

"Including Income Producing Farms"

DIRECTIONS: Fields marked with an R require an answer. # = Numeric Only answer. Fields w/choices: List of field choices may be found in Paragon & Definitions in MLS Rules.

Non-LIM Company: Select per Company Policy

Paragon Tax Auto-Population: YES NO

MLS Staff Use Only - do not write in this space
MLS#
Entered/Initials LW

LISTING INFO:

R Firm / Office ID # R Agent ID# Ad Code

Co-List Firm ID# Co-List Agent ID#

R Property Type: For Sale - Real Estate Business Opportunity Property for Lease (Note specific Lease fields)

Listed in other Commercial Property Type: Yes No Associated MLS #(s)

R Farm=Income Producing* Yes No *If Yes=Required RANW Farm Fields and Features must be completed

R List Price For Sale \$ List Price For Sale = (Note: Do not fill in this for sale list price if For Lease) If property is both, submit to MLS one for sale and also one for lease.

R List Date Expiration Date

Owners Name

Must enter a percentage (use decimals) of the gross selling price OR a definite dollar amount in at least one Commission field, and then check the box for % or \$.

R Cooperative Compensation-Commission Sub/Agnt Broker % \$

R Cooperative Compensation-Commission Buyer/Broker % \$

R Variable Rate Commission Yes No

R Licensee Interest/Broker Own Yes No

R Contract Type: Exclusive Right to Sell Exclusive Agency Other

R Limited Service: Yes - RANW MLS PDF Document Attached (Required) No

R Named Exceptions Yes No

R Electronic Consent Yes No If yes, Seller has consented via email to the use of email as a means to make legal delivery of all Contracts & Docs related to their transaction. Please note delivery requires both Seller & Buyer electronic consent as mandated by law. Please refer to the Private RMKS for members only, for the delivery address.

Bank Owned/REO* Yes No Potential Short Sale* Yes No *These are Agent Only (not public)

PROPERTY DETAILS:

R County

R Taxing Municipality (legal description)

R Tax Municipal Sub-Area Code Required for Cities of Appleton, De Pere, Fond du Lac, Green Bay, Oshkosh

R School District Code #

R Street Number Direction Unit/Suite

R Street Type

R Street Name

R City (mailing address)

R State R Zip Code (9 digit)

Property Address: _____ Firm/Office ID# _____

CT = Commercial Type Feature (Required – Select at least One):

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Animals/Vet/Boarding | <input type="checkbox"/> Convenience Store | <input type="checkbox"/> Industrial | <input type="checkbox"/> Other – See Remks | <input type="checkbox"/> Shopping Center |
| <input type="checkbox"/> Automotive | <input type="checkbox"/> CBRF/Assisted Living | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Recreation | <input type="checkbox"/> Strip Mall |
| <input type="checkbox"/> Bakery/Café/Coffee | <input type="checkbox"/> Day Care | <input type="checkbox"/> Medical/Clinical | <input type="checkbox"/> Restaurant | <input type="checkbox"/> Tavern |
| <input type="checkbox"/> Beauty/Barber | <input type="checkbox"/> Farm* | <input type="checkbox"/> Mini/Self Storage | <input type="checkbox"/> Retail | <input type="checkbox"/> Warehouse |
| <input type="checkbox"/> Campground | <input type="checkbox"/> Gas Station | <input type="checkbox"/> Motel/Hotel/B&B | <input type="checkbox"/> Service | <input type="checkbox"/> Wholesale |
| <input type="checkbox"/> Church | <input type="checkbox"/> Grocery | <input type="checkbox"/> Office | <input type="checkbox"/> School | <input type="checkbox"/> With Apartment |

R ZONING: (spell out)

If Farm = *Additional Farm Data Info Req'd.

Trade/Business Name

Industrial Park Name

LEASE INFORMATION: Required if Property for Lease was selected = only applies if property is for Lease --- ----

If property is also for sale, it should have its own MLS # and listing submission into MLS.

R Lease Price (Annual Rent per SqFt) **Net** **Gross** **Required** to Choose either Net or Gross

Net Leasable SqFt

Minimal Divisible SqFt

Maximum Contiguous SqFt

Annual Lease Expenses: CAM Annual Expense \$
(Common Area Mntc)

Utility Annual Expense \$

Insurance Annual Expense \$

NNN Expense \$

Triple Net Annual per SqFt (Taxes, Insurance, CAM)

R Financials Available Upon Request Yes No

R Taxes Net \$

NOTE: Tax Amount may not include Special Assessments or Municipal fees

R Tax Year

R Property Tax ID: Include dashes. Continue on 2nd line if necessary. Enter Tax ID exactly as it appears on the Property Tax Bill.

Improvements **Land Assessments**

Assessments Total \$

Assessment Year **Special Assessments** Yes No Unknown

Legal Description

R Flood Plain Yes No UNK

R Easements Yes No UNK

R Restrictive Covenant* Yes No UNK *Pertains to use of your land with building requirements and outbuilding allocations.

R Deeded Access* Yes No UNK *Provides access to something outside your land, i.e. Park, Water, Walking Trail

R Street Frontage Yes No UNK

Property Address:

Firm/Office ID#

R Water Frontage Yes No

If Water Frontage = Yes, all fields in this section must be completed. Property must have Water Frontage; deeded access does not qualify as Water Frontage Property=Yes. If No, but has other water features, those features may be indicated in Other Water Features.

R Body of Water Name

Grid for Body of Water Name

R Water Type - Choose only one, Body of Water must be one of these types, or the listing cannot be included in the Waterfront sub-type.

River Lake Bay Channel

R Est. Water Frontage (measurement in feet-round down to nearest whole foot)

R Source Water Front (choose only one)

- 1. Appraisal 2. Assr/Pub Record 3. Developer
4. Builder 5. Plat Map/Survey 6. Blueprint
7. Broker/Agent 8. Seller 9. Other - See Remarks

R Acres Est

Acres Est input fields

R Source of Acres

Source of Acres checkbox

Source Codes:

- 1. Appraisal 2. Assessor/Public Record
3. Blueprint 4. Broker/Agent
5. Builder 6. Developer
7. Other-See Remarks 8. Plat Map/Survey
9. Seller

Lot Dimensions Est

Lot Dimensions Est input fields

Source of Lot Dims

Source of Lot Dims checkbox

Lot SqFt Est

Lot SqFt Est input fields

Source of SqFt Lot

Source of SqFt Lot checkbox

Only Acres Est is required. You may choose to complete all Lot fields.

NOTE: PARAGON will be auto populating the Lot SqFt Field, Source as: Auto-populated. It will be rounding down to the use of two decimals.

BUILDING SPECS:

R Estimated Year Built # (Provide the year of original construction/foundation, not updates)

R Source For Year Built

Year Built and Building SQFT Source Codes:

- 1. Appraisal 4. Builder 7. Broker/Agent
2. Assr/Pub Record 5. Plat Map/Survey 8. Seller
3. Developer 6. Blueprint 9. Other - See Remarks

Note the Pre 2017 Age Ranges will be searchable on Paragon until Year Built field is populated. Best to Search with each age type field Until all year built are updated.

Total Units in Bldg

Total Units in Bldg input fields

Total Number of Buildings

Total Number of Buildings input fields

Amps/Phase

Amps/Phase input fields

of Public Restrooms

of Public Restrooms input fields

of Parking Spaces

of Parking Spaces input fields

Avg. Ceiling Height

Avg. Ceiling Height input fields

of Private Restroom's

of Private Restroom's input fields

Seating Capacity

Seating Capacity input fields

R Building Sq Ft

R Building Sq Ft input fields

R Source of Building SqFt

R Source of Building SqFt checkbox

Est Warehouse SqFt

Est Warehouse SqFt input fields

Est Manufact. SqFt

Est Manufact. SqFt input fields

Est Showroom SqFt

Est Showroom SqFt input fields

Est Warehouse Ceiling Height

Est Warehouse Ceiling Height input fields

Est Manufact. Ceiling Height

Est Manufact. Ceiling Height input fields

Est Showroom Ceiling Height

Est Showroom Ceiling Height input fields

Est Office SqFt

Est Office SqFt input fields

Est Residential SqFt

Est Residential SqFt input fields

Est Retail SqFt

Est Retail SqFt input fields

Est Office Ceiling Height

Est Office Ceiling Height input fields

Est Residential Ceiling Height

Est Residential Ceiling Height input fields

Est Retail Ceiling Height

Est Retail Ceiling Height input fields

Total # of Overhead Doors

Total # of Overhead Doors input fields

Door #1

Door #1 dimensions input fields

Loading Dock

Door #1 Loading Dock checkboxes

Door #4

Door #4 dimensions input fields

Loading Dock

Door #4 Loading Dock checkboxes

Door #2

Door #2 dimensions input fields

Loading Dock

Door #2 Loading Dock checkboxes

Door #5

Door #5 dimensions input fields

Loading Dock

Door #5 Loading Dock checkboxes

Door #3

Door #3 dimensions input fields

Loading Dock

Door #3 Loading Dock checkboxes

Property Address:

Firm/Office ID#

Sellers Restrictions, Continued:

6. Yes NO **IDX w Comment** = Default is Yes, to include listing.
Do not restrict IDX sites from using a 3rd party blog, comments, and/or reviews for this listing and/or hyperlinks to same.

7. Yes NO **VOW w Comment** = Default is Yes, to include listing.
Do not restrict VOW sites from using a 3rd party blog, comments, and/or reviews for this listing and/or Hyperlinks to same.

FEATURES

FEATURE DIRECTIONS: By checking a feature, you are indicating that this feature is part of the property or included in the sale. You must check at least one feature in every required category. **If you check 'Other-See Remarks' for a required feature**, you must include an explanation in the Public Remarks field. All features selected will appear on the Agent Confidential Full type display in Paragon; other displays may have a different/limited number or selection of features.

LO = LOCATION (Required):

- | | | | | |
|--|---|---|--|---------------------------------------|
| <input type="checkbox"/> Airport Nearby | <input type="checkbox"/> Corner | <input type="checkbox"/> Historic District | <input type="checkbox"/> Other – See Remarks | <input type="checkbox"/> Water Access |
| <input type="checkbox"/> Alley | <input type="checkbox"/> Free Standing | <input type="checkbox"/> Industrial Park | <input type="checkbox"/> Residential Area | |
| <input type="checkbox"/> Business District | <input type="checkbox"/> Highway Nearby | <input type="checkbox"/> Near Public Transportation | <input type="checkbox"/> Shopping Center | |

TP = TENANT PAYS:

- | | | | | | |
|---|-----------------------------------|------------------------------------|-------------------------------------|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Electric | <input type="checkbox"/> Insurance | <input type="checkbox"/> No Expense | <input type="checkbox"/> Snow Removal | <input type="checkbox"/> Water |
| <input type="checkbox"/> All Expenses | <input type="checkbox"/> Heat | <input type="checkbox"/> N/A | <input type="checkbox"/> Parking | <input type="checkbox"/> Taxes | |

SI = SALE INCLUDES:

- | | | | |
|--|------------------------------------|------------------------------------|---------------------------------------|
| <input type="checkbox"/> Assets Only | <input type="checkbox"/> Easements | <input type="checkbox"/> Inventory | <input type="checkbox"/> Phone System |
| <input type="checkbox"/> Business Name | <input type="checkbox"/> Equipment | <input type="checkbox"/> Lease(s) | <input type="checkbox"/> Real Estate |
| <input type="checkbox"/> Covenants | <input type="checkbox"/> Franchise | <input type="checkbox"/> Machinery | <input type="checkbox"/> Receivables |
| <input type="checkbox"/> Customer List | <input type="checkbox"/> Furniture | <input type="checkbox"/> Options | <input type="checkbox"/> Rental Units |

LI = LICENSES:

- | | | | |
|----------------------------------|---------------------------------|--|----------------------------------|
| <input type="checkbox"/> Beer | <input type="checkbox"/> Food | <input type="checkbox"/> Other – See Remarks | <input type="checkbox"/> Tobacco |
| <input type="checkbox"/> Cabaret | <input type="checkbox"/> Liquor | <input type="checkbox"/> Special Use | <input type="checkbox"/> Wine |

TI = TERMS INFORMATION:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> 2 nd Mortgage | <input type="checkbox"/> Auction* | <input type="checkbox"/> Land Contract | <input type="checkbox"/> Tenant Occupied/Leased |
| <input type="checkbox"/> Area Grant Avail | <input type="checkbox"/> Commercial Condo | <input type="checkbox"/> Not Vacant | <input type="checkbox"/> Trade |
| <input type="checkbox"/> Assumable | <input type="checkbox"/> Exchange | <input type="checkbox"/> Owner May Assist | <input type="checkbox"/> Vacant |

*Indicates required RANW MLS Auction form attached.

DO = DOCUMENTS ON FILE:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Accessibility Report | <input type="checkbox"/> Deeded Access | <input type="checkbox"/> Inventory List | <input type="checkbox"/> Property Condition Report |
| <input type="checkbox"/> Blueprints | <input type="checkbox"/> EPA 1 | <input type="checkbox"/> Lease(s) | <input type="checkbox"/> Restrictive Covenant |
| <input type="checkbox"/> Cert of Survey Map | <input type="checkbox"/> EPA2 | <input type="checkbox"/> OCC Certificate | <input type="checkbox"/> Sales Tax Return |
| <input type="checkbox"/> Corporation Records | <input type="checkbox"/> Fixtures & Equipment | <input type="checkbox"/> P&L Statement | <input type="checkbox"/> Weatherization Cert |

Property Address:

Firm/Office ID#

EF = EXTERIOR MAIN BUILDING (Required):

- | | | | | | |
|---|---------------------------------------|----------------------------------|--|--------------------------------------|--|
| <input type="checkbox"/> Aluminum/Steel | <input type="checkbox"/> Concrete | <input type="checkbox"/> Granite | <input type="checkbox"/> Modular | <input type="checkbox"/> Steel Frame | <input type="checkbox"/> Stucco |
| <input type="checkbox"/> Block | <input type="checkbox"/> Fiber Cement | <input type="checkbox"/> Marble | <input type="checkbox"/> Other - See Remarks | <input type="checkbox"/> Stone | <input type="checkbox"/> Vinyl |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Glass | <input type="checkbox"/> Metal | <input type="checkbox"/> Precast | <input type="checkbox"/> Stresskin | <input type="checkbox"/> Wood/Wood Shake/Cedar |

FO = FOUNDATION (Required):

- Block Other – See Remarks Poured Concrete Slab Stone Wood

ST = STORIES:

- 5-10 11-20 21+ One Two Three Four

LL = LOWER LEVEL (Required):

- Crawl Full None Other – See Remarks Partial

TD = TRUCK DOOR HEIGHT:

- 6+Ft to 8 Ft. 11+ Ft to 14 Ft 17+ Ft. to 20 Ft. Less than 6 Ft. Over 12 Ft.
 8+ Ft to 11 Ft 14+ Ft. to 17 Ft. 20+ Ft None Under 12 Ft.

BU = BUILDING PARKING:

- Gravel No Parking Onsite Parking Fees Street Parking Underground
 Enclosed Offsite Other – See Remarks Paved Shared

HT = HEATING FUEL TYPE (Required):

- Electric Natural Gas Oil Solar
 LP Gas None Other – See Remarks Wood

HC = HEATING/COOLING (Required):

- | | | | | |
|--|---|--|--|--|
| <input type="checkbox"/> Air Cooler | <input type="checkbox"/> Engineered System | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> No Heat | <input type="checkbox"/> Space Heaters |
| <input type="checkbox"/> Air Makeup Unit | <input type="checkbox"/> Evaporative Cooler | <input type="checkbox"/> Hot Water/Steam | <input type="checkbox"/> None | <input type="checkbox"/> Wall A/C |
| <input type="checkbox"/> Central A/C | <input type="checkbox"/> Forced Air | <input type="checkbox"/> Multiple Units | <input type="checkbox"/> Other-See Remks | <input type="checkbox"/> Wall Furnace |
| <input type="checkbox"/> Ceiling Units | <input type="checkbox"/> Geothermal | <input type="checkbox"/> No Cooling | <input type="checkbox"/> Radiant | <input type="checkbox"/> Window A/C |
| <input type="checkbox"/> Cooling Tower | | | | <input type="checkbox"/> Zoned Heating |

WT = WATER (Required):

- Community Well No Water Private Well Shared Private Well
 Municipal Public Water Other-See Remarks Sand Point Well

WS = WASTE (Required):

- Conventional Septic Municipal Sewer Other – See Remarks Septic Mound
 In Sanitation District No Waste Septic Holding Tank

Property Address:

Firm/Office ID#

Features general commercial continued:

ME = MISC. EXTERIOR/INTERIOR:

- | | | | | | |
|--|---|---|--|--|--|
| <input type="checkbox"/> 220 Volts | <input type="checkbox"/> Display Window | <input type="checkbox"/> Inside Storage | <input type="checkbox"/> Outbuildings | <input type="checkbox"/> Rec Facility | <input type="checkbox"/> Shared Conf RM |
| <input type="checkbox"/> 440 Volts | <input type="checkbox"/> Elevator | <input type="checkbox"/> Living Space Avail | <input type="checkbox"/> Outside Storage | <input type="checkbox"/> Roof Sign | <input type="checkbox"/> Sprinkler Wet |
| <input type="checkbox"/> ADA Compliant | <input type="checkbox"/> Elevator Freight | <input type="checkbox"/> Loading Dock | <input type="checkbox"/> Pole Sign | <input type="checkbox"/> Security Fence | <input type="checkbox"/> Sprinkler Dry |
| <input type="checkbox"/> Building Sign | <input type="checkbox"/> Fixtures | <input type="checkbox"/> Loading Ramp | <input type="checkbox"/> R.R. Siding | <input type="checkbox"/> Security Lighting | <input type="checkbox"/> With Drive Thru |
| <input type="checkbox"/> Compressor | <input type="checkbox"/> Fuel Tank | <input type="checkbox"/> Offices | <input type="checkbox"/> R. R. Spur | <input type="checkbox"/> Security System | |

INCOME PRODUCING FARM – Commercial:

RANW MLS FARM SPECIFIC Data Fields & Features

Fields and Features are Required as they apply to Farm Income Producing = Yes

FARM = INCOME PRODUCING If Farm Listing = Yes, please see Farm Specific Features.

Barn Yes No **Main Barn Size** x

Outbuilding 1	<input type="text"/> x <input type="text"/>	Code	<input type="text"/>
Outbuilding 2	<input type="text"/> x <input type="text"/>	Code	<input type="text"/>
Outbuilding 3	<input type="text"/> x <input type="text"/>	Code	<input type="text"/>
Outbuilding 4	<input type="text"/> x <input type="text"/>	Code	<input type="text"/>
Outbuilding 5	<input type="text"/> x <input type="text"/>	Code	<input type="text"/>
Outbuilding 6	<input type="text"/> x <input type="text"/>	Code	<input type="text"/>
Outbuilding 7	<input type="text"/> x <input type="text"/>	Code	<input type="text"/>
Outbuilding 8	<input type="text"/> x <input type="text"/>	Code	<input type="text"/>

DESCRIPTION CODES:

Calf Barn	Corn Crib(s)	Granary	Horse Barn	Kennels	Milk House	Tobacco Shed
Cattle Shed	Farrow House	Hog House	Kennels	Loafing Shed	Second Barn	None
Chicken House	Finishing House		Loafing Shed	Machine Shed	Third Barn	Other-See Remks

R Est. Acres Total: #

Est. Permanent Pasture Acres: # **Est. Tillable Acres:** #

Est. Wooded Acres: # **Est. Wetland Acres:** #

Est. Corn Base Acres # Yield **Est. Soybean Base Acres #** Yield

	Acres	Expires	Payment
CRP:	<input type="text"/>	<input type="text"/> / <input type="text"/> / <input type="text"/>	<input type="text"/>
CREP:	<input type="text"/>	<input type="text"/> / <input type="text"/> / <input type="text"/>	<input type="text"/>
Rented:	<input type="text"/>	<input type="text"/> / <input type="text"/> / <input type="text"/>	<input type="text"/>

Property Address:

Firm/Office ID#

FSA Aerial Map in Associated Documents Yes No

Soil Map in Associated Documents Yes No

Farmland Preservation or Woodland Tax Credit Yes No

Farm Pres/Wd Lnd Tax Credit Exp

/ /

Primary Section Number(s)

FEATURES DIRECTIONS: By checking a feature, you are indicating that this feature is part of the property or included in the sale. You must check at least one feature in every required category. If you check 'Other-See Remarks' for a required feature, you must include an explanation in the Public Remarks field. All features selected will appear on the Agent Confidential Full type display in Paragon; other displays may show a different/limited number or selection of features.

FT = FARM TYPE:

- Beef
- Dairy
- Hogs
- Produce
- Organic
- Tobacco
- Cash Crop
- Fish
- Horse
- Orchard
- Other – See Remarks
- Tree

LT = LAND TYPE:

- Other – See Remarks
- Pasture
- Tillable
- Wetland
- Wooded

MB = MAIN BARN:

- 1 Story
- Cleaners
- Freestall
- Metal
- Pipeline
- Tile Stalls
- 2 Story
- Concrete Block
- Grade A Dairy
- Milking Parlor
- Slate
- Vent Fans
- Bulk Cooler
- Conveyer
- Grade B Dairy
- Other – See Rmks
- Stanchions
- Wood
- Cement Yard
- Drink Cups
- Loft Drive
- Pens
- Stone

FS = FEED STORAGE:

- Feed Bunk
- Grain Bin(s)
- None
- Other-See Rmks
- Silage Bunker(s)
- Silo(s)
- Unloader
- Wire Corn Crib(s)

FW = FARM WATER SUPPLY:

- Lake/Pond
- Municipal Water
- None
- Other – See Remarks
- Spring
- Stream
- Well

FI = FARM INCLUDES FEATURES:

- 400+ Amp Service
- Electric Dryer
- Indoor Arena
- Other – See Remarks
- Shop Area
- Water in Pasture
- Auto Feed
- Fences
- Irrigation System
- Outdoor Arena
- Strip Cropping
- Conveyer
- Gas Dryer
- Manure Storage
- Paddock
- Terraced Land
- Drainage Ditch
- Generator
- N/A
- Second Residence
- Wash Rack

FH = FARM HOUSE TYPE:

- 1 Story
- 2 story
- Manufactured
- Multi-Level
- Other – See Remarks
- 1.5 Story
- Bi-Level
- Mobile on Foundation
- None
- Tri-level

