3 req'd continued

Common Hook-up
 Included Negotiable
 Not Included Rented
 None

Walkout None

Bath Desc

Continued...

Lot Description

| | |
|--|--|
| <input type="checkbox"/> Add'l Land Available | <input type="checkbox"/> City Bus (w/in 6 blk) |
| <input type="checkbox"/> Corner Lot | <input type="checkbox"/> Irregular Lot |
| <input type="checkbox"/> On Golf Course | <input type="checkbox"/> Sod Incl'd in Price |
| <input type="checkbox"/> Tree Coverage-Heavy | <input type="checkbox"/> Tree Coverage-Light |
| <input type="checkbox"/> Tree Coverage-Medium | <input type="checkbox"/> Zero Lot Line |
| <input type="checkbox"/> Other | |

Map Coordinates

Map Page

Continued...

Utility Costs

Average Heat

Average Electricity

Water Softener: 1 to 3 req'd

Continued...

Listing Input Forms
Key to Definition Fields

**(Please do not return with paperwork,
For your use only)**

Residential Input Form: SEMAR MLS

| | | | | | | |
|-----------------------|--|--|---|---|--|---|
| Street | Dry Fork | | | | | |
| Street Suffix | Avenue Boulevard Circle Court Creek | Curve Drive Heights Highway Lake | Lane Loop Park Parkway Pass | Path Place Point Road Spur | Square Street Terrace Trail Walk | Way |
| Compass Point | E N | NE NW | S SE | SW W | | |
| City | Adams Adnan Afton Aitkin Albert Lea Alden Alexandria Alma Alta Vista Altura Amboy Apple Valley Appleton Arcadia Armstrong Austin Backus Bagley Bangor Bay City Bayport Beardsley Beaver Bay Bella Vista Belle Plain Bellechester Bemidji Bertha Bertram Bethany Big Falls Big Lake Birchwood Bwabik Bixby Blaine Blooming Prairie Bloomington Blue Earth Bluff Siding Brainerd Bratsburg Bricelyn Brooklyn Center Brooklyn Park Brownsdale Brownsville Bruce Buffalo City Burnsville Burr Oak Byron Caledonia Cannon Falls Canton Carver Champlin Chanhassen Chaska Chatfield Cherry Grove Chester Chetek Claremont Clarks Grove | Cleveland Cochrane Cologne Columbia Heights Conger Cook Coon Rapids Corning Cottage Grove Cream Cresco Crystal Cumbertand Dakota Danbury Decorah Delevan Dennison Dexter Dodge Dodge Center Dover Dresbach Duluth Dundas Durand Eagan Eagle Lake East Gull Lake Easton Eau Claire Eau Galle Township Eden Prairie Edina Eitzen Elba Elgin Eik Mound Elko Elkton Ellendale Ellsworth Elma Elmore Ely Elysian Emmons Esko Etrick Evansville Excelsior Eyota Fairmont Faribault Farmington Ferryville Fertile Florenceville Fountain Fountain City Frederic Freeborn Frontenac Frost Galesville | Garden City Garrison Geneva Gheen Glencoe Glenville Glenwood Golden Valley Goodhue Goodthunder Goodview Gordonsville Grand Meadow Granger Hackensack Hager City Ham Lake Hammond Hampton Hanlontown Hanska Harmony Hart Hartland Hastings Hayfield Hayward Henderson Hibbing Hines Hinkley Hokah Hollandale Holmen Homer Hope Houston Hudson Huntsville Hutchinson Independence Inver Grove Heights Isle Jackson Janesville Jordan Kasson Kellogg Kendelville Kensett Kenyon Krester Kilkenny LaCrescent LaCrosse LaFayette Lake City Lake Crystal Lake Elmo Lake Mills Lakeland Lakeville LaMoille Lanesboro Lansing | Lawler LeCenter LeRoy LeSueur Lewiston Lewistown Lime Springs Little Canada London Longlake Lonsdale Luck Lyle Mabel Madelia Madison Lake Mahnomon Malden Rock Manchester Mankato Manly Mansfield Mantorville Maple Grove Maple Island Mapleton Mapleview Maplewood Mason City Mazeppa McIntire Medford Medina Mendola Heights Menomonie Merrell Meriden Millville Mindoro Minneapolis Minneiska Minnesota City Minnesota Lake Minnetonka Minnetonka Beach Minong Modena Mondovi Money Creek Montgomery Morristown Moscow Molley Mound Mountain Lake Myrtle Nelson Nerstrand New Hope New Market New Prague New Richland New Trier New Ulm New York Mills | Newport Nicollet Nodine North Branch North Mankato North St. Paul Northfield Northome Northwood Norwood Young America Oakdale Oakland Ogilvie Onalaska Onamia Oronoco Osage Oslo Ostrander Owatonna Pallsade Paynesville Pemberton Pepin Peterson Pickwick Pine City Pine Island Plainview Plymouth Preston Prior Lake Racine Rake Randolph Reads Landing Red Wing Riceville Richfield Richmond Ridgeway Rochester Rock Creek Rock Dell Rollingstone Rose Creek Rosemount Roseville Rushford Saratoga Sargeant Saron Savage Scarville Shakopee Shell Lake Sherburne Silver Bay Sleepy Eye South St. Paul Sparta Spooner Spring Grove Spring Lake Park Spring Valley | Springfield St. Ansgar St. Charles St. Clair St. Cloud St. James St. Louis Park St. Paul St. Paul Park St. Peter Stewartville Stillwater Stockholm Stockton Stone Lake Taopi Theilman Thompson Tower Tracy Trego Trempealeau Truman Turtle Lake Twin Lakes Two Harbors Tyler Ulca Vasa Veseli Wabasha Waconia Wahkon Waldorf Walker Walters Waltham Wanamingo Warsaw Waseca Waterville Waumandee Webb Lake Webster Welch Welcome Wells West Concord West Salem West St. Paul Whalan White Bear Lake Whitehall Winger Winnepago Winona Winthrop Witoka Woodbury Worthington Wyattville Wykoff Zumbro Falls Zumbrota |
| State/Province | MN | IA | WI | | | |
| Zip Code | 50109 50401 50402 50444 50448 50450 | 55027 55031 55033 55037 55041 55042 | 55309 55311 55315 55316 55317 55318 | 55454 55455 55458 55459 55460 55467 | 55945 55946 55947 55949 55950 55951 | 56065 56068 56069 56071 56072 56073 |

| | | | | | |
|-------|-------|-------|-------|-------|-------|
| 50455 | 55043 | 55322 | 55468 | 55952 | 56074 |
| 50456 | 55044 | 55328 | 55470 | 55953 | 56075 |
| 50459 | 55046 | 55331 | 55472 | 55954 | 56078 |
| 50465 | 55049 | 55336 | 55473 | 55955 | 56080 |
| 50466 | 55052 | 55337 | 55474 | 55956 | 56081 |
| 50472 | 55053 | 55340 | 55478 | 55957 | 56082 |
| 50473 | 55054 | 55343 | 55479 | 55959 | 56085 |
| 50478 | 55055 | 55344 | 55480 | 55960 | 56087 |
| 50514 | 55056 | 55345 | 55483 | 55961 | 56088 |
| 50603 | 55057 | 55346 | 55484 | 55962 | 56089 |
| 50628 | 55060 | 55347 | 55485 | 55963 | 56081 |
| 50841 | 55063 | 55350 | 55486 | 55964 | 56093 |
| 50843 | 55065 | 55352 | 55487 | 55965 | 56096 |
| 52101 | 55066 | 55356 | 55488 | 55967 | 56097 |
| 52126 | 55067 | 55357 | 55569 | 55968 | 56098 |
| 52134 | 55068 | 55359 | 55601 | 55969 | 56110 |
| 52136 | 55071 | 55361 | 55614 | 55970 | 56129 |
| 52155 | 55075 | 55364 | 55616 | 55971 | 56143 |
| 52165 | 55076 | 55368 | 55701 | 55972 | 56159 |
| 52760 | 55077 | 55369 | 55705 | 55973 | 56171 |
| 53551 | 55082 | 55372 | 55708 | 55974 | 56175 |
| 54014 | 55083 | 55373 | 55723 | 55975 | 56178 |
| 54028 | 55087 | 55378 | 55731 | 55976 | 56181 |
| 54082 | 55088 | 55379 | 55733 | 55977 | 56187 |
| 54602 | 55089 | 55387 | 55748 | 55979 | 56208 |
| 54603 | 55101 | 55396 | 55747 | 55981 | 56211 |
| 54610 | 55102 | 55397 | 55760 | 55982 | 56301 |
| 54612 | 55103 | 55401 | 55771 | 55983 | 56302 |
| 54614 | 55104 | 55402 | 55786 | 55985 | 56303 |
| 54622 | 55105 | 55403 | 55790 | 55987 | 56304 |
| 54625 | 55106 | 55404 | 55801 | 55988 | 56308 |
| 54627 | 55107 | 55405 | 55802 | 55990 | 56318 |
| 54628 | 55108 | 55406 | 55803 | 55991 | 56326 |
| 54629 | 55109 | 55407 | 55804 | 55992 | 56334 |
| 54630 | 55110 | 55408 | 55805 | 56001 | 56342 |
| 54644 | 55111 | 55409 | 55806 | 56002 | 56355 |
| 54650 | 55112 | 55410 | 55807 | 56003 | 56358 |
| 54656 | 55113 | 55411 | 55808 | 56006 | 56359 |
| 54661 | 55114 | 55412 | 55810 | 56007 | 56362 |
| 54669 | 55115 | 55413 | 55811 | 56009 | 56368 |
| 54701 | 55116 | 55414 | 55812 | 56010 | 56372 |
| 54702 | 55117 | 55415 | 55814 | 56011 | 56386 |
| 54703 | 55118 | 55416 | 55815 | 56013 | 56387 |
| 54723 | 55119 | 55417 | 55816 | 56014 | 56388 |
| 54728 | 55120 | 55418 | 55901 | 56016 | 56393 |
| 54736 | 55121 | 55419 | 55902 | 56017 | 56395 |
| 54737 | 55122 | 55420 | 55903 | 56020 | 56396 |
| 54739 | 55123 | 55421 | 55904 | 56023 | 56397 |
| 54747 | 55124 | 55422 | 55905 | 56024 | 56398 |
| 54750 | 55125 | 55423 | 55906 | 56025 | 56399 |
| 54751 | 55126 | 55424 | 55909 | 56026 | 56401 |
| 54755 | 55127 | 55425 | 55910 | 56027 | 56425 |
| 54756 | 55128 | 55426 | 55912 | 56028 | 56431 |
| 54759 | 55129 | 55427 | 55917 | 56029 | 56435 |
| 54765 | 55130 | 55428 | 55918 | 56031 | 56437 |
| 54769 | 55133 | 55429 | 55919 | 56032 | 56450 |
| 54773 | 55144 | 55430 | 55920 | 56033 | 56452 |
| 54830 | 55146 | 55431 | 55921 | 56034 | 56466 |
| 54837 | 55150 | 55432 | 55922 | 56035 | 56469 |
| 54843 | 55155 | 55433 | 55923 | 56036 | 56484 |
| 54853 | 55161 | 55434 | 55924 | 56037 | 56540 |
| 54859 | 55164 | 55435 | 55925 | 56041 | 56557 |
| 54870 | 55165 | 55436 | 55926 | 56042 | 56567 |
| 54871 | 55166 | 55437 | 55927 | 56043 | 56570 |
| 54876 | 55168 | 55438 | 55929 | 56044 | 56592 |
| 54888 | 55169 | 55439 | 55931 | 56045 | 56601 |
| 55001 | 55170 | 55440 | 55932 | 56046 | 56619 |
| 55003 | 55171 | 55441 | 55933 | 56048 | 56621 |
| 55009 | 55172 | 55442 | 55934 | 56051 | 56623 |
| 55014 | 55175 | 55443 | 55935 | 56052 | 56627 |
| 55016 | 55177 | 55444 | 55936 | 56054 | 56647 |
| 55018 | 55187 | 55445 | 55939 | 56055 | 56657 |
| 55019 | 55188 | 55446 | 55940 | 56057 | 56661 |
| 55020 | 55191 | 55447 | 55941 | 56058 | 56667 |
| 55021 | 55304 | 55448 | 55942 | 56060 | 56723 |
| 55024 | 55305 | 55449 | 55943 | 56062 | 56744 |
| 55026 | 55306 | 55450 | 55944 | 56063 | |

| | | | | | | |
|---------------|------------|------------|-------------|------------|-----------|-------------|
| County | Aitkin | Chisago | Hennepin | Mahnomen | Pierce | Todd |
| | Anoka | Clarke | Houston | Martin | Pine | Trempealeau |
| | Barron | Cottonwood | Howard | Mille Lacs | Polk | Wabasha |
| | Benton | Crawford | Itasca | Mitchell | Ramsey | Waseca |
| | Blue Earth | Dakota | Jackson | Monroe | Rice | Washburn |
| | Brown | Dodge | Kanabec | Mower | Rusk | Washington |
| | Buffalo | Dunn | Koochiching | Nicollet | Scott | Watonwan |
| | Burnett | Eau Claire | La Crosse | Nobles | Sherburne | Winnepago |
| | Carlton | Faribault | Lake | Olmsted | Sibley | Winneshiek |

| | Carver Cass Chickasaw | Fillmore Freeborn Goodhue | Le Sueur Lincoln Lyon | Other Otter Tail Pepin | St. Louis Stearns Steele | Winona Worth |
|------------------------------|--|---|---|--|--|--|
| Contingency | Approvals | Inspection | None | Property Purchase | Property Sale | |
| Agent Owned | No | Yes | | | | |
| Exclusv Right to Sell | No | Yes | | | | |
| Buyer's Agent | No | Yes | | | | |
| BA Dual or Variable | No | Yes | | | | |
| Subagency | No | Yes | | | | |
| SA Dual or Variable | No | Yes | | | | |
| Facilitator | No | Yes | | | | |
| Fac Dual or Variable | No | Yes | | | | |
| Access Type | Code (Call Lister) | Key at Office | None | Other Lockbox | Owner | Supra Lockbox |
| MLS Area | Adams/Mapleview/Lyle - 0024 Albert Lea - City - 0027 Albert Lea - Rural - 0028 Alden/Conger/Freeborn - 0030 Austin NE - 0045 Austin NW - 0046 Austin SE - 0047 Austin SW - 0048 | Blooming Prairie/Bixby/Pratt - 0032 Bncelyn/Kiester/Walter - 0040 Byron/Kasson/Mantor - 0010 Chatfield Area - 0007 Clarks Grove/Geneva/Holl Island - 0029 Dodge Center/West Concord/Claremon - 0008 Dover/Eyota/St. Charles/Eiba - 0009 Elgin/Millville/Plainview - 0006 | Ellendale/Hope/Merida - 0031 Faribault - 0036 Glenville/Emmons/Twi Lakes/Myrtle/Grdn - 0026 Hayfield - 0017 Hayward/Oakland - 0025 Iowa - Lake Mills/Northwood/R - 0041 LaCrescent/Brownsvill - 0022 Lake City/Wabasha/Kell Rv - 0023 | Medford/Clinton Falls/Deerfield - 0035 Morristown/Waterville/ - 0038 Northfield/Cannon Falls/Red Wing - 0018 Out of Area - Iowa - 0042 Out of Area - Minnesota - 0020 Out of Area - Wisconsin - 0043 Owatonna - City - 0033 Pickwick/LaMoille/Ridg - 0021 | Pine Island/Oronoco - 0011 Preston/Rushford/Hou - 0016 Rochester - Northeast - 0002 Rochester - Northwest - 0001 Rochester - Southeast - 0004 Rochester - Southwest - 0003 Spring Valley/Grand Meadow/LeRoy - 0012 Steele Co. NE - 0034 | Stewartville Area - 0005 Stockton/Lewiston/Rol - 0018 Waseca/Otisco/New Richland - 0037 Wells/Easton/Minneso Lake - 0039 Winona/Goodview/MN City/Homer - 0015 Zumbrota/Goodhue/K - 0014 |
| Subdivision | 19 Norwest 19th Street Business Park 37th St Business Park 55th Street Estates Airport Industrial Park Alexander's Replat Allendale Altona Heights Apple Ridge Arborglen Aries Minnie Addition Armit's Arrowhead Atkinson Auburn Place Auditor's Austin's Bach Estates Badger Hills Badger Ridge Badger Village Townhomes Baihy Estates Baihy Heights Baihy Meadows Baihy Valley Baihy Woodland Baihy's Bailey & Berg Balloy's Bamber Corner Bamber Heights Bamber Ridge Bamber Valley Estates Bamber Valley Farms Bamberwood Bandel Hills Bandel North Bandel's Woodland Estates Barck And Merz Baron Woods | Conway's Cook Sub Cooley's Cooper Cottonwood Country Club Estates Country Club Manor Country Creek Country Meadows Countrywood Estates Coventry Hills Crescent Park Crest Ridge Crimson Ridge Crowns Crystal Springs Cummings D.P. Madden's Dallman's Dashow's Dawn Haven Deer Ridge Deerhaven Deerwood Park Dewitt's Diamond Ridge Dibell & Westcott's Dodge's Replat Domke Dornack's Dresbach's Drew's Du-Ville Addition Durand Eagle Ridge East Ridge East River East Rochester Eastwood Hills Echo Ridge Edenborough Estates Edgewood Addition El Rancho Elford's Ellinghysen's | Gregg's Addition Greystone Hadley Creek Village Haggertys Hammer & Fanning's Hampton Rhodes Hanson's Harbor Harden's Replat Hart Farm Harvestview Harvey Sanderson Haver Hill Hawk Ridge Hawthorn Hill Head & McMahon Hendricks and Postlers Henke Heights Henry Estate's Heritage Hills Hetzel and Hagen Hiawatha Hidden Hills Hidden Oaks Hidden Oaks Valley High Forest Village High Springs Highland Highland Ridge Hillcrest Hillcrest North Hillmer's High View No. Hillside Hilltop Hilltop Oaks Hillview Hilmer's High View Acre Himmer Country Estate Historic Hill Hodge Holm | Manorwoods Lakes Maple Lane Maplebrook Maplewood Acres Marchant Marion Martinique Manor Marvale Mathen's Woodside Matteson Mayo Woodlands Mayowood Common Mayowood Hills Mayowood Hills South McCullough's Meadow Hills Meadow Hills South Meadow Lakes Estates Meadow Lakes Golfview Townhomes CIC Meadow Lakes Villas Meadow Park Meadow Park Estates Meadow Park South Meadow Run Meadowbrook Meredith's Merrihills Mike's Sandy Point Milholin Mill Reservation Miner's Heights Moe & Olds Mohn & Hodge Morningside Morris Hills North Morris's Morse & Sargeant's Morse & Stewart's Mosse N/A | Potvin's Prairie Crossing Prairie Crossings Priebes Prince Estates Promontory Pointe Ranch View Rancho Red Oaks Reichel's Reichel's Country Club Rena Belle Resub Lot 105 Richland Estates Ridgeview Manor Riege's Rless Riolen Rivendell Woods River Bluffs River Court River Falls Townhome CIC River Park River Place River Ridge Riverview Riverview West Robbin's Rock Dell Woods Rocky Creek Rolling Greens Rolling Heights Rose Harbor Rose Haven Rossi Court Russell's Salem Salem Heights Salem Heights Estates Salem Meadows Salem Point Salem Sound | The Aspens The Futures Condominium The Gardens The Greens The Harborage The Highlands on 19th Condo The Jewel The Landings at S. P. The Meadows The Meadows Resub The Pines The Slopes Condo The Villas of Valley Side The Willows Thompson Thurbers Timber's 1st Timberidge Tinton's Tongen's Toogood Meadows Toogood Plaza Toogood's Toquam's Traders Point Trappers Hill Twiford and Co's Tyrol Hills Upper Meadow Valhalla Valley Side Estates Valley View Valley View Estates Vandals Viking Hills Viking Village Villa Meadows Villa Place Village Of Manon Village On The Green Villas of Valley Side |

| | | | | | |
|--------------------------|-----------------------|----------------------|-----------------------------|----------------------|-------------------------------|
| Subdivision | Elliot's Resub | Homestead | Nagel's Grove | Samelian's | Villas on the Parkway |
| Baldorf's | Elliott and Hoffman's | Homestead Acres | Neill's Replat | Sanderson's | Viola Hills |
| Bear Creek Court | Elm Park | Homestead Trails | Nelson's | Sandy Slopes | Walden |
| Bear Meadow Ranches | Elmcraft | Homewood | Niell | Sattre's Replat | Waldron and Hein |
| Bear Ridge | Eshoffs | Honeywood | Nielson | Sauer's | Walnut Hills |
| Bearwood Estates | Elton Hills | Horian's | North Oaks | Sawinski's | Washington |
| Bel Air | Elton Hills East | Huey-Reynolds | North Park | Scenic Oaks | Waterford |
| Bell Oaks | Elton Hills North | Hundred Acre Woods | North Sunny Slopes | Schoenfelder's | Weatherhill |
| Belle Meade Plantation | Elton Ridge | Hunter Hills | Northern Addition | Schumann's | Weatherstone |
| Bells | Emerald Hills | Hunter Pointe | Northern Heights | Schwanke's | Weatherstone North |
| Belmont | Essex Estates | Huntington Woods | Northern Heights East | Sehl's | Weatherstone West |
| Belmont Slope | Everett's | Hutchings | Northern Heights North | Sellers | Weatherwood |
| Bergs | Evergreen Acres | Hyland View | Northern Heights North | Shadow Run | Wedge Wood Creek |
| Berryfield Farms | Evergreen Gardens | Hyland View No 2 | Northern Hills | Shady Lane | Wedgewood Hills |
| Betcher's | Excel Estates | Indian Heights | Northern Outlots | Shady Ridge | Wedgewood Pointe |
| Bielenberg & Giese | Fair Oaks | Innsbruck | Northern Slopes | Shannon Oaks | Weih |
| Birchwood Knoll | Fairview Acres | Institute Hills | Northgate | Shannon Valley | Welch and Wendt |
| Bjerrings | Fairway Ridge | Interlachen | Northridge | Shenandoah | Wellington Pointe |
| Bluegrass Townhomes | Fanning's Addition | Ireland's | Northridge | Shervem's | Condo |
| Boardman Valley | Fawcett's | J. E. Benedict | Northridge Townhomes | Shumann's | West Park |
| Boulder Creek | Ferguson & Alexander | Jack's Replat | Northridge Village | Silver Acres | West Zumbro |
| Boulder Ridge | Ferguson's Replat | Jane's | Northview Village | Silver Creek | West's |
| Boutelle's | Ferndale | Jefferson Slopes | Northwood | Silver Creek Estates | Westchester Hills |
| Brackenridge Addition | Fieldstone | Jensen's | Northwood Hills | Silver Lake | Western |
| Briarwood | Fieldstone | Johnson, W A | Northwood Trails | Skyline | Westlawn |
| Brook Lawn Estates | Fierke's | Johnson's | Norton & Armstrong | Somerby | Westlunds |
| Brookfield | Flatlers | Jordan R W | Oak Bluff | Somerset Hills | Westway Manor |
| Brookside | Folwell Heights | Kahoun's | Oak Hills | Sonnenberg's | Westwood |
| Buck Ridge | Folwell Ridge | Kascades | Oak Meadow | South Addition | Whispering Oaks |
| Bucks | Folwell West | Kellogg Hills | Oak Park | South Home | Whispering Pines |
| Buckthorn | Forest High | Kilpatrick's | Oak Rest | South Park | White Birch Hills |
| Buena Vista | Forest Hills | King's Park Hyland's | Oak Ridge | South Pointe | White Bridge |
| Buffingham Square | Forest Knoll | Kings Run | Oak Valley Estates | Southern Hills | White Bridge Woods |
| Bumpus Addition | Fox Hill | Kingsbury Hills | Oakcliff | Southern Woods | White Oaks |
| Burr Oak | Fox Ridge | Klees | Oakwood Hills | Southport | White Oaks Townhomes |
| Byron | Fox Trails | Kleist Replat | Olson's | Southtown | White Pine Manor |
| Cairnbrae Farms | Foxborough | Knob Hill Apartments | Orchard Acres | Southtown Heights | White Pine Manor Townhomes |
| Call Lister | Foxcroft | Knollwood Acres | Orchard Hills North | Southwood | Whitebridge Hills |
| Cambridge Hills | Foxcroft East | Kreler's Replat | Orchard Hills South | Spicers | Whitetail Ridge |
| Campus Village | Foxcroft North | Kris's Replat | Orchard Ridge | Spruce Meadows | Townhomes |
| Cantebury | Foxcroft South | Krofchalk's | Original Plat | St Marys Hill | Whiting Lane |
| Carriage Homes | Foxcroft West | Kummers | Oronoco Village | Stebbin's | Whynaught's |
| Carroll's | Foxfield | Kutzky's | Osjor Estates | Stevens Court | Wildwood Meadow |
| Cascade | Fratzke's | Kuzel | Overland Pointe | Stewarts | Williams Healy's & Cornforths |
| Cascade Manor | Fratzke's Homestead | Lahue's | Owen's Resub | Stone Barn Estates | Willow Heights |
| Cascade Meadows | Fred Schmidt's | Lair's Valley | Pahama Court | Stonebridge | Willow Hills |
| Cascade Meadows CIC | French Creek Central | Lake's | Paradise Acres | Stonebrooke | Willow Point |
| Cascade Meadows CIC #163 | French's | Lakeview | Parkin's | Stonehedge Estates | Townhomes |
| Cascade Pass | Friedrich's | Lakeview Homes | Parkside | Subdivision Lot 90 | Willowridge |
| Cascade Plaza | Fritsch & Magaw | Lampman's | Parkview | Subdivision M | Willoyd's |
| Cascade Ridge | Frizells and Tylers | Larson's | Parkwood Hills | Suk's Replat | Wilson's |
| Cascade Unplatted | Garden Acres | Layton's | Passe and Fanning | Summit Pointe | Wilson's Estates |
| Cavilima | Gardner's | Leiferman-Koehnen | Palio Homes of Meadow Lakes | Summit Ridge | Wilson Hill |
| Cedar Beach | Gardner's | Leisure Court NW | Paulson's | Summit Square | Wimbledon Hills |
| Cedar Creek | Geisinger Valley | Leitzen's | Pebble Creek | Sunny Meadows | Windermere |
| Cedar Park | Geisingers | Lemke | Peck's | Sunny Slopes | Windsor Chase |
| Cedar Ridge | Georgetown | Lenwood Heights | Peck's Hills | Sunnybrook | Windsor Heights |
| Center Plaza | Meadows | Lenz | Penz | Ranchetts | Windsor Hills |
| Century Hills | Glendale | Leo Har Replat | Peterson | Sunnydale | Windsor Ridge |
| Century Point | Glendale Hills | Liberty Manor | Peterson-French | Sunnyside | Wood Lake Park |
| Cheery Meadows | Glenview | Townhomes | Pheasant Run | Sunrise Estates | Woodbine Hills |
| Chester Heights | Townhomes | Lillie's | Pine Ridge Estates | Sunrise View | Woodgate |
| Cheval Estates | Golden Hill | Lincolnshire | Pine Tree Estates | Sunset Terrace | Woodhaven |
| Chippewa Ridge | Golfview Estates | Lincolnshire North | Pinewood | Superior Ridge | Woodland |
| Christensen Sehl | Gonderman & Thiel's | Lohuis | Pinewood Hills | Townhomes | Woodland Hills |
| Christopher Courts | Gooding's | Louisa Reiters | Pinewood Manor | Sylvan Acres | Woodsvie |
| Cimarron | Graham | Louise's | Pinewood Meadows | Tealstone | Woodridge |
| City Lands | Green Meadows | Maddens | Pinewood Ridge | Termar | Zarin's |
| Coffman | Green Meadows West | Manley's | Pinewood Summit | Terrace Lane | Zumbro Haven |
| College View | Greenbriar | Manor Woods | Pleasant Acres | Terryville | Zumbro Highlands |
| Collins | Greenway | Manor Woods North | Pleasant Grove | Telon Court | Zumbro Hills |
| Colonial Oaks | | Manor Woods West | Village | Telon Resub | Zumbro Ridge |
| Colonial Oaks Two | | | Plummer's Replat | | |
| Connemara Hills | | | Port Ridge | | |
| | | | Portage Townhomes | | |

Elementary School

| | | | | | |
|---------------|------------------------|----------------|-----------------|------------------|----------------|
| Albert Lea | Cochrane/Fountain City | Goodhue | Lake City | Northfield | Spring Grove |
| Alden-Conger | Comfrey | Grand Meadow | Lakeville | Orno | Springfield |
| Alma | Cresco | Harriet Bishop | Lanesboro | Owatonna | St. Charles |
| Arcadia | Decorah | Haslings | LeCenter | Pepin | St. Peter |
| Austin | Dover-Eyota | Hayfield | LeRoy-Ostrander | Pine Island | Stewartville |
| Bagley | Durand | Hoover | Lewiston-Allura | Pinewood | Sunset Terrace |
| Bamber Valley | | Houston | Lime Springs | Plainview-Elgin- | Triton |

| | | | | | | |
|-----------------------------|---|---|---|--|--|--|
| | Ben Franklin Blooming Prairie Blue Earth Area Bruce Byron Caledonia Cannon Falls Chatfield Churchill | Eau Claire Elton Hills Fairmont Faribault Fillmore Central Folwell Gale, Etrick, Trempealeau George Gibbs Glenville/Emmons Golden Hill | Independence WI Isle Janesville/Waldorf/Per Jordan Kasson-Mantorville Kenyon-Wanamingo Kingsland LaCrescent/Hokah | Longfellow Lyle Mabel-Canton Maple River Martin Co. West Medford Melrose Montgomery- Lonsdale N.R.H.E.G. | Millville Prior Lake-Savage Randolph Red Wing Riceville Riverside Central Robert Gage Rushford-Peterson See Comments Southland | United South Central Wabasha-Kellogg Waseca Washington Waterville-Elysian- Morristown Winona Zumbrot/Mazeppa |
| Middle School | Albert Lea Alden-Conger Alma Arcadia Austin Bagley Blooming Prairie Blue Earth Area Bruce Byron Caledonia Cannon Falls Chatfield Cochrane/Fountain City | Comfrey Cresco Decorah Dover-Eyota Durand Eau Claire Fairmont Faribault Fillmore Central Friedell Gale, Etrick, Trempealeau Glenville/Emmons Golden Hill Goodhue | Grand Meadow Hastings Hayfield Houston Independence WI Isle Janesville/Waldorf/Per John Adams Jordan Kasson-Mantorville Kellogg Kenyon-Wanamingo Kingsland LaCrescent/Hokah | Lake City Lakeville Lanesboro LeCenter LeRoy-Ostrander Lewiston-Altura Lime Springs Lyle Mabel-Canton Maple River Martin Co. West Medford Melrose Montgomery- Lonsdale | N.R.H.E.G. Northfield Orono Owatonna Pepin Pine Island Plainview/Elgin/Millville Prior Lake-Savage Randolph Red Wing Riceville Rushford-Peterson See Comments Southland | Spring Grove Springfield St. Charles St. Peter Stewartville Triton United South Central Wabasha-Kellogg Waseca Waterville-Elysian- Morristown Willow Creek Winona Zumbrot/Mazeppa |
| High School | Albert Lea Alden-Conger Alma Arcadia Austin Bagley Blooming Prairie Blue Earth Area Bruce Byron Caledonia Cannon Falls Century Chatfield | Cochrane/Fountain City Comfrey Cresco Decorah Dover-Eyota Durand Eau Claire Fairmont Faribault Fillmore Central Gale, Etrick, Trempealeau Glenville/Emmons Golden Hill Goodhue | Grand Meadow Hastings Hayfield Houston Independence WI Isle Janesville/Waldorf/Per John Marshall Jordan Kasson-Mantorville Kenyon-Wanamingo Kingsland LaCrescent/Hokah Lake City | Lakeville Lanesboro LeCenter LeRoy-Ostrander Lewiston-Altura Lime Springs Lyle Mabel-Canton Maple River Martin Co. West Mayo Medford Melrose Montgomery- Lonsdale | N.R.H.E.G. Northfield Orono Owatonna Pepin Pine Island Plainview/Elgin/Millville Prior Lake-Savage Randolph Red Wing Riceville Rushford-Peterson See Comments Southland | Spring Grove Springfield St. Charles St. Peter Stewartville Triton United South Central Wabasha-Kellogg Waseca Waterville-Elysian- Morristown Winona Zumbrot/Mazeppa |
| Tax Class | Homestead | Non-Homestead | | | | |
| Assessments Pending | No | Unknown | Yes | | | |
| Zoning | Agricultural | Business | Commercial | Industrial | Multi-Family | Residential |
| Water Type | Central Well City | In Street None | Other Private Well | Shared Well To Lot Line | | |
| Sewer Type | City Holding Tank | In Street None | Other Septic | To Lot Line | | |
| Fuel Type | Combination Electric | Geo-thermal In Street | Natural Gas None | Oil Other | Propane Solar | To Lot Line Wood |
| Lake/Waterfront Name | Albert Lea Lake Bamber Lake Beaver Lake Cannon Lake Cedar Lake Chippewa River | Clear Lake Fountain Lake French Lake Geneva Lake Lake Bylesby Lake Chapeau | Lake George Lake Marinuka Lake Pepin Lake Shady Lake Telonka Lake Zumbro | Madison Lake Manorwood Lakes Mayowood Lake Mississippi River Peterson Lake Pickerel Lake | Pritchard's Landing Reeds Lake Roberts Lake Robinson Lake Root River Silver Lake | Upper Iowa River West Newton Zumbro River |
| Flood | No | Yes | | | | |
| Reactor.COM Type | Residential - Single Family | Residential - Condo/Townhome | Residential - Mobile Home | Residential - Farm | | |
| Type of Property | Single Family | Condominium | Mobile Home W/Lot | Townhouse/Patio | Zero Lot Line | |
| Garage Type | Attached Detached | Multiple None | Other Rented | Tandem Tuck Under | | |
| Single Family | 1 1/2 Story 1 1/4 Story | 1 3/4 Story 2 Story | 3 Story Contemporary | Mult-Level-3 Mult-Level-4+ | Other Raised Ranch | Ranch (1 Story) Split |
| Condominium | Converted Mansion Converted Mansion - 1 Floor Converted Mansion - 2 Floors Converted Mansion - 3 Floors High Rise | High Rise (4 Levels) High Rise (4+ Levels) - 1 Floor High Rise (4+ Levels) - 2 Floors High Rise (4+ Levels) - 3 Floors High Rise (4+ Levels) - Split | Low Rise Low Rise (3 Levels) - 1 Floor Low Rise (3 Levels) - 2 Floors Low Rise (3 Levels) - 3 Floors Low Rise (3- Levels) | Manor/Village Manor/Village - 1 Floor Manor/Village - 2 Floors Manor/Village - 3 Floors Manor/Village - Split | Two Unit Two Unit - 1 Floor Two Unit - 2 Floors Two Unit - 3 Floors Two Unit - Split | |
| Townhouse | Detached | Detached - 2 Story | Quad 4 Corner - 1 | Quad/4 Corner - Split | Side x Side | Side X Side - 2 Story |

| | Detached - 1 Story | Detached - Split | Story Quad 4 Corner - 2 Story | Quad/4 Corners | Side X Side - 1 Story | Side X Side - Split |
|--|--------------------|------------------|-------------------------------------|----------------|-----------------------|---------------------|
| Mobile Home | Ranch (1 Story) | | | | | |
| Zero Lot Line | Twin Home | | | | | |
| Occupied By | Owner | Renter | Vacant | | | |
| New Construction | Select One | No | Yes | | | |
| Association Info: Assoc Fee Freq | Monthly | Quarterly | Yearly | | | |
| Auction: Auction | No | Yes | | | | |
| Auction: Buyers Premium | No | Yes | | | | |
| Auction: Owner is an Agent | No | Yes | | | | |
| Auction: Auction Type | Absolute | Minimum Bid | Reserve | | | |
| <u>Bdrm/Laundry Info:</u> <u>Main Floor Laundry</u> | No | Yes | | | | |
| <u>Bdrm/Laundry Info:</u> <u>Main Floor Bedroom</u> | No | Yes | | | | |
| <u>Bdrm/Laundry Info:</u> <u>3 BR on One Level</u> | No | Yes | | | | |
| Miscellaneous: Insurance Fee Freq | Monthly | Quarterly | Yearly | Other | | |
| Miscellaneous: Common Wall | No | Yes | | | | |
| New Development: New Development | No | Yes | | | | |

Page 1 of 2

HOMEAVENUE, INC.
FACILITATOR SERVICES AGREEMENT

All areas in red required.

"I" or "Seller" means _____
[Name of Owner/Seller]

My billing address is: _____

"You" or "Broker" means HomeAvenue, 7825 Wayzata Blvd., Mpls, MN 55426 which is a real estate broker licensed by the State of Minnesota. "Property" means the house and land at _____ City of _____, County of _____, State of Minnesota.

1. **Duration.** This Agreement commences on the latest of the signature dates ("Agreement Date") and expires 365 days after the Agreement Date. However, I may terminate this Agreement at any time by calling, writing, e-mailing or faxing your office to specify an earlier termination date. There will be no prorating of charges.
2. **Services To Be Provided.** I own the Property and am engaging You to assist me in selling the Property by owner. You will provide the following Facilitator services to me:
 - a. Listing with the Regional Multiple Listing Service of Minnesota ("MLS") for the following fee: For Sale By Owner Package with MLS fee, the monthly a la carte MLS fee, or the one-time a la carte MLS fee. [Check One Box]
 - b. Listing on all participating local and national Broker Reciprocity Internet web sites. (Note: Your web site listing and photo(s) may take up to 4 days from MLS activation date to upload to Broker Reciprocity web sites).
 - c. Advertising in the Minneapolis Star Tribune and/or St. Paul Pioneer Press with a 10% discount off their normal liner ad rates.
3. **Services Not To Be Provided.** I am not asking you to provide any of the following services relating to the sale of the Property:
 - a. Appraisal of the Property, although you offer comparative market analysis
 - b. Inspection of the Property and preparation of disclosure documents
 - c. Holding open houses or otherwise showing the Property to prospective buyers
 - d. Preparation of the purchase agreement, exhibits and supplements
 - e. Negotiation of the purchase agreement with the buyer
 - f. Legal, accounting or tax advice or services
 - g. Preparation of closing documents
 - h. Abstracting, title insurance or closing services
 - i. Rental or management of the Property
4. **Closing Services.**
 - a. After a purchase agreement for the Property is signed, arrangements must be made to prepare for and close the transaction. Broker does not provide these services. Seller may be required to pay certain closing costs pursuant to the terms of the purchase agreement. Broker has not (and under applicable state law may not) express opinions regarding the legal effect of the closing documents or the closing itself.
 - b. **Notice: Seller must indicate in writing whether it is acceptable for broker to arrange for closing services or whether seller wishes to arrange for others to conduct the closing. Broker has no "controlled business arrangement" as that term is defined in 12 United States code §2602 with any person or company that provides closing services. Seller makes the following choice:**
 I want You to arrange for closing services for me. I will make my own arrangements for closing services.
5. **List Price.** I authorize You to offer the Property for sale for the asking price or list price of \$ _____ upon the following terms _____
I will grant You access to the Property to install signage and take external photographs; and I authorize You to market the Property, including submission of data to the MLS. If the Property is sold while this Agreement is in force, You may notify the MLS and member Realtors® of the price and terms of the sale.
6. **Fees.**
 - a. **Notice: The commission rate for the sale, lease, rental, or management of real property shall be determined between each individual broker and its client or customer. Facillitator will not become involved in such transactions on behalf of seller. Facillitator may serve as a buyer's broker, in which case facillitator will represent buyer in determining the applicable commission rate. See Section 9 on next page.**
 - b. You will charge me only the fees specified in the HomeAvenue brochure. I will pay no commission, fee or other charge based upon the sale price of the Property, except if you serve as a buyer's broker, in which case I will pay you a buyer's broker commission as determined in the Purchase Agreement. I realize that if I want a buyer's agent (including You) to show

6. Fees (cont.)

the Property, I will have to pay a commission to the buyer's agent and I agree to pay a commission of _____%.
(The typical range is 2.7% to 3.5% depending upon the price of the home.)

c. I agree to pay You all your fees within 15 days after I receive your invoices. Your fees are due and payable whether or not I sell my Property. I agree to pay You interest at the rate of 8% per annum on all fees not paid within 30 days after I receive your invoice. This subdivision does not apply to buyer's broker commissions, which will be payable pursuant to the terms of the Purchase Agreement.

7. Rights and Obligations Generally. You and I understand and agree that:

- a. You are not representing me as my agent and You owe me no fiduciary duties other than any specified in this Agreement.
- b. Any confidential information about price, terms and motivation for pursuing the transaction given to You will be kept confidential unless I instruct You in writing to disclose specific information.
- c. You will deal honestly with all parties.
- d. You will use reasonable effort and professional knowledge and skill to assist me.
- e. I will arrange for the earnest money to be held by the buyer's agent, my attorney or myself. You are not being retained to serve as escrow agent to hold earnest money or other funds. If You do serve as escrow agent, You will comply with all Minnesota laws regarding the escrow of funds related to the sale or purchase of property.
- f. Unless you show my house as a buyer's broker, I do not anticipate that You will have substantive discussions with the buyers about the property. I will disclose to potential purchasers all material facts pertaining to the Property of which I am aware, which could adversely and significantly affect an ordinary purchaser's use or enjoyment of the Property, or any specific intended use of the Property of which I am aware. Likewise, You will disclose to potential purchasers all material facts pertaining to the Property of which You become aware, which could adversely and significantly affect an ordinary purchaser's use or enjoyment of the Property, or any specific intended use of the Property of which You become aware. However, You have no obligation to inform yourself of such facts.

8. Remedies. If either You or I bring an action for enforcement of this Agreement, the prevailing party in such action shall be entitled to recover all costs and expenses of such action, including all reasonable attorneys' fees and court costs.

9. Dual Agency. Dual Agency. Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Pursuant to Minn. Stat. § 82.17, subd. 11, "dual agency" includes a situation in which a licensee owes a duty to more than one party to the transaction. Facilitator also serves as a Buyer's Broker for some buyers of real estate. As such, if Facilitator represents a buyer in a transaction with Seller, Facilitator will have a duty of confidentiality to Seller, but will otherwise have fiduciary duties, including a duty of loyalty, to the Buyer. This situation will be treated as a dual agency by Facilitator, even though Facilitator is not your agent and will not be representing you in any negotiations with a Buyer.

Dual agency requires the informed consent of all parties, and means that Facilitator, when also acting as Broker for Buyer, has some overlapping duties between Seller and Buyer. This conflict of interest prohibits Facilitator from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the buyer broker/Facilitator in writing to disclose specific information about him or her. All other information will be shared. Dual agents may not advocate for one party to the detriment of the other.

Facilitator will owe to Seller a duty of confidentiality and will owe to Buyer the fiduciary duties described in the attached "agency relationships and real estate transactions" document. Dual agents must disclose to Buyers material facts as defined in Minn. Stat. § 82.197, subd. 6, of which the Broker is aware that could adversely and significantly affect the Buyer's use of enjoyment of the property.

Seller's instructions to Facilitator (please initial):

_____ Seller(s) will agree to a dual agency representation and will agree to show the property to Buyers represented by Facilitator.

_____ Seller(s) will not agree to a dual agency representation and will not agree to show the property to Buyers represented by Facilitator.

Seller Date Social Security Number

Seller Date Social Security Number

BROKER: HomeAvenue, Inc., 7825 Wayzata Blvd., S Louis Park MN 55426 Phone: 952-929-7355.

By _____ Its _____ Date _____

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

MINNESOTA LAW REQUIRES that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This is not a contract. **This is an agency disclosure form only. If you desire representation, you must enter into a written contract according to state law** (a listing contract or a buyer representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph V below), unless the broker or salesperson is representing another party as described below.

ACKNOWLEDGMENT: I/We acknowledge that I/We have been presented with the below-described options. I/We understand that until I/We have signed a representation contract, I/We are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.

THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.

Signature _____ Date _____ Signature _____ Date _____

I. Seller's Broker: A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller and acts on behalf of the Seller. A Seller's broker owes to the Seller the fiduciary duties described below.⁽²⁾ The broker must also disclose to the Buyer material facts as defined in Minnesota Statutes, section 82.197, subdivision 6, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If a broker or salesperson working with a Buyer as a customer is representing the Seller, he or she must act in the Seller's best interest and must tell the Seller any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph V below). In that case, the Buyer will not be represented and will not receive advice and counsel from the broker or salesperson.

II. Subagent: A broker or salesperson who is working with a Buyer but represents the Seller. In this case, the Buyer is the broker's customer and is not represented by that broker. If a broker or salesperson working with a Buyer as a customer is representing the Seller, he or she must act in the Seller's best interest and must tell the Seller any information that is disclosed to him or her. In that case, the Buyer will not be represented and will not receive advice and counsel from the broker or salesperson.

III. Buyer's Broker: A Buyer may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer. The broker may represent the Buyer only, and not the Seller, even if he or she is being paid in whole or in part by the Seller. A Buyer's broker owes to the Buyer the fiduciary duties described below.⁽²⁾ The broker must disclose to the Buyer material facts as defined in Minnesota Statutes, section 82.197, subdivision 6, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If a broker or salesperson working with a Seller as a customer is representing the Buyer, he or she must act in the Buyer's best interest and must tell the Buyer any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph V below). In that case, the Seller will not be represented and will not receive advice and counsel from the broker or salesperson.

IV. Dual Agency - Broker Representing both Seller and Buyer: Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller and the Buyer. This role limits the level of representation the broker and salespersons can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽²⁾ Within the limitations described above, dual agents owe to both Seller and Buyer the fiduciary duties described below.⁽²⁾ Dual agents must disclose to Buyers material facts as defined in Minnesota Statutes, section 82.197, subdivision 6, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property.

V. Facilitator: A broker or salesperson who performs services for a Buyer, a Seller, or both but does not represent either in a fiduciary capacity as a Buyer's Broker, Seller's Broker or Dual Agent. **A FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson, working with a Buyer, shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's Broker (see paragraph I above). In the event a facilitator broker or salesperson, working with a Seller, accepts a showing of the property by a Buyer being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's Broker (see paragraph III above).

- (1) This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.
- (2) The fiduciary duties mentioned above are listed below and have the following meanings:
Loyalty - broker/salesperson will act only in client(s)' best interest.
Obedience - broker/salesperson will carry out all client(s)' lawful instructions.
Disclosure - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client's rights and interests.
Confidentiality - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
Reasonable Care - broker/salesperson will use reasonable care in performing duties as an agent.
Accounting - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.
- (3) If Seller(s) decides not to agree to a dual agency relationship, Seller(s) may give up the opportunity to sell the property to Buyers represented by the broker/salesperson. If Buyer(s) decides not to agree to a dual agency relationship, Buyer(s) may give up the opportunity to purchase properties listed by the broker.

(Initial) I have had the opportunity to review the "Notice Regarding Predatory Offender Information" below.

NOTICE REGARDING PREDATORY OFFENDER INFORMATION

Information regarding the predatory offender registry and persons registered with the predatory offender registry under Minnesota Statutes, section 243.166, may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 642-0200, or from the Department of Corrections web site at www.corr.state.mn.us.

MLS Change Form and Listing Contract Amendment

Regional Multiple Listing Service of Minnesota

This form may function as an amendment to the listing agreement between the parties.

The Information requested in this section is required

Property Address _____

Listing Number _____

Listing Office Number: **4129**

Should Association input this change for you?

Yes No

Fill in the proper category for status change. *Indicates Required Fields.

Change Price

REDC - Reduce Price
RAIS - Raise Price

* LP _____
New List Price

* XD _____
New Expiration Date

Pending

(This includes all listings not available for showings because of an accepted Purchase Agreement or contract.)

PEND - Sale Pending

* OMD ___ / ___ / ___
Pending/Off Market Date

* PDC ___ / ___ / ___
Projected Date Closed

* SO _____
Selling Office

* SAG _____
Selling Agent #

Closed

*SP _____
Sale Price

*FIN _____
Financing Terms

*DC ___ / ___ / ___
Date Closed

*LAM _____
Loan Amount

*PTS _____
(Points must be entered as a dollar amount, and should include only those paid by the Seller.)

Other Status Change

EXT - Extended Expiration Date
NOTE: The listing agreement is amended by an extension of the expiration date.

* XD ___ / ___ / ___
New Expiration Date

WITH - Temporarily Withdrawn

* OMD ___ / ___ / ___
Off Market Date

CANC - Cancel Listing

* OMD ___ / ___ / ___
Off Market Date

Back On Market

BOMK - Back On Market

OMD ___ / ___ / ___
Back on Market Date

LP _____
List Price

XD ___ / ___ / ___
New Expiration Date

Financing Terms

| | |
|--------------------------|-----|
| 1 - Fed Housing Adm. | FHA |
| 2 - Vets Adm | VA |
| 3 - Conventional | CON |
| 4 - Assumption | ASM |
| 5 - Adj. Rate/Gr. Pymt. | ARG |
| 6 - Contract for Deed | C/D |
| 7 - Conventional Insured | CIN |
| 8 - Special Funding | SPO |
| 9 - Cash | CSH |
| 10 - C/D w/Assumption | C/A |
| 11 - Other | OTH |

The Undersigned do hereby agree that the listing contract dated _____ between the undersigned is changed as shown above and all other terms of such listing contract shall remain unchanged and in full force and effect, **If an extension of the expiration date is indicated above, the listing agreement's expiration date is hereby amended to _____ (new expiration date) from _____ (old expiration date).**

Seller (OWNER) _____ Date: _____

Seller (OWNER) _____ Date: _____

Agent Greg Lawrence _____ Date: _____

◆ IMPORTANT NOTICE ◆

The Multiple Listing Service is successful because of a cooperative effort among real estate agents to show homes to potential buyers. **As a MLS participant, you have a responsibility to comply with the rules and regulations of MLS and the expectations of the Realtor community.** Our objective is twofold: (1) To assist you with every aspect of selling your home by owner; (2) To help create an efficient and cooperative environment for the real estate agents who are showing your home. To accomplish these goals, your cooperation is needed.

1. LEGAL DOCUMENTATION

- A. Complete the seller's Real Estate Transfer Disclosure Statement located in the installation or document package. You are required by law to present a signed copy of this disclosure to prospective buyers or real estate agents while viewing your home.
- B. Minnesota state law requires that if your home was built before 1978, or if there are any wells or private sewer systems on the property, you **must** fill out and make available a Lead Paint Disclosure and/or a Well Disclosure **before** you sign a Purchase Agreement.

2. APPOINTMENT PHONE NUMBER (If applicable)

Exposing your home to MLS means that you are fully responsible for coordinating appointments and showings with agents. One reason that the MLS is successful in connecting sellers and buyers is the agent's ability to easily and promptly access for sale by owner homes. For this reason, you **MUST** be easily accessible to real estate agents 24 hours a day. The appointment phone number must be answered by yourself, answering machine, pager, or voicemail system.

- A. **MLS REQUIRES that ALL calls and messages be returned within two hours.** Even if you are unable to make the appointment at the desired time, you **MUST** acknowledge the call with the cooperating agent within the given time frame.
- B. If you will be out-of-town or otherwise occupied and unable to return calls within the two hour time frame, MLS requires that your listing **MUST** be Temporarily Withdrawn until you are again able to return calls promptly.
- C. We strongly recommend that you revise your voicemail message to one of the following:
 - Option 1: "Thank you for calling about 1111 United Ave., please leave a message and we will return your call as soon as possible. If you are an agent and would like to schedule an appointment, please leave your name, office phone number and time and day of showing. We will call to confirm the appointment as quickly as possible."
 - Option 2: "Thank you for calling about 1111 United Ave. Please leave a message and we will return your call as soon as possible. If you are an agent and would like to schedule an appointment, please call me at work, 555-555-5555 and ask for John Doe or page me at 555-555-5555."

3. AGENT APPOINTMENTS AND SHOWINGS

After you set an appointment with an agent, be sure to ask for their office name and phone number and call back to confirm the appointment. Confirmation information should only be given to the appointment desk personnel at the office when you call to confirm. We also recommend that you keep a journal of all showings.

4. THE PURCHASE AGREEMENT

Make sure that when you are presented with an offer, that you have adequate legal representation. We recommend that you consult with an experienced real estate attorney. **It is not the responsibility of the Buyer's agent to represent or advise you.** When you sign a Purchase Agreement, you **MUST** contact us at HomeAvenue **within 24 hours.**

- A. If your home has been sold on a contingent offer, but you continue to show your home, all prospective buyers and their agents **MUST** be informed of the offer.
- B. If you have signed and accepted a Purchase Agreement and you will no longer be showing the home, your listing must be moved into Pending status until it has closed. There are several pieces of information that MLS requires be disclosed for ALL sales. This information will be requested when you report the pending sale. **All information except for the buyer's agent and projected closing date will be confidential and will not be released to MLS or others by HomeAvenue until after the date of closing.**
- C. If for some reason, your home closes earlier than originally reported to us, or the closing date is delayed longer than 24 hours, you **MUST** contact us so that we can accurately report the information to MLS.

5. EARNEST MONEY DEPOSIT

Every Purchase Agreement must specify who will hold the Earnest Money. Your buyer will feel most comfortable if the Earnest Money is held by the buyer's Real Estate Agent. If the buyer has no agent, you can suggest that you hold the Earnest Money yourself, or you could suggest that the buyer's attorney or your attorney hold the Earnest Money. HomeAvenue does have a trust account and can hold the Earnest Money if you and your buyer would like us to. Please call HomeAvenue at 952-929-7355 for details.

6. INTERNET LISTINGS

Your MLS listing is activated on the realtor MLS database immediately following input. However, broker reciprocity websites (i.e.- realtor.com.) generally take up to 4 business days to upload new MLS listings or changes to existing listings from the MLS database.

Any MLS participant, who fails to comply with these rules and regulations, can and will be disqualified from utilizing the Multiple Listing Service.

I have read and agree to the terms and conditions explained above.

SIGNATURE

DATE

SIGNATURE

DATE

Multiple Listing Service Customer Information

(Please complete sections 1, 2 and 3)

Section #1

Name: _____

Billing Address: _____

Property Address (if different): _____

Home Phone Number: _____ - _____ - _____

Work Phone Number: _____ - _____ - _____

Visa/Mastercard/Discover/American Express number*: (circle one card)

_____ - _____ - _____ - _____

Expiration Date: ____ / ____ (3 Digit card code) ____

Signature: _____

Would you prefer to be billed by invoice or charge the card?

*HomeAvenue, Inc. policy: Must have on file

Section #2

Please provide your email address so we can send you a copy of your MLS listing upon activation. If there are any changes to be made, please contact us as soon as possible.

Email: _____

Section #3

Please select one of the following payment options:

I ordered the Realtor Assisted Package for \$2,895.00

I ordered the For Sale By Owner Package plus MLS Access for the one-time fee of \$698.00 OR For Sale By Owner Package + MLS + CMA for \$797.00

I originally ordered the For Sale By Owner Package without MLS Access and would now like to add it for a one-time fee of \$299.00

\$249.00 per month (a la carte)(recurring charge until cancelled)

\$399.00 one-time fee (a la carte)