Multiple Listing Service of the Memphis Area Association of REALTORS® **CATEGORY 6 -** MULTI-FAMILY Page 1 of 2

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FEATURES: (R)'s denote required feature groups

1. TYPE (R)	7. CONSTRUCTION (R)	12. MISCELLANEOUS EXTERIOR	17. TYPE OF LEASES (R)	
1. Triplex	1. Brick 2. Brick/Veneer	Highway Frontage     Curbs/Gutters	1. None 2. Daily	1. Will Escalate
Fourplex     Apartment Building	3. Wood/Composition	3. Sidewalks	3. Weekly	2. Must Qualify 3. Some Assumption
4. Apartment Comples	4. Aluminum/Steel Siding	4. Roof Sign	4. Monthly	4. Prepay Penalty
5. Highrise	5. Vinyl Siding	5. Pole Sign	5. 6 Month	5. No Assumption
6. Townhouse Units 7. Flat/Garden Units	6. Stone 7. Stucco	6. Fire Escape 7. Security Lighting	6. Year 7. Subsidized Rents	6. No Escalation 7. No Qualifying
8. Motel	8. Masonry/Block	7. Security Lighting 8. Dedicated Streets	8. Other (Call LA)	8. Other (Call LA)
9. Hotel	9. Shake/Shingle	9. Ice Machine(s)	40 TENIANIT DAVO	CA NIEW EINANGING (D)
10. Converted House 11. Mobile Home Park	10. Asbestos 11. Storm Window(s)	10. Specialty Shop(s) 11. On Site Commercial Space	18.TENANT PAYS (R) 1. All Utilities	24. NEW FINANCING (R) 1. Conventional
12. Other (See REMARKS)	12. Energy Feature	12. No Landscaping	2. Some Utilities	2. FHA/VA
	13. Other (See REMARKS)	13. Some Landscaping	3. Heating	3. Assumption
2. TYPE UNITS (R) 1. Efficiency/Studio	8. ROOF (R)	14. Professional Landscaping 15. Brick/Stone Fence 16. Wood Fence	4. Gas 5. Electric	4. Wrap . 5. Cash Only
2. 1 BR - 1 Bath	1. Built-Up	16. Wood Fence	6. Water/Sewer	6. Exchange
3. 2 BR - 1 Bath	2. Composition	17. Chain Fence	7. Trash Collection	7. Private
4. 2 BR - 1+ Baths 5. 3 BR - 1 Bath	Heavy Composition     Metal	18. Partially Fenced 19. Fully Fenced	8. Parking Fee 9. Cable TV	8. Owner Mortgage
6. 3 BR - 1+ Baths	5. Shingle/Shake	20. Security Gage	10. Cooling 11. Lawn Maintenance	9. Installment Sales TERMS
7. 4 or More Bedrooms	6. Slate	21. Limited Access	11. Lawn Maintenance	10. Owner Occ-Will Vacate
8. Furnished 9. Partially Furnished	7. Roll 8. Rile	22. Ceiling Fan(s) 23. Jogging Path	12. Security Deposit 13. Pet Deposit	11. Owner Occ-Lease Back 12. Land Lease
10. Unfurnished	9. Pitched	24. Historic District	14. Notes/Deeds	13. Participation
11. Some Fireplaces	10. Flat	25. Other (See REMARKS)	15. Floor Plans	14. Split Funding
12. All Fireplaces 13. Handicap Design (32" Minimum Doors)	11. Other (See REMARKS)	13. HEATING SYSTEMS (R)	19. SOURCE OF INFO (R)	15. Other (Call LA)
· -	9. FOUNDATION (R)	1. Central	1. Tax Return	25. SHOWING INSTRUCTIONS (R)
3. SALE INCLUDES (R)	1. Slab	2. Gas	2. Accountant	1. Appointment Only
Building and Land     Building Only	Conventional/Crawl Space     Raised	3. Electrical 4. Heat Pump	3. Owner 4. Estimated	2. Key Box 3. On-Site Manager Will Show
3. All Furnishings	4. Partial Basement	5. Solar	5. Proiected	4. Advance Notice Required
4. Some Furnishings	5. Full Basement	6. Hot Water	6. Incomplete	5. Call LA
5. No Furnishings	6. Finished Basement 7. Unfinished Basement	7. Floor Furnace	7. Current Records WILL PROVIDE	6. Vacant 7. Restricted Hours
6. All Equipment 7. Some Equipment	8. Walk-Out Basement	8. Baseboard 9. Wall Heat	8. Brochure	7. Restricted Hours 8. LA Must Meet
8. No Equipment	9. Storage Area	10. Space Heater	9. Leases	9. Listing Agent to Hold Earnest Money  10. Preclude (Forbid) Showings and
9. All Appliances	10. Laundry Facility 11. Fallout Shelter	11. Bottle Gas	10. Rent Roll 11. P/L Statement	10. Preclude (Forbid) Showings and
10. Some Appliances 11. No Appliances	12. Other (See REMARKS)	12. Individual Systems 13. House System	11. P/L Statement 12. Previous Tax Return	Direct Negotiations With the Seller
12. Franchise Rights		14. Other (See REMARKS)	13. Survey/Plat	
13. Signage	10. PARKING FACILITY (R) 1. Asphalt/Blacktop	14 COOLING SYSTEMS (D)	14. Notes/Deeds 15. Floor Plans	
14. Business Name 15. 12. Other (See REMARKS)	2. Concrete	14. COOLING SYSTEMS (R) 1. Central	15. FIGUI FIGHS	
	3. Gravel	2. Gas	20. OPERATING EXPENSES (R)	
4. APPLIANCE/EQUIP. 1. Refrigerator	4. Offsite/Street 5. Attached	3. Electrical 4. Bottle Gas	1. Management 2. On-Site Manager	
2. Frost Free	6. Detached	5. 1 Window /Unit	3. Insurance	
3. Ice Maker	7. Underground	6. 2+ Window Units	4. All Utilities	
4. Range/Oven (Built-In) 5. Range/Oven (Free Standing)	8. Covered 9. Enclosed	7. Attic Fan 8. 220 Wiring	5. Some Utilities 6. Trash Collection	
6. Cooktop/Wall Oven	10. Secured	9. None	7. Repairs/Maintenance	
7. Disposal	11. Assigned	10. Evaporative	8. Pest Control	
8. Dishwasher	12. Less Than 1 Per Unit 13. 1 Per Unit	11. Heat Pump 12. Individual Cooling	9. Taxes 10. License/Permits	
9. Trash Compactor 10. Exhaust Fan/Vent Hood	14. More than 1 Per Unit	13. House Cooling	11. Accounting/Legal	
11. Microwave		14. Other (See REMARKS)	12. Services	
12. Intercom 13. Garage Door Opener	11. AMENITIES	15 LIOTWATER (B)	13. Payroll	
13. Garage Door Opener 14 Humidifier	1. Pool 2. Tennis Court(s)	15. HOT WATER (R) 1. Electrical	14. Advertising 15. Other (Call LA)	
15. Smoke Detector(s)	3. Hot Tub/Sauna	2. Gas		
16. Other (See REMARKS)	4. Clubhouse 5. Racquetball	3. Bottle	21. POSSESSION (R) 1. Negotiable	
5. LAUNDRY (R)	6. Exercise Room	4. Solar 5. Individual System	2. At Closina	
1. Washer in Unit	7. TV Antenna	5. Individual System 6. House System	2. At Closing 3. Tenant's Rights	
2. Dryer in Unit	8. Cable TV 9. Elevator(s)	7. Public Water	4. 30 Days or Less 5. 30 Days or More	
3. Connections 4. Common Laundry	10. Balcony/Pation	8. Public Water Available 9. Well	6. Specific Date	
5. Equipment Owned	11. Playground	10. Public Sewer	7. Equitable Interest Ownership (Call LA)	
6. Equipment Leased	12. Security System 13. Extra Storage	11. Public Sewer Available 12. Septic Tank	8. Other (Call LA)	
7. None	13. Extra Storage 14. Security Guard(s)	12. Septic Tank 13. Other (See REMARKS)	22. EXISTING FINANCING (R)	
6. FLOORS/CEILINGS (R)	15. Guest Quarters		Conventional Fixed	
1. Parquet	16. Pet Restrictions 17. Adults Only	16. MOBILE HOMES & AMENITIES	2. Conventional Adjustable 3. FHA	
2. Hardwood 3. Tile	18. Lawn Sprinkler	1. TV - Owned 2. TV - Leased	4. VA	
4. Vinvl	18. Lawn Sprinkler 19. B-B-Q Pit/Area	3. Restaurant	5. Negative Amortization	
5. Partial Carpet	20. Trash Chute 21. Fire Sprinkler	4. Coffee Shop	6. Private/Owner 7. Balloon	
6. W/W Carpet 7. Wood Laminate Floors	22. Wallpaper	5. Bar/Lounge 6. Switchboard	7. Balloon 8. 2 or More Mortgages	
(R) WALLS	23. Drapes/Curtains	7. Lobby	9. Wrap Mortgage	
8. Dry Wall	24. Leasing Office 25. Maintenance Office	8 Chain Affiliation	10. Clear 11. TVA Loan	
9. Paneled 10. Plaster	25. Maintenance Uffice 26. Dumpster	9. Grocery 10. RV Parking 11. Golf Course	11. TVA Loan 12. Land Lease	
11. Concrete	27. Privacy Walls/Fences	11. Golf Course	13. Graduated	
(R) CEILINGS	28. Maid Service	12. Putting Green	14. Low Interest Government	
12. Less than 8 Feet 13. 8 Feet	29. Valet Service 30. Vending Machines	13. Water Front 14. Water View	15. Other (Call LA)	
14. 9 Feet or More	31. Other (See REMARKS)	15. Water Rights		
15 Other (SEE REMARKS)				

PENDING INFORMATION:	Closing Date: Sale Price: Terms of Sale: (FHA, VA, Conv. Assum, Cash, Own	ner
Pending Contract Date:	Selling Agent Code: Co-Selling Agent Code:	
Month Day Year	Dollar Amount of Seller Contribution Sold (Including Discount Points): Square Feet: 6	6/2009