

# Birmingham Area MLS – Seller Information Sheet – Land/Lots

Fields headed in **blue** are optional. All other fields are required.

County: \_\_\_\_\_ ListDate: \_\_\_\_\_ ExpDate: \_\_\_\_\_ ListPrice \_\_\_\_\_

**Property Type:**  Acreage  Lots

## LOCATIONAL INFORMATION:

**Street #:** \_\_\_\_\_ Street Name: \_\_\_\_\_ **Direction:** \_\_\_\_\_

Unit/Lot#: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Area: \_\_\_\_\_ Parcel #: \_\_\_\_\_ Tax District: \_\_\_\_\_

**Subdivision** (common name, not legal description): \_\_\_\_\_

MapBook/Page (from tax record): \_\_\_\_\_

**Elementary:** \_\_\_\_\_ **Jr/Middle:** \_\_\_\_\_ **Sr High:** \_\_\_\_\_

Legal Description (copy & paste from Tax Record): \_\_\_\_\_

Driving Directions (No Contact Info allowed. Phrases "call agent", "see map" are not to be used): \_\_\_\_\_

## AGENT INFORMATION:

List Agent ID: \_\_\_\_\_ List Agent Name: \_\_\_\_\_

**Co-List ID:** \_\_\_\_\_ **CoList Agent:** \_\_\_\_\_ **Owner Name:** \_\_\_\_\_

List Type:  Exclusive Right to Sell  Exclusive Agency  Exclusive Right with Prospect Reservations

Adv (Yes posts to Realtor.com/IDX sites):  Yes  No List Type II:  Full  Limited  Entry Only

**Owner Phone:** \_\_\_\_\_ Broker Relationship:  Agency  Transaction Broker

Commission-Selling Agency (\$ or %): \_\_\_\_\_ SubAgency \_\_\_\_\_ BuyerBrkr \_\_\_\_\_ TransBrkr \_\_\_\_\_

DRC (Dual or Variable Rate Commission – See Section 6.3 of Rules):  Yes  No

**Interoffice Info (not shared/visible in MLS outside listing office):** **Contact Name:** \_\_\_\_\_

**Contact Phone:** \_\_\_\_\_ **Alternate Phone:** \_\_\_\_\_

**Miscellaneous:** \_\_\_\_\_ Lockbox:  Electronic  Combination  Key  None

Contact Order (if different from the contact order as specified in Setup in MLS): \_\_\_\_\_

## PROPERTY DETAILS

**Zoning:** \_\_\_\_\_ #Acres: \_\_\_\_\_ Flood Plain:  Yes  No \_\_\_\_\_ **Seller's Initials**

**Fire Fee:**  Yes  No  Included \$ \_\_\_\_\_  Monthly  Quarterly  Yearly

**Association Fee:**  Yes  No \$ \_\_\_\_\_  Monthly  Quarterly  Yearly

**Garbage Fee:**  Yes  No  Included \$ \_\_\_\_\_  Monthly  Quarterly  Yearly

**Library Fee:**  Yes  No  Included \$ \_\_\_\_\_  Monthly  Quarterly  Yearly

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Annual Tax: \_\_\_\_\_ Price/Acre: \_\_\_\_\_ (required for acreage, not valid for lot)

Waterfront Footage \_\_\_\_\_ Waterfront:  Yes  No Waterfront Name: \_\_\_\_\_

Consumer Notes: (property specific, no contact info- no phone #'s, agent/company name, no URL/websites, no HTML coding):

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Agent Notes: \_\_\_\_\_

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<b>Acceptable Financing:</b>	Assume Equity	Cash	Conventional
Exchange	FHA	Owner May Carry Mtg.	Subordination Avail.
VA			

<b>Additional Info:</b>	Easements	Health Depart.Approval	Homeowner Restrictions
House Plan Approval	None	Prerecorded Instruments	Re-Zoning
Survey Available	Topo Survey Available		

<b>Lot Description:</b>	Acreage	Corner Lot	Creek
Cul-de-sac	Golf Community	Golf Lot	Heavily Treed
Hilly	Horses Permitted	Hunting Rights	Interior Lot
Irregular Lot	Level Lot	Mountainous Lot	Pasture
Perimeter Lot	Sloping Lot	Some Trees	Spring on Property
Subdivision	View-City	View-Lake/Water	View-Mountain
Water Access	Water Front		

<b>Surrounding Area:</b>	Agricultural	Commercial-Industrial	Manufactured Homes
Multifamily	Residential	Resort	Undeveloped

<b>Road Access:</b>	City Road	County Road	Dirt Road
Easement	Gravel Road	Highway	No Access
Paved Road			

<b>Improvements:</b>	Barn	Cross Fenced	Curb & Gutters
Dock	Fenced, Partially	Fenced, Fully	Garage
Gated Entrance	Lake	Pavilion	Pier
Pond	Recreation Area	Sidewalks	Stable
Stocked Lake/Pond	Storage Building	Value in Land Only	Walking Paths

<b>Lot Description Type:</b>	Entire Parcel Only	Will Sell Separately	Subdivision Possible
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<b>Number of Lots:</b>	1 Lot	2-3 Lots	4-6 Lots
7-10 Lots	11-15 Lots	16-25 Lots	26-50 Lots
51 Plus Lots			

<b>Utilities Available:</b>	Cable	Electricity	Gas
None	Phone	Sewer	Water

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<b>Utilities On-Site:</b>	Cable	Electricity	Gas
None	Phone	Sewer	Underground Utilities
Water			

<b>Water:</b>	No Water	Private Water	Public Water
Well Water			

<b>Showing Instructions:</b>	Call Office	Call Agent	Call Owner
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<b>Best Use Per Zone:</b>	Agricultural	Commercial-Industrial	Manufactured Homes
Multifamily	Residential	Subdivision	

<b>Sewer/Septic:</b>	Sewer Available	Sewer Connected	Other
Septic			

\_\_\_\_\_ Sellers' Initials

<b>Amenities:</b>	Beach	Bike Trails	Boat Launch
Boat Storage Facility	Boats Not Allowed	Boats-Motorized Allowed	Boats-NonMotorized Only
Clubhouse	Community Pool	Direct Water Access	Fishing Allowed
Gated-Private	Golf Access	Golf Cart Paths	Hiking Trails
Marina	Skiing Allowed	Swimming Allowed	Swimming Not Allowed
Walking Trails			

By Seller's signature(s) below, Seller acknowledges that Seller has personally reviewed the information set forth above in this Seller Information Sheet and has verified, and does hereby represent and warrant, that all said information was provided by Seller and is accurate and complete to the best of Seller's knowledge.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date