



MULTIPLE LISTING SERVICE®

MLS® OFFICE USE ONLY	
DATE	LISTING MLS® NO.

MULTIPLE LISTING CONTRACT

BETWEEN: _____ AND: RE/MAX REAL ESTATE [KAMLOOPS]
 ("LISTING BROKERAGE")
258 SEYMOUR STREET
 UNIT ADDRESS
KAMLOOPS V2C 2E5
 CITY PC
374-3331
 TELEPHONE NUMBER CELL NUMBER

SAM SAMPLE
 OWNER(S) ("SELLER")
123 EASY STREET
 UNIT ADDRESS
PLEASANTVILLE 123 456
 CITY PC
555-1212
 TELEPHONE NUMBER CELL NUMBER

1. LISTING AUTHORITY AND TERM:

- A. The Seller hereby lists exclusively with the Listing Brokerage the property described in Clause 2 ("Property") from OCT / 9 / 2040 (Effective Date) until 11:59 pm on OCT / 9 / 2041 (Expiry Date) unless renewed in writing.
- B. The Seller hereby:
- (i) authorizes the Listing Brokerage to obtain information concerning the Property from any person, corporation or governmental authority, including any mortgagee and British Columbia Assessment, and to share this information with other parties, including members of any real estate board;
 - (ii) authorizes the Listing Brokerage to advertise the Property and to show it to prospective buyers during reasonable hours;
 - (iii) restricts the advertising of the Property to the Listing Brokerage only except where the advertising of the Property by other members of the real estate board of which the Listing Brokerage is a member (hereinafter referred to as the "Board") or any other real estate board has been permitted by the Listing Brokerage;
 - (iv) agrees to allow the Listing Brokerage to place "For Sale" and "Sold" signs upon the Property; and
 - (v) agrees to allow Cooperating Brokerages (as hereinafter defined) to show the Property to prospective buyers.

2. PROPERTY: 123 EASY STREET
 UNIT NO. ADDRESS OF PROPERTY
PLEASANTVILLE 123 456 000-555-444
 CITY/TOWN/MUNICIPALITY POSTAL CODE PID
LOT 1, PLAN E789, DIST LOT 1234, KDYD
 LEGAL DESCRIPTION

3. TERMS OF SALE: TBA
 LISTING PRICE TERMS

- 4. LISTING SERVICE AND COOPERATING BROKERAGES:** The Seller authorizes the Listing Brokerage:
- A. To list the Property with the Multiple Listing Service® of the Board and any other real estate board that the Listing Brokerage selects and has access to and to cooperate with other brokerages acting for a prospective buyer or, with the written consent of the Seller, as a sub-agent of the Listing Brokerage ("Cooperating Brokerages");
 - B. To publish in the Multiple Listing Service® of the Board, the Multiple Listing Service® of any other real estate board, Internet, or anywhere else that the Listing Brokerage selects and has access to, and to share with other parties, including British Columbia Assessment, the information contained in this Contract, the information contained in the Data Input Form and the Seller's Property Disclosure Statement, if applicable, and the sale price of the Property once an unconditional accepted offer exists; and
 - C. To make agency disclosures required of the Listing Brokerage.

- 5. LISTING BROKERAGE'S REMUNERATION:** The Seller agrees:
- A. To pay to the Listing Brokerage a gross commission of _____ of the sale price of the Property, plus applicable Goods and Services Tax and any other applicable tax in respect of the commission (commission + tax = remuneration) if:
 - (i) a legally enforceable contract of sale between the Seller and a Buyer is entered into during the term of this Contract; or
 - (ii) a legally enforceable contract of sale between the Seller and a Buyer who is introduced to the Property or to the Seller, by the Listing Brokerage, a Cooperating Brokerage or any other person including the Seller during the term of this Contract is entered into:
 - (a) within sixty (60) days after the expiration of the term of this Contract; or
 - (b) any time after the period described in (a) where the efforts of the Listing Brokerage or the Cooperating Brokerage were an effective cause; provided, however, that no such commission is payable if the Property is listed with another licensed brokerage after the expiration of the term of this Contract and sold during the term of that listing contract; or
 - (iii) an offer to purchase is obtained from a prospective buyer during the term of this Contract who is ready, willing and able to pay the Listing Price and agrees to the other terms of this Contract, even if the Seller refuses to sign the offer to purchase;
 - B. The remuneration due to the Listing Brokerage shall be payable on the earlier of the date the sale is completed, or the completion date, or where no contract of sale has been entered into seven (7) days after written demand by the Listing Brokerage; and
 - C. That to assist in obtaining a buyer for the Property, the Listing Brokerage will offer to Cooperating Brokerages a portion of the Listing Brokerage's commission in the amount of

_____ of the sale price of the Property, plus applicable Goods and Services Tax and other applicable tax in respect of that portion of the commission.

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INITIALS

ADDRESS

- 6. **ASSIGNMENT OF REMUNERATION:** The Seller hereby irrevocably:
 - A. Assigns to the Listing Brokerage from the proceeds of sale of the Property, the amount of remuneration due to the Listing Brokerage and authorizes the Listing Brokerage to retain from the deposit monies the amount of the Listing Brokerage's remuneration;
 - B. Acknowledges that the Listing Brokerage may assign to a Cooperating Brokerage all or part of the remuneration due to the Listing Brokerage; and
 - C. Directs, or agrees to sign such documents as may be required by the Listing Brokerage irrevocably directing a Lawyer or Notary Public acting for the Seller or a buyer, to pay the remuneration due to the Listing Brokerage, or the net amount remaining after the deposit monies held in trust have been credited against the remuneration due to the Listing Brokerage, to the Listing Brokerage and a Cooperating Brokerage, where applicable, by separate cheques to the Listing Brokerage and the Cooperating Brokerage.
- 7. **THE LISTING BROKERAGE AGREES AS FOLLOWS:**
 - A. To act only as the agent for the Seller with respect to the Property except where the Seller consents to limited dual agency (see 10 below);
 - B. To provide information about the Property to Cooperating Brokerages;
 - C. Not to accept remuneration from the buyer without the knowledge and consent of the Seller; and
 - D. To provide the services set out in Schedule "A".
- 8. **THE SELLER AGREES AS FOLLOWS:**
 - A. To promptly advise the Listing Brokerage of, and refer to the Listing Brokerage, all inquiries for the purchase of the Property, and to deliver to the Listing Brokerage all offers to purchase which may be received during the term of this exclusive Contract or arising by reason of it; and
 - B. To accept an offer made during the term of this Contract by a person ready, willing and able to purchase on the terms set out in this Contract.
- 9. **THE SELLER ACKNOWLEDGES AND AGREES THAT:**
 - A. The information relating to the Property may be disclosed to persons interested in the Property including prospective buyers, agents of prospective buyers, appraisers, financial institutions, governments and governmental departments and agencies;
 - B. It is not a conflict or a breach of duty to the Seller for the Listing Brokerage to list or show property of, or to have agency relationships with, other sellers;
 - C. It is not a conflict or a breach of duty to the Seller for the Listing Brokerage to have agency relationships with buyers;
 - D. The Listing Brokerage will not be required to disclose to the Seller confidential information obtained through any agency relationship;
 - E. A brokerage acting only for a buyer does not owe any agency duties to the Seller; and
 - F. A Seller, who is a non-resident of Canada, must comply with the *Income Tax Act* of Canada before the sale of the Seller's property can be completed.
- 10. **LIMITED DUAL AGENCY:**
 - A. If the Listing Brokerage is also the agent of a prospective buyer who becomes interested in the Property, the Listing Brokerage will seek the written consent of the Seller and the prospective buyer to continue to act as their limited dual agent to facilitate a sale of the Property.
 - B. Where the Seller and the prospective buyer have consented to the Listing Brokerage acting as their limited dual agent, the Listing Brokerage's duties will be modified by the limitations described in the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®*.
- 11. **COLLECTION, USE AND DISCLOSURE OF PERSONAL INFORMATION:**
 - A. The Seller hereby consents to the collection, use and disclosure by the Listing Brokerage and by the managing broker(s), associate broker(s) and representative(s) of the Listing Brokerage (collectively the "Licensee") noted below, the Board and any other real estate board, of personal information about the Seller:
 - (i) for all purposes consistent with the listing, marketing and selling of the Property;
 - (ii) for placement in the database of the Multiple Listing Service® of the Board and of any other real estate board that the Listing Brokerage selects and has access to;
 - (iii) for the purpose of the Board and other real estate boards marketing the Property in any medium including but not limited to posting the personal information on publicly accessible websites and distributing the personal information to any persons including the public, members of the Board, members of other real estate boards, governments and governmental departments and agencies, appraisers and others;
 - (iv) for compilation, retention and publication by the Board and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of the Board and other real estate boards;
 - (v) for enforcing codes of professional conduct and ethics for members of the Board and other real estate boards;
 - (vi) for all other purposes authorized in this Contract including but not limited to those described in Clauses 1B, 4A, 4B, 7B and 9A; and
 - (vii) for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®*.
- 12. **MISCELLANEOUS PROVISIONS:**
 - A. "Sale" includes an exchange and "sale price" includes the value of property exchanged.
 - B. The "term" of this Contract includes the period of any written extension.
 - C. Interpretation of this Contract and all matters concerning its enforcement by the parties shall be governed by the laws of the Province of British Columbia.
 - D. The parties acknowledge that this Contract fully sets out the terms of the agreement between them.
 - E. This Contract shall be binding upon and benefit not only the parties but also their respective heirs, executors, administrators, successors and assigns.
 - F. This Contract shall automatically end if the Listing Brokerage ceases to be licensed under the *Real Estate Services Act*.
 - G. "Property" may include a leasehold interest, a business and the goodwill and assets of it, an interest, partnership or share in a business or in the goodwill and assets of it, or a manufactured home, plus any other property designated by the Seller in the Data Input Form or addendum attached.
 - H. In consideration of the Board or any other real estate board disseminating information about the Property, the Seller and Listing Brokerage each assign to the Board or other real estate board all their rights and interests in and to the information related to the Property contained in this Contract, including all copyright, rights ancillary to copyright and all other proprietary rights.
- 13. **ENTIRE AGREEMENT - THIS LISTING CONTRACT MEANS AND INCLUDES THIS AGREEMENT AND THE SELLER'S PROPERTY DISCLOSURE STATEMENT (WHEN ATTACHED AND SIGNED BY THE SELLER):** The Seller acknowledges having read and understood this Contract; that it accurately describes the agreement with the Listing Brokerage; and that a copy of it has been received by the Seller this date.

SIGNED, SEALED AND DELIVERED THIS _____ OF _____, yr. _____.

SELLER'S SIGNATURE



BY SIGNING THIS CONTRACT THE SELLER ACKNOWLEDGES HAVING RECEIVED, READ AND UNDERSTOOD THE BROCHURE PUBLISHED BY THE BRITISH COLUMBIA REAL ESTATE ASSOCIATION ENTITLED *WORKING WITH A REALTOR®*.

SELLER'S SIGNATURE



WITNESS TO SELLER(S) SIGNATURE(S)

[Empty box for Brokerage Approval]

BROKERAGE APPROVAL FOR OFFICE USE ONLY

RE/MAX REAL ESTATE [KAMLOU] LISTING BROKERAGE (PRINT)



Per: LICENSEE'S SIGNATURE

DAIMION APPLGATH PREC LICENSEE (PRINT)

PERSONAL REAL ESTATE CORP.

MULTIPLE LISTING CONTRACT SCHEDULE "A"

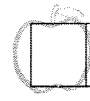
123 EASY STREET
ADDRESS

PLEASANTVILLE

PAGE 3 of 3 PAGES

The Applegath Group will provide to you the following services:

- * Market the property 24 hrs/day @ applegathgroup.com
- * Prepare and/or review all contracts
- * Confirm title and zoning information
- * Request survey certificate and/or strata docs (if strata docs required)
- * Market the property until sold through various media types
- * List property with MLS/REALTOR.CA
- * Take photos and upload photos to MLS/REALTOR.CA
- * Put property on realtor tour and/or Open House tours (upon request)
- * Supply appropriate signage
- * Provide optimum service with a group based office



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INITIALS

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The property disclosure statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated

Oct 9, 2040 yr. is incorporated into

and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE:

The property disclosure statement is designed, in part, to protect the seller by establishing that all relevant information concerning the property has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the property.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's own inquiries after receiving the property disclosure statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the property may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent inspector to examine the property and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the property disclosure statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the property disclosure statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the property. Even if the property disclosure statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the property disclosure statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning a property in addition to reviewing a property disclosure statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a property disclosure statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the property disclosure statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

ALTERNATE DISPUTE RESOLUTION:

Parties to this contract may pursue alternate dispute resolution if a dispute arises after completion of the transaction.

It is recommended that the parties first mediate the dispute. Failing agreement to mediate, or if the mediation fails, then disputes can be submitted to an arbitration under the *Commercial Arbitration Act*.

BCREA member boards can provide guidance on the selection of mediation and arbitration services in your area.



Date of disclosure: October 9, 2040

The following is a statement made by the seller concerning the property located at:

ADDRESS ▶ 123 EASY STREET PLEASANTVILLE 123 456

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

1. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
	A. Are the premises connected to a public sanitary sewer system?			
B. Are the premises connected to a public water system?				
C. Are the premises connected to a private or a community water system?				
(i) If yes, are you aware of any problems with the private or community water system?				
D. Is the property serviced by a private well?				
(i) If yes, are you aware of any problems with the private well?				
E. Is the property serviced by a septic system/lagoon?				
(i) If yes, are you aware of any problems with the septic system/lagoon?				
(ii) If the system was installed after May 31, 2005, are maintenance records available?				
F. Do the premises contain unauthorized accommodation?				
G. Are you aware of any underground oil storage tank(s) on the property?				
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
I. Are you aware of any current or pending local improvement levies/charges?				
J. Have you received any other notice or claim affecting the property from any person or public body?				
K. Are there any equipment leases or service contracts; i.e., security systems, water purification, etc.?				
L. Were these premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)				
M. Are these premises covered by third party "home warranty insurance"?				
2. STRUCTURAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the premises ever contained asbestos insulation?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the wood stove/fireplace insert installation been approved by local authorities?				
F. Are you aware of any additions or alterations made without a required permit and final inspection?				



INITIALS

PRIVACY

REALTORS®, Brokerages and real estate boards need to collect, use and disclose some personal information to help you sell, buy or lease real estate. We respect your privacy and want to ensure you understand how and why your information is collected, used and disclosed in a real estate transaction.

How is my personal information collected? Most personal information will be collected directly from you through the contracts and other documents you fill out (e.g., Multiple Listing Contract, Contract of Purchase and Sale, Offer to Lease, seller's Property Disclosure Statement) and through discussions you have with your REALTOR®. Some information may be collected from other sources such as government departments and agencies (e.g., Land Title Offices, BC Assessment), financial institutions and mortgage brokers.

To whom may my personal information be disclosed? Your information may be disclosed to (or may be accessible by) the Boards and their staff and members, other real estate boards and their staff and members, other REALTORS® and their clients, government departments and agencies, financial institutions, legal advisors, service providers, the British Columbia Real Estate Association, the Real Estate Council of British Columbia, The Canadian Real Estate Association and members of the public, for the purposes described below.

Not all of your information will be accessible to each of the above-mentioned entities. For example, once the listing term has ended, the general public will not have access to your information unless it is otherwise available through public registries (e.g., BC Assessment, Land Title Offices).

PURPOSES FOR COLLECTING, USING AND DISCLOSING PERSONAL INFORMATION

Why is my personal information collected, used and disclosed? Your information may be collected, used and disclosed for some or all of the following purposes:

- a) To allow members of real estate boards (including REALTORS® and appraisers) to appraise your property.
- b) To list your property with the Multiple Listing Service® in order to market your property.
- c) To market your property for sale or lease through any other media (both print and electronic).
- d) To help you locate a suitable property to purchase or lease.
- e) To facilitate the purchase and sale or lease transaction (by cooperating with financial institutions, legal advisors and government departments and agencies).
- f) To allow the Boards and other real estate boards and their members (including REALTORS® and appraisers) to compile current and historical statistics on sales and property prices and lease rates, and to conduct comparative market analyses. Information about your property will be retained in the Multiple Listing Service® for these purposes after your property has sold or leased or your listing has expired (if you are a seller/landlord) and after you have purchased or leased your property (if you are a buyer/tenant).
- g) To enforce codes of professional conduct and ethics for members of real estate boards (by cooperating with real estate boards, the British Columbia Real Estate Association, the Real Estate Council of British Columbia, The Canadian Real Estate Association and other regulatory bodies).
- h) To comply with legal requirements and to act pursuant to legal authorizations.

The above-mentioned collections, uses and disclosures are a necessary part of your relationship with your REALTOR®.

Will my personal information be collected, used and disclosed for any other purposes? Your information may also be collected, used and disclosed for the following additional purposes:

- a) Your REALTOR® may communicate with you in future to determine whether you require additional real estate services.
- b) Your REALTOR® may communicate with you to provide information about other products or services which may interest you.
- c) Other REALTORS® may communicate with you to determine whether you require additional real estate services.
- d) The Boards, other real estate boards and their members, and survey firms on their behalf, may communicate with you to determine if you wish to participate in customer satisfaction

surveys and other surveys.

These additional purposes are optional. If you do not want your personal information disclosed or used for these purposes, please contact the Board's privacy officer. Contact information for all real estate boards within BC can be found at the British Columbia Real Estate Association (BCREA) website: www.bcrea.bc.ca or telephone 604.683.7702, or toll free 1.877.361.3626.

DEFINITIONS

The **Brokerage** is the real estate company under which the individual is licensed.

The **Licensee** is the managing broker, associate broker and/or representative of a Brokerage.

REALTOR® is often used interchangeably with **licensee, real estate agent or representative** and, in BC, is licensed under the *Real Estate Services Act*. A Licensee can use the term REALTOR® if he/she belongs to a local real estate board or association that enforces a strict Code of Ethics.

The **Boards** are the real estate boards and associations in whose jurisdiction the property is located and/or of which the Brokerage or the REALTOR® is a member. They are boards and associations which assist REALTORS® to market, sell or lease real estate. The Boards also provide ongoing training for their members, enforce ethical standards and help resolve disputes between members and the public.

The **Multiple Listing Service®** is a computerized database of real estate listings and sales. It is operated by the Boards in conjunction with other real estate boards and The Canadian Real Estate Association.

Personal Information means any personal information about you, including your name, address, phone number, financial information and may include information about your property (such as listing and selling price, lease rate, listing term, etc.).

The **buyer/tenant** is often referred to as the purchaser.

The **seller/landlord** is often referred to as the vendor.

The **principal** is someone who has engaged a Brokerage to act for and on his or her behalf either to buy, sell or lease real estate.

The **landlord** is often referred to as the lessor.

The **tenant** is often referred to as the lessee.

This brochure has been designed to explain various types of agency relationships, the collection, use and disclosure of personal information, and to help you understand what it all means. If you are still unclear about these concepts, feel free to seek legal counsel.

I acknowledge having received and read the brochure *Working With a REALTOR®*. I understand the various types of relationships that may occur between myself and a REALTOR®.

I consent to the Boards, other real estate boards, the Brokerage and the Licensee collecting, using and disclosing personal information for the purposes (and to the recipients) described in the brochure.

I further understand that I will be signing additional documentation acknowledging the type of agency that I receive and consenting to the collection, use and disclosure of personal information.

INDIVIDUAL OR COMPANY NAME (PRINT)

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

(COMPANY ONLY) AUTHORIZED SIGNATORY (PRINT)

_____, yr. _____
DATED

ACKNOWLEDGED BY:

RE/MAX REAL ESTATE KAMLOOPS

BROKERAGE (PRINT)

PER: LICENSEE'S SIGNATURE
DAIMION APLEGATH PREC (PERSONAL REAL ESTATE)

LICENSEE (PRINT) CORP

In reference to the Multiple Listing Contract dated Oct 9, 2040 for the sale of property located

ADDRESS: 123 EASY STREET

DAIMION APPLGATH PERSONAL REAL ESTATE CORP

SALES REPRESENTATIVE 1

SALES REPRESENTATIVE 2

SALES REPRESENTATIVE 3

000 Reverse print boxes are mandatory.

000 White boxes are optional.

012 DIVISION CODE

013 SUB AREA CODE

016 GROSS TAXES
 \$ 2,500.00 .00

017 FOR YEAR

022 ZONING (MUNICIPAL DESCRIPTION)

068 FRONTAGE (X) **069** AREA
 OR
 _____ AREA

114 WATER SUPPLY (CHOOSE ONE ONLY)
 (01) City (CITY)
 (05) Commercial (COMM)
 (02) Co-operative (CO-OP)
 (03) Drilled well (DWELL)
 (07) Lake intake (LAKE)
 (09) Municipal/Irr.dist. (MU/ID)
 (06) Shallow well (SWELL)
 (08) Other (OTHER)
 (04) None (NONE)
 (INDICATE IN REMARKS IF NOT CONNECTED)

067 SEWER TYPE (CHOOSE ONE ONLY)
 (01) Sewer connected (SWRCO)
 (02) Sewer not connected (SWRNC)
 (03) Septic installed (SEPIN)
 (04) Septic approved (SEPAP)
 (05) None (NONE)
 (06) Other (OTHER)

065 INSULATION
 WALLS - Yes -
 - No -
 CEILING

101 AGE OF DWELLING
 Indicate years as 1-99 or you may use NE for new (having been unoccupied since completion) or OT (old time) where age is not available.

103 STYLE
 (16) Cathedral Entry (CATH)
 (01) Bungalow (BUNG)
 (17) Rancher (RANCH)
 (08) Two L. Split (SP/2L)
 (09) Three L. Split (SP/3L)
 (10) Four L. Split (SP/4L)
 (03) Two Storey (TWO)
 (18) Basement Entry (BSMT)
 (11) Other (OTHER)

104 CONSTRUCTION
 (03) Frame (FRAME)
 (04) Log (LOG)
 (10) Manufactured (MANUF)
 (09) Other (OTHER)

105 ROOF
 (01) Asphalt Shingle (AS/SH)
 (02) Shake (SHAKE)
 (03) Tar & Gravel (T&GVL)
 (04) Tile (TILE)
 (07) Metal (METAL)
 (06) Other (OTHER)

106 EXTERIOR FINISH
 (01) Aluminum (ALUM)
 (02) Asbestos Shingle (AS/SH)
 (03) Brick (BRICK)
 (12) Cedar (CEDAR)
 (04) Composition (COMPO)
 (05) Stone (STONE)
 (06) Stucco (STUC)
 (07) Stucco & Siding (ST&SD)
 (08) Wood Shingle (WD/SG)
 (09) Wood Siding (WD/SD)
 (10) Vinyl (VINYL)
 (11) Other (OTHER)

FINISHED FLOOR AREA: SQ. FT.

108 MAIN FLOOR
423 ABOVE MAIN +
424 BELOW MAIN +
425 BASEMENT +
194 TOTAL =

111 FLOORING (GENERALLY)
Carpeting
 (01) " wall to wall (CW/W)
 (02) " w/w & mixed (CW/W+)
 (06) Wood (WD)
 (07) Lino/Vinyl (LI/VI)
 (08) Mixed (MIXED)
 (10) Tile (TILE)
 (11) Other (OTHER)

112 HEATING
 (01) Electric (ELEC)
 (02) Forced Air (F/AIR)
 (03) Hot Water (HOT/W)
 (08) Other (OTHER)
 (15) Radiant (RADNT)
 (16) Mixed (MIXED)

113 FUEL
 (02) Electric (ELEC)
 (03) Gas (natural) (N/GAS)
 (04) Gas (propane) (P/GAS)
 (05) Oil (OIL)
 (08) Wood (WOOD)
 (09) Other (OTHER)
 (10) Mixed (MIXED)

116 BASEMENT
 (01) Cellar (CELL)
 (02) Crawl (CRAWL)
 (03) Full (FULL)
 (04) Half (HALF)
 (06) None (NONE)
 (09) Three-quarter (3/4)
 (10) Other (OTHER)
 (11) Skirted only (SKIRT)
 (08) Slab (SLAB)

SELLERS' INITIALS



117 BASEMENT DEVELOPMENT

- (01) Fully finished (F/FIN)
- (02) Foyer finished only (FOYER)
- (03) Legal Suite (L/STE)
- (04) Partly finished (P/FIN)
- (05) Unfinished (UNFIN)
- (06) Inlaw Suite (INLAW)

158 OUTDOOR AREA

- (08) Patio(s) (PATIO)
- (09) Covered Deck(s) (COVR)
- (10) Sun Deck(s) (SUNDK)
- (11) Private Yard (PR/YD)

121 FIREPLACES

NONE or No. of finished fireplaces

122 No. of roughed-in fireplaces

123 FIREPLACE FUELED BY

- (01) Wood (04) Mixed
- (02) Gas (05) Other

118 BATHROOMS

Bathrm No.	No. Pieces	Flr Level	Ensuite?
Bathrm No. 1			Yes <input type="checkbox"/>
Bathrm No. 2			Yes <input type="checkbox"/>
Bathrm No. 3			Yes <input type="checkbox"/>
Bathrm No. 4			Yes <input type="checkbox"/>
Bathrm No. 5			Yes <input type="checkbox"/>

128 PARKING

Indicate the number of covered parking spaces (0-9) for automobiles.

129

- (01) Carport only (C/P)
- (02) Garage (1 car) (GAR1)
- (09) Garage (2 car) (GAR2)
- (03) Garage & C/P (G&C/P)
- (04) Street (STRT)
- (05) Open (OPEN)
- (06) Undergrd. Garage (UNGAR)
- (07) Other (OTHER)
- (10) Detached garage/shop (GR/SH)

130 ACCESS

- (01) Lane (LANE)
- (02) Blacktop driveway (BTDR)
- (03) Concrete driveway (CODR)
- (04) Gravel driveway (GVDR)
- (06) Other (OTHER)
- (05) Paving Stone (PVSTN)

131 Check if additional parking available

132 Check if parking can accommodate Recreational Vehicle

133

Distance to SCHOOLS
(Insert abbreviation)

134

Distance to TRANSPORTATION
(Insert abbreviation)

140

EQUIPMENT INCLUDED

You may select as many as THREE of the influencing factors below.

- (31) Above Ground Pool (A/P)
- (22) Air-conditioning (AIRCO)
- (32) Built-in Grill (GRILL)
- (37) Central A/C (C/AIR)
- (01) Compactor (COMPA)
- (02) Dishwasher (DSHWR)
- (03) Disposal (DISPO)
- (39) Dryer (DRYER)
- (05) Food Centre (FDCTR)
- (43) Fridge/Stove/W/D (FSWD)
- (06) Greenhouse (GR/HS)
- (14) Handicap Access (HNDCP)
- (24) Hot Tub (HOTUB)
- (23) Humidifier (HUMID)
- (30) Inground Pool (IGPOOL)
- (07) Intercom (I/COM)
- (25) Jetted Tub (JET)
- (44) Microwave (MICRO)
- (21) Other (OTHER)
- (08) Oven built-in (BI/OV)
- (35) Plant Window (PLANT)
- (10) Range (RANGE)
- (11) Refrigerator (FRIDG)
- (12) Sauna (SAUNA)
- (42) Security System (SECUR)
- (34) Skylight (SKY)
- (27) Storage Shed (SHED)
- (40) Stove/Fridge (ST/FR)
- (33) Sunshine Ceiling (S/CEIL)
- (17) Vacuum (RI) (RI/VA)
- (16) Vacuum built-in (BI/VA)
- (18) Washer (WSHR)
- (19) Washer/Dryer (WS/DR)
- (20) Wet Bar (W/BAR)
- (38) Window Coverings (WDWCV)
- (36) Window unit A/C (W/AIR)

145

SITE INFLUENCE

You may select as many as THREE of the influencing factors below.

- (01) Adult Oriented (ADULT)
- (02) Beach Property (BEACH)
- (03) Central location (CNTRL)
- (04) Easy Access (ACCESS)
- (05) Family Oriented (FAMILY)
- (34) Flat Site (FLAT)
- (06) Golf nearby (GOLF)
- (09) Hobby Farm (HOBBY)
- (11) Mountain View (MTNVW)
- (14) Park Setting (PARKS)
- (15) Pets not allowed (NO/PT)
- (25) Private Setting (PRSET)
- (27) Quiet Area (QUIET)
- (26) Recreation Nearby (RECNR)
- (18) Rural Setting (RURAL)
- (36) Senior Oriented (SENR)
- (19) Shopping Nearby (SHPNR)
- (31) Ski Hill adjacent (SKI)
- (20) Treed Site (TREED)
- (21) View (VIEW)
- (10) Water View (WTRVW)
- (23) Waterfront Nearby (WTFNR)
- (22) Waterfront Property (WATER)
- (24) Wooded Area (WOODS)

064

TITLE

- (01) Freehold (FREEH)
- (02) Leasehold (LEASH)

IF STRATA OR MOBILE, PLEASE FILL OUT STRATA/MOBILE SHEET.

SINGLE FAMILY ONLY

135 TYPE OF DWELLING

- (07) Single Family Dwelling (SINGL)
- (08) Single Family w/acreage (SFACR)
- (01) Full Duplex (S x S) (DUPSS)
- (02) Full Duplex (U & D) (D/UD)
- (11) Triplex (3 PLEX)
- (04) Fourplex (4 PLEX)
- (06) Recreational Dwelling (RECRE)
- (12) Other (OTHER)

SELLERS' INITIALS

061 ROOMS AND THEIR SIZES

USE ONLY THE ABBREVIATIONS listed below to describe each room! Do NOT list any bathrooms! Insert the chosen abbreviation across from the floor level of your choice. ROOM SIZES are to be inserted directly below the selected abbreviation. Indicate room sizes using IMPERIAL - insert a figure as in this example: 9'11" x 12'6". DO NOT USE DECIMAL POINTS.

Attic	ATTIC	Dining Room	DINRM	Kitchen	KITCH	Playroom	PLYRM
Bedroom	BDRM	Family Room	FAMRM	Laundry	LAUND	Recreation Room	RECRM
Cold Room	CLDRM	Foyer	FOYER	Living Room	LVGRM	Storage	STORE
Conservatory	CONSE	Games Room	GAMES	Nook	NOOK	Workshop	WKSHP
Den	DEN	Hobby Room	HOBBY	Office	OFFIC	Utility	UTIL
				Porch (enclosed)	PORCH	Other	OTHER

▼ CHECK LEVEL SHOW ROOM ABBREVIATION IN THE FIVE SPACES AT TOP OF EACH BOX AND ROOM SIZE IMMEDIATELY BELOW.

<input checked="" type="checkbox"/> Main Lv.	KITCH	DINE	LV RM	FOYER	LAUN
<input type="checkbox"/> 2nd Lv.	22 X 17	14 X 12	22 X 22	10 X 10	12 X 10
<input type="checkbox"/> Other					
<input type="checkbox"/> Main Lv.	MBED	BED	BED		
<input checked="" type="checkbox"/> 2nd Lv.	20 X 17	12 X 14	12 X 14	X	X
<input type="checkbox"/> Other					
<input checked="" type="checkbox"/> Main Lv.	DEN	STOR	RECRM	BED	BED
<input type="checkbox"/> 2nd Lv.	12 X 13	12 X 15	22 X 32	15 X 13	15 X 13
<input type="checkbox"/> Other					
<input type="checkbox"/> Basement					

ARE YOU REQUESTING A SECOND SLOT FOR ADDITIONAL COMMENTS? (AN EXTRA CHARGE WILL BE ASSESSED IF "YES".)

YES NO

SHOWINGS:

040 APPTS. DIRECT YES NO

042 LOCK BOX YES NO

041 KEY AT:

(03) L.B.

(04) VENDOR

(05) TENANT

066 TENANT NAME AND PHONE NO.

LISTING REMARKS: PLEASE PRINT!

Centrally located on quiet cul-de-sac in Aberdeen. This 5 bedroom, 4 bath home features a gourmet kitchen w/oversized granite island, gas range top, double wall ovens, fridge, dishwasher and large walk in pantry. Bright open floor plan makes this home wonderful for family and entertaining. Hardwood and tile throughout. Master suite up with 6 x 10 walk in closet plus 5 piece ensuite featuring a steam shower and jacuzzi tub. Laundry hook up both upstairs and on main level. Large open basement with walk out to flat backyard featuring inground pool and hot tub plus additional grassed area for a trampoline or other outdoor toys. Double car garage with side door access. A/C, central vac, UG sprinklers, alarm system and water meter in place. Call LB to view.

INTERNET REMARKS:

Visit applepathgroup.com for more pictures and information.

FORM COMPLETED BY: _____ MANAGING BROKER'S APPROVAL FOR OFFICE USE ONLY

SELLERS' INITIALS 