



AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

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2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
4. is **not** a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see
8. paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

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

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

13.  **Liz Rein**

07/13/2021

(Signature) 11:16:29 AM CDT

(Date)

(Signature)

(Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker,
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to
16. the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the
20. Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any
21. information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph
22. IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel
23. from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent
25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,
26. even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the
27. Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts
28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect
29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)
30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or
31. she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him
32. or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In
33. that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or
34. salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one
36. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same
37. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and
38. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This
39. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting
40. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing
41. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose
42. specific information about him or her. Other information will be shared. Dual agents may not advocate for one party
43. to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary
45. duties described below.⁽²⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
47. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

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49. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but
 50. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual
 51. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**
 52. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**
 53. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of
 54. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in
 55. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/
 56. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson
 57. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or
 58. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented
 59. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's
 60. Broker (see paragraph II on page one (1)).

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

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
 77. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
 78. obtained by contacting the local law enforcement offices in the community where the property is located,
 79. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at
 80. www.corr.state.mn.us.

MN:AGCYDISC-2 (8/19)



AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

TO: Consumer
FROM: eXp Realty
PROPERTY: 171 Birnamwood Dr Burnsville MN 55337
DATE: 07/13/2021

This is to give you notice that eXp World Holdings, Inc., the parent corporation of eXp Realty, LLC, eXp Realty of California, Inc., eXp Realty North, LLC, eXp Realty of Connecticut, LLC, and eXp Realty Associates, LLC (hereinafter collectively referred to as “**eXp Realty**”), has a business relationship with those companies listed in this Disclosure Statement. Because of these relationships, the referral of business to any of the companies listed below may provide us, the related parties noted herein and/or their investors, a financial or other benefit.

In connection with the purchase or sale of this property, you may need mortgage financing, title insurance and/or closing services. We recommend IntroLend First Cloud, LLC (“IntroLend”) for mortgage financing, and SilverLine Title & Escrow, LLC (“SilverLine Title”) for title insurance and closing services. eXp Realty is a subsidiary of eXp World Holdings, Inc., the parent corporation. eXp World Holdings, Inc. has a 50% ownership interest in First Cloud Investment Group, LLC with the other 50% owned by its affiliated real estate agents that have chosen to purchase an ownership interest. First Cloud Investment Group, LLC owns 100% of IntroLend First Cloud, LLC. Neither eXp World Holdings, Inc. nor any of its subsidiaries have an ownership interest in any other investors that have ownership interests in First Cloud Investment Group, LLC. eXp Silverline Ventures, LLC, a subsidiary of eXp World Holdings, Inc., has a 50% ownership interest in SilverLine Title. Neither eXp World Holdings, Inc. nor any of its subsidiaries have an ownership interest in Orange & Blue Holdings 3.0, LLC, which has ownership interest in SilverLine Title.

eXp Realty has a business relationship with, but no ownership interest in, America’s Preferred Home Warranty, Inc. As such, eXp Realty, or its affiliates, may receive financial benefit in the form of marketing fees or fees for services rendered. You are not required to obtain a home warranty and or obtain a home warranty from this America’s Preferred Home Warranty, Inc. as a condition to using eXp Realty’s brokerage services.

IntroLend First Cloud, LLC is a mortgage broker. The estimated lender fees listed below can vary and could include additional charges depending upon factors such as the loan product you select and the State where the property is located. There may also be other fees/charges relating to services provided by additional third party settlement service providers. The estimated charges for the settlement services provided by IntroLend First Cloud, LLC are detailed on the Good Faith Estimate being provided to you by your loan officer.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider as a condition for the purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

COMPANY	ESTIMATED CHARGE OR RANGE OF CHARGES
IntroLend First Cloud, LLC (“IntroLend”) This company provides various real estate mortgage loan origination activities either as a third-party originator or a mortgage broker, including loan pre-qualification, competitive bid	Loan Origination Charge 0-3.00% of loan amount (may include 3 rd party fees) Loan Discount Fee/points ¹ 0-5% of loan amount Application/Processing Fee ² \$0.00 – \$875.00 Flood and tax service: \$0.00 - \$95.00



COMPANY	ESTIMATED CHARGE OR RANGE OF CHARGES
process (when providing third-party origination services), loan origination, loan pre-approval, loan structuring, processing and closing.	<p>Underwriting Fee: \$0.00 - \$995.00 Document Review Fee: \$0.00 - \$500.00 Appraisal Fee: \$0.00 - \$650.00 Credit Report Fee: \$0.00 - \$65.00</p> <p>Actual charges may vary according to the particular lender selected, the particular circumstances of the underlying transaction, borrower elections, etc. Some or all of these fees may be charged by third-parties and/or the Member Mortgage Lender/Mortgage Broker.</p> <p>The Member Lenders and Mortgage Brokers have agreed to pay a fee ranging from 0.5% to 2.0% of the loan amount to IntroLend in connection with a range of loan origination services provided by IntroLend to the Member Lender/Mortgage Broker. The fees are paid directly to IntroLend by the Member Lender/Mortgage Broker and are not billed directly to you.</p> <p>¹ The loan discount fee/points are affected by the note rate. Depending upon market conditions, the loan discount fee/points may be higher to adjust for below-market rates.</p> <p>² There are other charges imposed in connection with mortgage loans. In addition, a lender may require the use of other service providers, including but not limited to any attorney, credit reporting agency or real estate appraiser chosen to represent the lender's interest. If you apply to any of these companies for a loan, you will receive additional information regarding anticipated charges.</p>
SilverLine Title & Escrow, LLC This company provides title insurance and closing services.	<p>Title Insurance Policy: \$950 - \$1706 on a \$250,000 property. (Rates vary and are dependent on the state, selling price and loan amount on the property.) Title Search Fee: \$250 - \$325 (where applicable) Closing Fee: \$450 - \$550</p>

ACKNOWLEDGMENT OF RECEIPT OF DISCLOSURE

I/we have read this Affiliated Business Arrangement Disclosure Statement provided by the Broker, eXp Realty, and understand that eXp Realty is referring me/us to the above-described settlement service(s) and the Broker or its affiliate(s) may receive a financial or other benefit as the result of this referral.

Signer 1:

 **Liz Rein**

Signature 07/13/2021 11:15:50 AM CDT

Liz Rein

Print Name

07/13/2021

Date

Signer 2:

Signature

Print Name

Date

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: John Doe

From: Pemberton Homes Team, eXp Realty

Property: _____

Date: 08/08/22

This is to give you notice that Pemberton Homes Team ("Real Estate Team") has a business relationship with (1) Flex Title Company, LLC ("Flex Title"), a title insurance and closing agent; (2) Flex Mortgage, LLC ("Flex Mortgage"), a mortgage company; and (3) Pemberton Insurance, LLC ("Pemberton Insurance"), a licensed property and casualty insurance agency that conducts business with Insurance Resource Group. Specifically, one owner of Real Estate Team owns 50% of Flex Mortgage. In addition, the two owners of Real Estate Team and certain of Real Estate Team's employees own a combined 76% of Flex Title. Finally, one owner of Real Estate Team wholly owns Pemberton Insurance, which performs services as an insurance agency in connection with homeowners insurance policies issued by Insurance Resource Group. Neither the Real Estate Team nor its owners or employees have an ownership interest in Insurance Resource Group. Because of this relationship, this referral may provide Real Estate Team and its agents a financial or other benefit.

eXp Realty, LLC, together with its subsidiaries and affiliates (collectively, "eXp Realty"), does not have any relationship with Flex Title, Flex Mortgage, or Pemberton Insurance, nor will eXp Realty receive any benefit, financial or otherwise, from any referral to Flex Title, Flex Mortgage, or Pemberton Insurance given by Real Estate Team or its agents. eXp Realty's business relationship is with Real Estate Team, serving as Real Estate Team's real estate brokerage firm. Real Estate Team is an independent contractor of eXp Realty.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for the settlement on your loan or purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<u>Settlement Service Provider</u>	<u>Charge/Range of Charges</u>
Flex Title Company, LLC	<p>Title Insurance Policy: \$913-\$1,000 on a \$250,000 property (rates vary)</p> <p>Buyer Fees: Closing Fee: \$300.00 Title Exam: \$750.00</p> <p>Seller Fees: Closing Fee: \$450.00 Doc Prep Fee: \$150.00 Payoff Processing/Handling Fee: \$60 (per occurrence)</p> <p>Refinance: Closing Fee: \$250.00 Title Exam Fee: \$725.00</p> <p>New Construction: Closing Fee: \$350.00 Draw Fee: \$400 Search/Exam: \$750.00 Priority Pics: \$200.00 If Requested: \$100 per inspection (\$150.00 for out of metro) If Requested: \$150.00 Out of Metro Tract Search Fee</p> <p>End Loan/Modification: Closing Fee: \$150.00 Tract check: \$150.00 (within 6 months)</p>

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

	<p>Simultaneous 2nd: Closing Fee: \$150.00 MHFA Closing Fee \$100.00 Title Exam: \$100.00 Courier/Wire Fee: \$50.00</p> <p>Stand Alone 2nd: Closing Fee: \$150.00 Title Exam: \$275.00 O&E Reports: \$150.00</p> <p>SPECIAL FEES/ADD ONS: *Wire/Courier Fee \$50.00 *Escrow Fee \$200.00 *Pre-Sign Fee \$150.00 * RON/Mobile Notary Fee: \$150 Additional Out of Metro Search Fee of \$150.00 for any County not listed below: MN: Hennepin, Dakota, Ramsey, Washington, Scott, Anoka, Carver, Chisago, Sherburne, Wright</p>
Flex Mortgage, LLC	<p>Loan Origination Charge 0-3.00% of loan amount (may include 3rd party fees) Loan Discount Fee/points¹ 0-5% of loan amount Application/Processing Fee² \$0.00 – \$875.00 Flood and tax service: \$0.00 - \$95.00 Underwriting Fee: \$0.00 - \$1295.00 Document Review Fee: \$0.00 - \$500.00 Appraisal Fee: \$0.00 - \$990.00 Credit Report Fee: \$0.00 - \$78.00</p> <p>Actual charges may vary according to the particular lender selected, the particular circumstances of the underlying transaction, borrower elections, etc. Some or all of these fees may be charged by third-parties and/or the Member Mortgage Lender/Mortgage Broker.</p> <p>The Member Lenders and Mortgage Brokers have agreed to pay a fee ranging from 0.5% to 2.0% of the loan amount to Flex Mortgage in connection with a range of loan origination services provided by Flex Mortgage to the Member Lender/Mortgage Broker. The fees are paid directly to Flex Mortgage by the Member Lender/Mortgage Broker and are not billed directly to you.</p> <p>¹ The loan discount fee/points are affected by the note rate. Depending upon market conditions, the loan discount fee/points may be higher to adjust for below-market rates.</p> <p>² There are other charges imposed in connection with mortgage loans. In addition, a lender may require the use of other service providers, including but not limited to any attorney, credit reporting agency or real estate appraiser chosen to represent the lender's interest. If you apply to any of these companies for a loan, you will receive additional information regarding anticipated charges.</p>
Pemberton Insurance, LLC	Homeowners' insurance policy: average of \$1,800 per year

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that Real Estate Team is referring me/us to purchase the above-described settlement service(s) from the named service provider above and Real Estate Team and its agents may receive a financial or other benefit as a result of this referral.

 Authentisign

John Doe

08/08/22

Buyer's or Seller's Signature

08/08/22

Date

Buyer's or Seller's Signature

Date

Certification to Withhold Property Listing from NorthstarMLS™

2550 University Ave West, Suite 259 South, Saint Paul, MN 55114

For questions or help, contact the Help Desk at (651) 251-5456, 1-877-251-5455 or help@northstarmls.com

NOTICE TO AGENT: If the listing is being withheld from MLS cooperation, this completed, signed form must be **uploaded to Add/Edit as a supplement to the withheld listing within two business days** of the listing contract effective date.

Informed Consent: The undersigned as owners of the property at:

<u>171 Birnamwood Dr</u>	<u>Burnsville</u>	<u>55337</u>
Address	City	Zip

have listed it for sale with Parker Pemberton
Name of MLS Participant (Agent/Broker) (Please Print)

Contract Date 07/13/2021 Contract Expiration Date 01/13/2022

County Dakota PID# 021400503060

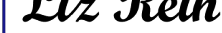
Property Type: ☒ Single Family ☐ Multi-Family ☐ Farm ☐ Lots & Land ☐ Commercial/Mixed Use (Optional)

In 2019, real estate transaction volume for over 93,000 properties valued at over \$26 billion was conducted through the NorthstarMLS system. Withholding from the Multiple Listing Service (MLS):

- Keeps your property from being exposed to the broadest market of over 19,000 agents and their buyers;
- Eliminates the ongoing advertising benefit of having your property available 24/7 to all potential buyers regardless of when they may start looking;
- Limits marketing to agents affiliated with your listing broker and limits public advertising of the property.
- Keeps your property off public web sites where buyers search for properties.

The listing broker/agent has fully explained the benefits of placing property for sale on the Multiple Listing Service (Service). The undersigned are fully aware that they are entitled to have their property placed on the Service, and that their property can be withheld from the Service only at their written request. The undersigned further have not been induced in any manner by the above-named MLS Participant to withhold their property from the MLS. By signing this form, the undersigned hereby acknowledge having read and understood the foregoing.

The undersigned request that the property identified above be withheld from the Multiple Listing Service. Upon sale of this property, the undersigned authorizes the listing broker to disseminate sales information to members of the MLS.

Dated 07/13/2021 Owner signature: 
Dated _____ Owner signature: _____
7/13/2021 11:15:52 AM CDT

The undersigned Participant of the Service hereby acknowledges that the above owners of property have listed with the undersigned; that they have been advised by the undersigned of the benefits of the Service; and that the undersigned has not acted in any manner so as to induce them to withhold their property from the Service.

Dated: 07/13/2021 By 
Agent or Broker Signature Parker Pemberton

Office ID # 25792 Office Name: eXp Realty

Agent ID # 506015228 Address: 15025 Glazier Ave, Suite 209 Apple Valley MN 55124

Phone: 612-386-8575



LISTING CONTRACT: EXCLUSIVE RIGHT TO SELL

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
© 2020 Minnesota Association of REALTORS®, Edina, MN

1. Date July 13th, 2021

2. Page 1 of _____ pages

3. **DEFINITIONS:** This Contract involves the property located at 171 Birnamwood Dr,
4. City of Burnsville,
5. County of Dakota, State of Minnesota, Zip Code 55337,
6. legally described as BIRNAMWOOD PLAT NO 6 6 3 BIRNAMWOOD HOMES CIC #170 LOT 6 BLK 3 & INTEREST ATTRIBUTABLE TO COMMON AREA KNOWN AS LOT 6 BLK ("Property").
7. Seller is Liz Rein ("Seller").
(e.g., individual(s), estate, trust, corporation, etc.)
8. Broker is exp Realty ("Broker").
(Real Estate Company Name)
9. This Contract starts on July 13 2021, and ends at 11:59 p.m. on
10. January 13th 2022. This Contract terminates upon successful closing of the Property(ies) specified
11. in this Contract or expiration or cancellation of this Contract, whichever occurs first.
12. This Contract may only be canceled by written mutual agreement of the parties.
13. **PRICE:** Seller offers the Property for sale for the price of \$ 289,000.00, upon the following
14. terms: cash, conventional, FHA, DVA, or any other terms acceptable to Seller.

15. **LISTING:** Seller gives Broker the exclusive right to sell the Property. In exchange, Broker agrees to list and market
16. the Property for sale. Broker may place a "For Sale" sign and a lock box with keys on the Property, unless prohibited by
17. governing authority. Seller understands this Contract DOES NOT give Broker authority to rent or manage the Property.
18. Seller understands Broker may be a member of a Multiple Listing Service ("MLS"), and if Broker is a member of the
19. MLS, and where available, Broker may give information to the MLS concerning the Property. Broker may place
20. information on the Internet concerning the Property, including sold information (except as limited in the following MLS
21. Data Feed Options section). Upon final acceptance of a purchase agreement, Seller allows Broker to withdraw the
22. Property from the market. If Broker sells the Property, Broker may notify the MLS and member REALTORS® of the
23. price and terms of the sale. Seller acknowledges that neither Broker, the MLS, the Minnesota Association of
24. REALTORS®, nor any other broker is insuring Seller or occupant against theft, loss, or vandalism.

25. **MLS DATA FEED OPTIONS:**

26. **EXPLANATIONS AND DEFINITIONS:**

27. **"IDX site"** means a web site operated by a broker participating in the MLS on which the broker can advertise the
28. listings of other brokers in MLS, subject to certain MLS rules. The consumer visiting an IDX site is not required to
29. register on the site or to have a brokerage relationship with the broker displaying listings on the site.
30. **"Virtual office web site" ("VOW")** means a web site operated by a broker participating in the MLS that delivers
31. brokerage services to consumers over the world wide web. Visitors to a VOW are required to register on the site (with
32. their name and a real e-mail address) and enter a brokerage relationship with the broker operating the VOW. The
33. broker operating the VOW can then show the visiting customer/client nearly all of the information available to the
34. broker in MLS. The seller(s) of a listing has the right to opt out of certain kinds of data display under the MLS's VOW
35. policy. The MLS imposes various other rules and restrictions on VOWs.
36. For each of the following options, the MLS system automatically defaults to "Yes." Seller's instructions pertaining to
37. the Internet display of the MLS input data for the Property are as follows:

LISTING CONTRACT: EXCLUSIVE RIGHT TO SELL

38. Page 2

39. Property located at 171 Birnamwood Dr Burnsville MN 55337.
40. **Option 1. Listing display on the Internet.** If Seller selects "No," this listing will not be included in MLS data feeds
 41. to Internet web sites that display property listing data, whether intended for advertising the Property or
 42. providing online brokerage services (e.g., VOWs). Brokers participating in MLS can still disclose the listing
 43. to customers/clients via other means, including e-mail, fax, mail, hand delivery, and orally.
44. Shall the Property listing be displayed on the Internet, including sold information? ☒ Yes ☐ No
45. Seller understands and acknowledges that if Seller has selected "No" for Option 1, consumers who
 46. conduct searches for listings on the Internet will not see information about the Property in response to
 47. their searches.
48. **If "No" was selected at Option 1, skip Options 2-4. If "Yes" was selected for Option 1, continue to Option 2.**
49. **Option 2. Listing address (house and unit numbers and street name) display on the Internet.** If Seller selects
 50. "No," the address of the Property will be hidden on web sites receiving data feeds from MLS that result
 51. in Internet listing display, whether intended for advertising the Property or providing online brokerage
 52. services (e.g., VOWs). Brokers participating in MLS can still disclose the address to customers/clients
 53. via other means, including e-mail, fax, mail, hand delivery, and orally.
54. Shall the listing address (house and unit numbers and street name) be displayed
 55. on the Internet? ☒ Yes ☐ No
56. **Option 3. An automated valuation of the Property listing or a link to an automated valuation of it may be**
 57. **displayed adjacent to the listing.** Some VOWs or IDX sites may provide an automated valuation model
 58. ("AVM") function/service. An AVM uses statistical calculations to estimate the value of a property based
 59. upon data from public records, MLS, and other sources, and incorporating certain assumptions. The
 60. accuracy of AVMs has sometimes been criticized because they do not take into consideration all relevant
 61. factors in valuing a property. Seller, by selecting "No," may prohibit display of an automated valuation of
 62. his or her listing adjacent to the listing.
63. Shall an automatic valuation of the Property listing or a link to an automated
 64. valuation be displayed adjacent to the listing? ☒ Yes ☐ No
65. **Option 4. Comments or reviews of the Property by persons other than the displaying broker may be displayed**
 66. **with or attached as a link to the listing data of the Property.** Some VOWs or IDX sites may provide
 67. functionality that permits the customers/clients using the VOW or IDX site to enter comments or reviews
 68. with the listing or by hyperlink to such comments or reviews. Note that the broker displaying the listing
 69. on his or her VOW or IDX site may add commentary representing his or her professional judgment regarding
 70. the listing's value, etc.
71. Shall comments or reviews of the Property by persons other than the displaying
 72. broker be displayed with or attached as a link to the listing data of the Property? ☐ Yes ☒ No
73. **LISTED FOR LEASE:** The Property ☐ IS ☒ IS NOT currently listed for lease. If IS, the listing broker is
 -----(Check one.)-----
74. _____ . If IS NOT, Seller ☐ MAY ☒ MAY NOT list the Property for lease during the
 -----(Check one.)-----
75. terms of this Contract with another broker.
76. Nothing in this Contract shall prohibit Broker and Seller from entering into a listing agreement for the lease of this
 77. Property upon terms acceptable to both parties.

**LISTING CONTRACT:
EXCLUSIVE RIGHT TO SELL**

78. Page 3

79. Property located at 171 Birnamwood Dr Burnsville MN 55337.
80. **SELLER'S OBLIGATION:** Seller shall notify Broker of relevant information important to the sale of the Property.
81. Seller shall cooperate with Broker in selling the Property. Seller shall promptly inform Broker about all inquiries Seller
82. receives about the Property. Seller agrees to provide and pay for any inspections and reports required by any
83. governmental authority. Seller agrees to provide unit owners' association documents, if required. Seller shall remain
84. responsible for security, maintenance, utilities, and insurance during the term of this Contract, and for safekeeping,
85. securing and/or concealing any valuable personal property. Seller shall surrender any abstract of title and a copy of any
86. owner's title insurance policy for this Property, if in Seller's possession or control, to buyer or buyer's designated title
87. service provider. Seller shall take all actions necessary to convey marketable title by the date of closing as agreed to in
88. a purchase agreement. Seller shall sign all documents necessary to transfer to buyer marketable title to the Property.
89. Seller has the full legal right to sell the Property.
90. **Access to the Property:** To facilitate the showing and sale of the Property, Seller authorizes Broker to:
91. 1. access the Property;
92. 2. authorize other brokers and their salespersons, inspectors, appraisers, contractors, and other industry
93. professionals to access the Property at reasonable times and upon reasonable notice; and
94. 3. duplicate keys to facilitate convenient and efficient showings of the Property.
95. Authorizing access means giving Broker permission to allow the above-referenced persons to enter the Property, with
96. or without a licensed salesperson present, disclosing to the other person any security codes necessary to enter the
97. Property, and lending a key to the other person to enter the Property, directly or through a lockbox. Seller agrees to
98. commit no act which might tend to obstruct Broker's performance here. If the Property is occupied by someone other
99. than Seller, Seller shall comply with Minnesota law and any applicable lease provisions of an existing lease and provide
100. tenant with proper notice in advance of any Property showing. Seller understands the prospective buyers and others
101. authorized to access the Property may record the Property by photograph, video, or other medium while accessing
102. the Property.
103. **RECORDING ON THE PROPERTY:** Seller understands that MN Statute 626A.02 specifically prohibits the interception
104. of oral communications without the consent of at least one of the two parties to the communication. Seller should seek
105. appropriate legal advice regarding compliance with this statute if Seller intends to utilize technology that may intercept
106. oral communications between persons other than Seller.
107. **SELLER CONTENT LICENSE:** In the event Seller provides content, including, but not limited to, any photos or videos
108. of the Property ("Seller Content") to Broker, Seller grants to Broker a nonexclusive, perpetual, world-wide, transferable,
109. royalty free license to sub-license (including through multiple tiers), reproduce, distribute, display, perform, and create
110. derivative works of the Seller Content. Seller represents and warrants that Seller has authority to provide Seller Content
111. and Seller Content does not violate any restrictions regarding use including any third-party intellectual property rights
112. or laws. Seller agrees to execute any further documents that are necessary to effect this license.
113. **NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY**
114. **SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.**
115. **BROKER'S COMPENSATION:**
116. Seller agrees to pay Broker a retainer fee of \$ 0.00 at the commencement of this
117. Contract, which fee should be kept by Broker whether or not Seller sells the Property. The retainer fee will apply
118. toward satisfaction of any obligation to compensate Broker.
119. Seller shall pay Broker, as Broker's compensation, 6.5 percent (%) of the selling price or
120. \$ 0.00, whichever is greater, if Seller sells or agrees to sell the Property during
121. the term of this Contract.
122. Other: Seller shall pay \$695 broker admin commission
123. _____

LISTING CONTRACT: EXCLUSIVE RIGHT TO SELL

124. Page 4

125. Property located at 171 Birnamwood Dr Burnsville MN 55337.

126. In addition, if before this Contract expires Broker presents a buyer who is willing and able to buy the Property at the
127. price and terms required in this Contract, but Seller refuses to sell, Seller shall still pay Broker the same compensation.
128. Seller agrees to pay Broker's compensation whether Broker, Seller, or anyone sells the Property. Seller hereby permits
129. Broker to share part of Broker's compensation with other real estate brokers, including brokers representing only the
130. buyer. Seller agrees to pay Broker's compensation in full upon the happening of any of the following events:

131. 1. the closing of the sale;
132. 2. Seller's refusal to close the sale; or
133. 3. Seller's refusal to sell at the price and terms specified above.

134. If, within 180 days (*not to exceed six (6) months*) after the expiration of this Contract, Seller sells or agrees to sell
135. the Property to anyone who:

136. 1. during this Contract made inquiry of Seller about the Property and Seller did not tell Broker about the inquiry;
137. or
138. 2. during this Contract made an affirmative showing of interest in the Property by responding to an advertisement,
139. or by contacting Broker or the licensee involved, or was physically shown the Property by Broker and whose
140. name and address is on a written list Broker gives to Seller within 72 hours after the expiration of this Contract;
141. then Seller shall still pay Broker the compensation noted here, even if Seller sells the Property without Broker's
142. assistance. Seller understands that Seller does not have to pay Broker's compensation if Seller signs another valid
143. listing contract or facilitator services agreement for this Property after the expiration or cancellation of this Contract,
144. under which Seller is obligated to compensate another licensed real estate broker.

145. To secure the payment of Broker's compensation, Seller hereby assigns to Broker the gross proceeds from the sale
146. of the Property in an amount equal to the compensation due to Broker under this Contract.

147. **COMPENSATION DISCLOSURE:** Broker ☒ **SHALL** ☐ **SHALL NOT** offer compensation to cooperating brokers.
------(Check one.)-----

148. If **SHALL**, the compensation to cooperating brokers shall be as follows:

149. ☒ 2.7 % of the gross sales price or \$ 0.00 , whichever is greater, to cooperating
150. brokers representing buyer.

151. ☐ _____ % of the gross sales price or \$ _____ , whichever is greater, to cooperating
152. brokers assisting buyer.

153. ☐ Other: _____

154. _____

155. CLOSING SERVICES:

156. **NOTICE:** THE REAL ESTATE BROKER, LICENSEE REPRESENTING SELLER, OR REAL ESTATE
157. CLOSING AGENT HAS NOT EXPRESSED AND, UNDER APPLICABLE STATE LAW, MAY NOT EXPRESS
158. OPINIONS REGARDING THE LEGAL EFFECT OF THE CLOSING DOCUMENTS OR OF THE CLOSING
159. ITSELF.

160. After a purchase agreement for the Property is signed, arrangements must be made to close the transaction. Seller
161. understands that no one can require Seller to use a particular person in connection with a real estate closing and that
162. Seller may arrange for a qualified closing agent or Seller's attorney to conduct the closing.

163. Seller's choice for closing services: (*Check one.*)

164. ☒ Seller directs Broker to arrange for a qualified closing agent to conduct the closing.

165. ☐ Seller shall arrange for a qualified closing agent or Seller's attorney to conduct the closing.

166. LR _____
(Seller's Initials) (Seller's Initials)

**LISTING CONTRACT:
EXCLUSIVE RIGHT TO SELL**

167. Page 5

168. Property located at 171 Birnamwood Dr Burnsville MN 55337.
169. **ADDITIONAL COSTS:** Seller acknowledges that Seller may be required to pay certain closing costs, which may
170. effectively reduce the proceeds from the sale.
171. Seller understands that mortgage financing services are usually paid for by buyer; however, certain insured government
172. loans may require Seller to pay a portion of the fees for the mortgage loan. Seller understands that Seller shall not
173. be required to pay the financing fees on any mortgage without giving Seller's written consent.
174. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
175. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
176. withhold tax from the transferor ("Seller") if the transferor ("Seller") is a foreign person, provided there are no applicable
177. exceptions from FIRPTA withholding.
178. Seller represents and warrants that Seller ☐ IS ☒ IS NOT a foreign person (i.e., a non-resident alien individual,
----- (Check one.) -----
179. foreign corporation, foreign partnership, foreign trust, or foreign estate) for purposes of income taxation.
180. Due to the complexity and potential risks of failing to comply with FIRPTA, Seller should **seek appropriate legal and**
181. **tax advice regarding FIRPTA compliance, as Broker will be unable to confirm whether Seller is a foreign person**
182. **or whether the withholding requirements of FIRPTA apply.**
183. **WARRANTY:** There are warranty programs available for some properties which warrant the performance of certain
184. components of a property, which warranty programs Seller may wish to investigate prior to the sale of the Property.

185. **AGENCY REPRESENTATION:** If a buyer represented by Broker wishes to buy the Seller's Property, a dual
186. agency will be created. This means that Broker will represent both the Seller and the buyer, and owe the same
187. duties to the buyer that Broker owes to the Seller. This conflict of interest will prohibit Broker from advocating exclusively
188. on the Seller's behalf. Dual agency will limit the level of representation Broker can provide. If a dual agency should arise,
189. the Seller will need to agree that confidential information about price, terms, and motivation will still be kept
190. confidential unless the Seller instructs Broker in writing to disclose specific information about the Seller. All other
191. information will be shared. Broker cannot act as a dual agent unless both the Seller and the buyer agree to it. By
192. agreeing to a possible dual agency, the Seller will be giving up the right to exclusive representation in an in-house
193. transaction. However, if the Seller should decide not to agree to a possible dual agency, and the Seller wants Broker
194. to represent the Seller, the Seller may give up the opportunity to sell the Property to buyers represented by Broker.

195. Seller's Instructions to Broker:
196. Having read and understood this information about dual agency, Seller now instructs Broker as follows:
197. ☒ Seller will agree to a dual agency representation and will consider offers made by buyers represented by
198. Broker.
199. ☐ Seller will not agree to a dual agency representation and will not consider offers made by buyers represented
200. by Broker.

201. Real Estate Company Name: eXp Realty

202. 
203. By: Parker Pemberton
(17/08/2021) 11:14:38 AM CDT

Seller:  Liz Rein
7/13/2021 11:15:55 AM CDT

Seller: _____

Date: 07/13/2021

204. _____

**LISTING CONTRACT:
EXCLUSIVE RIGHT TO SELL**

205. Page 6

206. Property located at 171 Birnamwood Dr Burnsville MN 55337.
207. **OTHER POTENTIAL SELLERS:** Seller understands that Broker may list other properties during the term of this
 208. Contract. Seller consents to Broker representing or assisting such other potential sellers before, during, and after the
 209. expiration of this Contract.
210. **PREVIOUS AGENCY RELATIONSHIPS:** Broker, or licensee representing Seller, may have had a previous agency
 211. relationship with a potential buyer of Seller's Property. Seller acknowledges that Seller's Broker, or licensee representing
 212. Seller, is legally required to keep information regarding the ultimate price and terms the buyer would accept and the
 213. motivation for buying confidential, if known.
214. **TERMINATION OF FIDUCIARY DUTIES:** Broker's fiduciary duties, except the duty of confidentiality, terminate upon
 215. the successful closing of the Property(ies) specified in this Contract or expiration or cancellation of this Contract,
 216. whichever occurs first.
217. **INDEMNIFICATION:** Broker will rely on the accuracy of the information Seller provides to Broker. Seller agrees
 218. to indemnify and hold harmless Broker from and against any and all claims, liability, damage, or loss arising from any
 219. misrepresentation, misstatement, omission of fact, or breach of a promise by Seller. Seller agrees to indemnify and hold
 220. harmless Broker from any and all claims or liability related to damage or loss to the Property or its contents, or any
 221. injury to persons in connection with the marketing of the Property. Indemnification by Seller shall not apply if the
 222. damage, loss, or injury is the result of the gross negligence or willful misconduct of the Broker.
223. **FAIR HOUSING NOTICE:** Seller understands that Seller shall not refuse to sell or discriminate in the terms, conditions,
 224. or privileges of sale, to any person due to his/her race, color, creed, religion, national origin, sex, marital status, status
 225. with regard to public assistance, handicap (whether physical or mental), sexual orientation, or family status. Seller
 226. understands further that local ordinances may include other protected classes.
227. **ADDITIONAL NOTICES AND TERMS:** As of this date Seller has not received notices from any municipality,
 228. government agency, or unit owners' association about the Property that Seller has not informed Broker about in writing.
 229. Seller agrees to promptly inform Broker, in writing, of any notices of such type that Seller receives during the term of
 230. this Contract.
231. This shall serve as Seller's written notice granting Broker permission to obtain mortgage information (e.g., mortgage
 232. balance, interest rate, payoff, and/or assumption figures) regarding any existing financing on the Property. A copy of
 233. this document shall be as valid as the original.
234. **ENTIRE AGREEMENT:** This Contract and all addenda and amendments signed by the parties shall constitute the
 235. entire agreement between Seller and Broker. Any other written or oral communication between Seller and Broker,
 236. including, but not limited to, e-mails, text messages, or other electronic communications are not part of this Contract.
 237. This Contract can be modified or canceled only in writing signed by Seller and Broker or by operation of law. All
 238. monetary sums are deemed to be United States currency for purposes of this Contract.
239. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related to this
 240. transaction constitute valid, binding signatures.
241. **CONSENT FOR COMMUNICATION:** Seller authorizes Broker and its representatives to contact Seller by mail, phone,
 242. fax, e-mail, text message or other means of communication during the term of this Contract and anytime thereafter.

MN:LC:ERS-6 (8/20)

LISTING CONTRACT: EXCLUSIVE RIGHT TO SELL

243. Page 7

244. Property located at 171 Birnamwood Dr Burnsville MN 55337.

245. OTHER: _____

246. _____

247. _____

248. **BROKER**

249. **ACCEPTED BY:** eXp Realty
(Real Estate Company Name)

250. By: Parker Pemberton
(Licensee's Signature)

251. Parker Pemberton
(Licensee's Printed Name)

252. 07/13/2021
(Date)

253. 15025 Glazier Ave., Suite 209
(Address)

254. Apple Valley MN 55124
(City/State/Zip)

255. 612-386-8575
(Phone)

256. parker@teampemberton.com
(E-Mail Address)

257.

258.

259.

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262.

263.

264.

265.

SELLER

ACCEPTED BY: Liz Rein
(Seller's Signature) AM CDT

Liz Rein
(Seller's Printed Name)

07/13/2021
(Date)

(Marital Status)

456 Main Street
(Address)

Apple Valley MN 55124
(City/State/Zip)

952-250-3309
(Phone)

liz@teampemberton.com
(E-Mail Address)

SELLER

ACCEPTED BY: _____
(Seller's Signature)

(Seller's Printed Name)

(Date)

(Marital Status)

(Address)

(City/State/Zip)

(Phone)

(E-Mail Address)

**THIS IS A LEGALLY BINDING CONTRACT BETWEEN SELLER AND BROKER.
IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

WIRE FRAUD ALERT



Internet fraud — the use of Internet services or software with Internet access to defraud victims — is on the rise in real estate transactions.

THESE SOPHISTICATED CRIMINALS COULD:

- **HACK INTO YOUR E-MAIL ACCOUNT** or the e-mail of others involved in your real estate transaction and may direct you to wire money to the hacker's account.
- **SEND FRAUDULENT E-MAILS** that appear to be from your real estate licensee, lender, or closing agent.
- **CALL YOU** claiming they have revised wiring instructions.

Buyers/Tenants and Sellers/Owners are advised to:

- (1) Never wire funds without confirming the wiring instructions directly with the intended recipient.
- (2) Verify that the contact information for the wire transfer recipient is legitimate by calling a known phone number for the broker or closing agent. Do not rely on the information given to you in an e-mail communication.
- (3) Never send personal information through unsecured/unencrypted e-mail.

If you suspect wire fraud in your transaction:

- (1) Immediately notify your bank, closing agent, and real estate licensee.
- (2) File a complaint online at the Internet Crime Complaint Center (IC3) at <http://www.ic3.gov>.

The undersigned acknowledge receipt of this wire fraud alert and understand the importance of taking proactive measures to avoid being a victim of wire fraud in a real estate transaction.

Authentisign
Liz Rein
(Signature)

07/13/2021

(Date)

(Signature)

(Date)

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NorthstarMLS

SINGLE FAMILY RESIDENTIAL LISTING INPUT FORM

Disclosures

By signing the authorization section below, the Seller acknowledges the following disclosures:

1. The Seller's real estate broker (the Broker) is a participant in the Regional Multiple Listing Service of Minnesota, Inc. (RMLS).
2. The Seller has authorized the Broker to give the information on this form about the Seller's property to RMLS.
3. All data submitted to RMLS becomes the sole property of RMLS.
4. RMLS assumes no responsibility or liability to the Seller for errors or omissions on this form or in the RMLS computer system.
5. The Broker is required to promptly provide information to RMLS about any change in status or price of the Seller's listing.
6. If the Seller's property is sold, the Broker must report to RMLS the price and terms of the sale.
7. Neither the Seller nor any prospective buyer of the property can alter the Broker's responsibility to report all such data to RMLS by agreement among them.
8. RMLS shall retain and make available all such data and photographs to all its participants (real estate brokers, appraisers, and affiliated professionals) for an indefinite period.
9. Under no circumstances will RMLS permit data about the Seller's listing to be deleted from RMLS's systems in order to conceal any information, including information that the property was listed for a period of time by another broker or brokers.
10. The Broker's use of RMLS's systems is subject to the duties imposed on the Broker by the rules and regulations of RMLS and by the Code of Ethics of the National Association of REALTORS®.
11. At the request of the Broker, unless the field called Advertising Selection is marked "NO", RMLS will electronically transmit information about the Seller's property to Internet web sites to aid in marketing the property for sale.
12. At the request of the Broker, unless the field called Display Address is marked "NO", RMLS will include the address of the Seller's property in transmissions of data to web sites.

Authorization: I have read and understood the disclosures above.

I certify that the information contained on this form is accurate to the best of my knowledge.

100 The Listing Contract Starts 7/13/2021	101 and ends at 11:59 P.M. on 01/13/2022
102 Owner (Signature) <i>Liz Rein</i>	103 Owner (type or print) Liz Rein
104 Owner (Signature) 7/13/2021 11:15:59 AM CDT	105 Owner (type or print)
106 Real Estate Company eXp Realty	107 By (Agent Signature) <i>Parker Pemberton</i> Parker Pemberton 7/13/2021 11:14:41 AM CDT

SINGLE FAMILY RESIDENTIAL

200 List Number 6012206	201 Date Entered	202 Status <input type="checkbox"/> Active <input type="checkbox"/> Comp Sold	<input type="checkbox"/> BLACK BOXES are required, except on Comp Sold listings. <input checked="" type="checkbox"/> BLACK OVALS are required for Comp Sold listings and all others <input type="checkbox"/> WHITE BOXES are not required
203 Listing Office Name eXp Realty		204 Listing Office Phone 612-751-9303	

LOCATION			
210 State MN	211 County Dakota	212 Municipality Burnsville	213 Zip Code 55337
214 Zip Plus 4	215 Postal City	216 Section #	217 Township #
218 Range #	219 House Number 171	220 Street Direction Prefix <input type="checkbox"/> None <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE	
221 Street Name Birnamwood Dr		223 Street Suffix <input type="checkbox"/> Avenue <input type="checkbox"/> Boulevard <input type="checkbox"/> Circle <input type="checkbox"/> Drive <input type="checkbox"/> Lane <input type="checkbox"/> Parkway <input type="checkbox"/> Place <input type="checkbox"/> Road <input type="checkbox"/> Street <input type="checkbox"/> Trail <input type="checkbox"/> Terrace <input type="checkbox"/> Way <input type="checkbox"/> Other _____	
222 Street Direction Suffix <input type="checkbox"/> None <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE			
224 Unit Number	225 Fire Number	226 School District 191 - Burnsville-Eagan-Savage	
227 Elementary School (Rochester School District ONLY)	228 Middle School (Rochester School District ONLY)	229 High School (Rochester School District ONLY)	230 Complex/Dev/Subdivision Birnamwood 6
231 Directions (300 Characters Available)			

TAX			
240 Property ID Number 021400503060	241 Multiple PIDs? <input type="checkbox"/> Yes <input type="checkbox"/> No	242 Tax Year	243 Homestead <input type="checkbox"/> Yes <input type="checkbox"/> No
244 Tax Amount	245 Assessment Pending <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	246 Assessment Balance	247 Tax with Assessments
248 Legal Description (200 Characters Available) BIRNAMWOOD PLAT NO 6 6 3 BIRNAMWOOD HOMES CIC #170 LOT 6 BLK 3 & INTEREST ATTRIBUTABLE TO COMMON AREA KNOWN AS LOT 6 BLK 1 LOT 8 BLK 2 LOT 8 BLK 3 LOT 9 BLK 4 LOT 6 BLK 5 LOT 8 BLK 6 LOT 1 BLK 7 & OUT			
		249 Property ID #2	250 Property ID #3

LISTING			
260 List Price 289000	261 List Date 7/13/2021	262 Expiration Date 01/13/2022	263 Buyer Broker Comp
264 Sub-Agent Comp (WI only)	265 Facilitator Comp (MN only)	266 Variable Rate Comp <input type="checkbox"/> Yes <input type="checkbox"/> No	267 Listing Office # 25792
268 Listing Agent ID # 506012233	269 List Agent Name Parker Pemberton	270 Co-List Agent ID #	271 Co-List Agent Name
272 List Agent Phone # 612-386-8575	273 Co-List Agent Phone #	274 Team Name	275 Appointment Phone
276 Lock Box Type (Choose 1) <input type="checkbox"/> Combo <input type="checkbox"/> Sentrilock <input type="checkbox"/> None <input type="checkbox"/> Supra <input type="checkbox"/> Risco	277 Lock Box Source (Choose Only 1) <input type="checkbox"/> ALEX <input type="checkbox"/> ICBR <input type="checkbox"/> RASM <input type="checkbox"/> SPAAR <input type="checkbox"/> BMJ <input type="checkbox"/> LKSREG <input type="checkbox"/> RANGE <input type="checkbox"/> WCMN <input type="checkbox"/> DAAR <input type="checkbox"/> MAAR <input type="checkbox"/> SCAAR <input type="checkbox"/> WWRA <input type="checkbox"/> GLAR <input type="checkbox"/> OTHER <input type="checkbox"/> SEMR		278 Lock Box Serial Number
279 List Type (Choose Only 1) <input type="checkbox"/> Exclusive Right to Sell <input type="checkbox"/> Exclusive Right with Exclusions <input type="checkbox"/> Service Agreement <input type="checkbox"/> Other <input type="checkbox"/> Exclusive Agency <input type="checkbox"/> Exclusive Agency with Exclusions			
280 Construction Status (Choose Only 1) <input type="checkbox"/> Previously Owned <input type="checkbox"/> Under Construction/Spec home <input type="checkbox"/> Model (for sale) <input type="checkbox"/> Completed New Construction <input type="checkbox"/> To Be Built/Floor Plan <input type="checkbox"/> Model (not for sale)			

SINGLE FAMILY RESIDENTIAL

Address 171 Birnamwood Dr

55337

Page 3 of 9

LISTING (continued)			
300 In Foreclosure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Disclosed	301 Lender Owned? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Disclosed	302 Potential Short Sale? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Disclosed	303 Owner is an Agent? <input type="checkbox"/> Yes <input type="checkbox"/> No
304 Yearly/Seasonal <input type="checkbox"/> Yearly <input type="checkbox"/> Seasonal	305 For Rent MLS# (if also renting)	306 Rental License? <input type="checkbox"/> Yes <input type="checkbox"/> No	
307 Rental License Type (Required if Rental License "Yes") <input type="checkbox"/> Airbnb <input type="checkbox"/> Standard <input type="checkbox"/> Short-Term Online Rental Mgmt (STORM) <input type="checkbox"/> Other			308 Auction? <input type="checkbox"/> Yes <input type="checkbox"/> No
309 Auction Type (choose only 1, required if auction) <input type="checkbox"/> Absolute <input type="checkbox"/> Minimum Bid <input type="checkbox"/> Reserve		310 Auctioneer License # (if auct)	311 Buyer's Premium? (If auction) <input type="checkbox"/> Yes <input type="checkbox"/> No
312 Auction Date (If auction)	313 Fractional Ownership? <input type="checkbox"/> Yes <input type="checkbox"/> No	314 % Ownership (req if Fractional)	

NEW DEVELOPMENT			
320 New Development? (Multiple units included in this listing) <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, fields 321-324 are required:			
321 Total Units Available	322 Total Units Sold	323 Minimum Price	324 Maximum Price

NEW CONSTRUCTION			
330 Builder Name	331 Builder License Number (auto-populated from Builder Name)		
332 Builder's Association Membership(s)	333 Community Name		
334 Projected Completion Date (required if Under Construction)	335 Cert of Occupancy Date	336 Availability Dt for Closing	
337 Model Location (required on Models)	338 Model Phone		
339 Hours Model Open	340 Lot Price	341 Low Range Price	342 High Range Price

INTERNET (Default is Yes)			
350 Display Listing on Internet <input type="checkbox"/> Yes <input type="checkbox"/> No	351 Display Address on Internet <input type="checkbox"/> Yes <input type="checkbox"/> No	352 Allow Auto Valuation Display? <input type="checkbox"/> Yes <input type="checkbox"/> No	353 Allow Consumer Comment <input type="checkbox"/> Yes <input type="checkbox"/> No

FINANCIAL			
360 Association Fee	361 Association Fee Frequency (required if there is an Association Fee) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly <input type="checkbox"/> Other		
362 Association Fee Includes (required if there is an Association Fee)			
<input type="checkbox"/> Heating	<input type="checkbox"/> Electric	<input type="checkbox"/> Security System	<input type="checkbox"/> Parking Space
<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Gas	<input type="checkbox"/> Controlled Access	<input type="checkbox"/> Valet Parking
<input type="checkbox"/> Sanitation	<input type="checkbox"/> Cable TV	<input type="checkbox"/> Professional Management	<input type="checkbox"/> Recreation Facility
<input type="checkbox"/> Snow Removal	<input type="checkbox"/> Internet	<input type="checkbox"/> Dock	<input type="checkbox"/> Taxes
<input type="checkbox"/> Lawn Care	<input type="checkbox"/> Water/Sewer	<input type="checkbox"/> Beach Access	<input type="checkbox"/> Other
<input type="checkbox"/> Outside Maintenance	<input type="checkbox"/> Building Exterior	<input type="checkbox"/> Shared Amenities	<input type="checkbox"/> None
<input type="checkbox"/> Hazard Insurance	<input type="checkbox"/> Security Staff		
363 Association Mgmt Co. Name (required if there is an Association)	364 Assoc Mgmt Co. Phone # (required if there is an Association)		
365 Insurance Fee (if separate from Association Fee)	366 Insurance Fee Frequency (required if there is an Insurance Fee) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly <input type="checkbox"/> Other		

SINGLE FAMILY RESIDENTIAL

Address 171 Birnamwood Dr 55337 Page 4 of 9

BED & BATH (system will calculate Bath-Total)									
400 Bedrooms		401 Bath – Full		402 Bath – Three Quarters		403 Bath – Half		404 Bath - Quarter	

ROOM DIMENSIONS							
	Level	Approx. Dimensions		Extra Room Name	Level	Approx. Dimensions	
Living Room			EX-1				
Dining Room			EX-2				
Family Room			EX-3				
Kitchen			EX-4				
Bedroom 1			EX-5				
Bedroom 2			EX-6				
Bedroom 3							
Bedroom 4							

LAND				
410 Lot Measurement <input type="checkbox"/> Acres <input type="checkbox"/> Square Feet		411 Acres or Square Feet		412 Lot Dimensions
414 Monthly Land Lease Amt (req if Land Leased)		415 Pasture Acres		416 Tillable Acres
				417 Wooded Acres
413 Land Leased? <input type="checkbox"/> Yes <input type="checkbox"/> No				

STRUCTURE (system will calculate Total Square Footages)				
420 Year Built 1970		421 Foundation Size (Sqft)		422 Foundation Dimensions
424 Number of Fireplaces		425 Above Grd Total SqFt		426 Main Floor Total SqFt
428 Above Grd Finished SqFt		429 Below Grd Finished SqFt		430 Garage Stalls
432 Garage Square Feet		433 Garage Door Height		434 Garage Door Width
436 Garage Stall # (for condos)		437 Manufactured Home? <input type="checkbox"/> Yes <input type="checkbox"/> No		438 Green Certified? <input type="checkbox"/> Pending <input type="checkbox"/> Tested <input type="checkbox"/> Certified
423 Common Wall <input type="checkbox"/> Yes <input type="checkbox"/> No		427 Below Grd Total SqFt		431 Garage Dimensions
435 Other Parking Spaces		439 HERS Score		

440 Style (Choose only 1)				
<input type="checkbox"/> (SF) Single Family	<input type="checkbox"/> (TH) Detached	<input type="checkbox"/> (CC) Manor/Village	<input type="checkbox"/> (TW) Twin Home	
<input type="checkbox"/> (TH) Quad/4 Corners	<input type="checkbox"/> (CC) High Rise (4+ Levels)	<input type="checkbox"/> (CC) Two Unit	<input type="checkbox"/> Time Share	
<input type="checkbox"/> (TH) Side x Side	<input type="checkbox"/> (CC) Low Rise (3- Levels)	<input type="checkbox"/> (CC) Converted Mansion		

441 Stories (Choose only 1)				
<input type="checkbox"/> 1 Story	<input type="checkbox"/> 2 Stories	<input type="checkbox"/> Modified Two Story	<input type="checkbox"/> Three Level Split	
<input type="checkbox"/> 1.5 Stories	<input type="checkbox"/> More Than 2 Stories	<input type="checkbox"/> Split Entry (Bi-Level)	<input type="checkbox"/> Four or More Level Split	

442 Accessible				
<input type="checkbox"/> None	<input type="checkbox"/> No Stairs Internal	<input type="checkbox"/> Hallways 42"+	<input type="checkbox"/> Partially Wheelchair	
<input type="checkbox"/> Wheelchair Ramp	<input type="checkbox"/> No Stairs External	<input type="checkbox"/> Door Lever Handles	<input type="checkbox"/> Roll Under Accessibility	
<input type="checkbox"/> Reduced Height Counters	<input type="checkbox"/> Elevator	<input type="checkbox"/> Roll-In Shower	<input type="checkbox"/> Accessible for Hearing Impair	
<input type="checkbox"/> Reduced Height Cabinets	<input type="checkbox"/> Stair Chair Lift	<input type="checkbox"/> Grab Bars in Bathroom	<input type="checkbox"/> Sight Impaired	
<input type="checkbox"/> Lowered Switches/Controls	<input type="checkbox"/> Doors 36"+	<input type="checkbox"/> Fully Wheelchair	<input type="checkbox"/> Other	
<input type="checkbox"/> Raised Outlets				

443 Air Conditioning				
<input type="checkbox"/> Central	<input type="checkbox"/> Wall	<input type="checkbox"/> Ductless Mini-Split	<input type="checkbox"/> None	
<input type="checkbox"/> Window	<input type="checkbox"/> Geothermal	<input type="checkbox"/> Whole House Fan		

444 Exterior				
<input type="checkbox"/> Wood	<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Slate	<input type="checkbox"/> Log	
<input type="checkbox"/> Cedar	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Cement Board	<input type="checkbox"/> Log Siding	
<input type="checkbox"/> Shakes	<input type="checkbox"/> Stucco	<input type="checkbox"/> Fiber Board	<input type="checkbox"/> Block	
<input type="checkbox"/> Metal	<input type="checkbox"/> Brick/Stone	<input type="checkbox"/> Engineered Wood	<input type="checkbox"/> Other	
<input type="checkbox"/> Steel Siding				

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STRUCTURE (continued)

500 Heating

- | | | | |
|---------------------------------------|---|--|--|
| <input type="checkbox"/> Forced Air | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Ductless Mini-Split | <input type="checkbox"/> Outdoor Furnace |
| <input type="checkbox"/> Baseboard | <input type="checkbox"/> Steam | <input type="checkbox"/> Boiler | <input type="checkbox"/> Outdoor Boiler |
| <input type="checkbox"/> Hot Water | <input type="checkbox"/> In-floor Heating | <input type="checkbox"/> Dual Fuel/Off Peak | <input type="checkbox"/> Other |
| <input type="checkbox"/> Gravity | <input type="checkbox"/> Radiant | <input type="checkbox"/> Fireplace | <input type="checkbox"/> None |
| <input type="checkbox"/> Space Heater | <input type="checkbox"/> Geothermal | <input type="checkbox"/> Wood Stove | |

501 Basement

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Walkout | <input type="checkbox"/> Drain Tiled | <input type="checkbox"/> Poured Concrete | <input type="checkbox"/> Raised |
| <input type="checkbox"/> Full | <input type="checkbox"/> Drainage System | <input type="checkbox"/> Insulating Concrete Forms | <input type="checkbox"/> Posts |
| <input type="checkbox"/> Partial | <input type="checkbox"/> Sump Pump | <input type="checkbox"/> Brick/Mortar | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Crawl Space | <input type="checkbox"/> Daylight/Lookout Windows | <input type="checkbox"/> Slab | <input type="checkbox"/> Storage Space |
| <input type="checkbox"/> Finished (Livable) | <input type="checkbox"/> Egress Windows | <input type="checkbox"/> Stone | <input type="checkbox"/> Other |
| <input type="checkbox"/> Partial Finished | <input type="checkbox"/> Concrete Block | <input type="checkbox"/> Wood | <input type="checkbox"/> None |

502 Fuel

- | | | | |
|--------------------------------------|-----------------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Propane | <input type="checkbox"/> Pellet |
| <input type="checkbox"/> Oil | <input type="checkbox"/> Solar | <input type="checkbox"/> Wood | <input type="checkbox"/> Other |

503 Zoning

- | | | | |
|--|--------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Residential – Single Family | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Lot | <input type="checkbox"/> Forestry |
| <input type="checkbox"/> Residential - Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Shoreline | <input type="checkbox"/> Other |
| <input type="checkbox"/> Business/Commercial | | | |

504 Parking Characteristics

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Attached Garage | <input type="checkbox"/> Driveway-Gravel | <input type="checkbox"/> More Parking Offsite for Fee | <input type="checkbox"/> Storage |
| <input type="checkbox"/> Detached Garage | <input type="checkbox"/> Driveway-Concrete | <input type="checkbox"/> Valet Parking for Fee | <input type="checkbox"/> Floor Drain |
| <input type="checkbox"/> Tuckunder Garage | <input type="checkbox"/> Driveway-Asphalt | <input type="checkbox"/> Contract Parking Req. | <input type="checkbox"/> Multiple Garages |
| <input type="checkbox"/> Tandem Garage | <input type="checkbox"/> Driveway-Other Surface | <input type="checkbox"/> Assigned | <input type="checkbox"/> Shared Garage/Stall |
| <input type="checkbox"/> Insulated Garage | <input type="checkbox"/> Driveway-Shared | <input type="checkbox"/> Unassigned | <input type="checkbox"/> Elec Vehicle Charging Station |
| <input type="checkbox"/> Heated Garage | <input type="checkbox"/> Paved Lot | <input type="checkbox"/> On-Street Parking Only | <input type="checkbox"/> Garage Door Opener |
| <input type="checkbox"/> Underground Garage | <input type="checkbox"/> Gravel Lot | <input type="checkbox"/> Units Vary | <input type="checkbox"/> No Interior Access to Dwelling |
| <input type="checkbox"/> Covered | <input type="checkbox"/> Secured | <input type="checkbox"/> RV Access/Parking | <input type="checkbox"/> Other |
| <input type="checkbox"/> Carport | <input type="checkbox"/> Off Site | <input type="checkbox"/> Electric | <input type="checkbox"/> None |
| <input type="checkbox"/> Uncovered/Open | <input type="checkbox"/> More Parking Onsite for Fee | | |

505 Sewer

- | | | | |
|---|--|---|--------------------------------|
| <input type="checkbox"/> City Sewer-Connected | <input type="checkbox"/> Shared System | <input type="checkbox"/> Tank with Drainage Field | <input type="checkbox"/> Other |
| <input type="checkbox"/> City Sewer-In Street | <input type="checkbox"/> Mound | <input type="checkbox"/> Outhouse | <input type="checkbox"/> None |
| <input type="checkbox"/> Private | <input type="checkbox"/> Holding Tanks | <input type="checkbox"/> Compost | |

506 Water

- | | | | |
|---|---|---|--------------------------------|
| <input type="checkbox"/> City Water-Connected | <input type="checkbox"/> Shared System | <input type="checkbox"/> Sand Point | <input type="checkbox"/> Other |
| <input type="checkbox"/> City Water-In Street | <input type="checkbox"/> 4-Inch Submersible | <input type="checkbox"/> Rural/Municipality | <input type="checkbox"/> None |
| <input type="checkbox"/> Well | <input type="checkbox"/> Drilled | <input type="checkbox"/> Lake Water | |
| <input type="checkbox"/> Private | <input type="checkbox"/> Dug | <input type="checkbox"/> Artesian | |

OPTIONAL PROPERTY INFORMATION - GENERAL

510 Assumable Loan

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Not Assumable | <input type="checkbox"/> Yes w/ Qual. (approval) | <input type="checkbox"/> Yes w/ Rate Change | <input type="checkbox"/> Information Coming |
| <input type="checkbox"/> Yes w/ NO Qualifying | | | |

511 Appliances

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Range | <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Gas Water Heater | <input type="checkbox"/> Disposal |
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Freezer | <input type="checkbox"/> Oil Water Heater | <input type="checkbox"/> Central Vacuum |
| <input type="checkbox"/> Wall Oven | <input type="checkbox"/> Washer | <input type="checkbox"/> Wood Water Heater | <input type="checkbox"/> Electronic Air Filter |
| <input type="checkbox"/> Indoor Grill | <input type="checkbox"/> Dryer | <input type="checkbox"/> Fuel Tank-Owned | <input type="checkbox"/> Air-to-Air Exchanger |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Tankless Water Heater | <input type="checkbox"/> Fuel Tank-Rented | <input type="checkbox"/> Furnace Humidifier |
| <input type="checkbox"/> Exhaust Fan/Hood | <input type="checkbox"/> Water Softener-Owned | <input type="checkbox"/> Iron Filter | <input type="checkbox"/> Other |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener-Rented | <input type="checkbox"/> Water Filtration System | <input type="checkbox"/> None |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Electric Water Heater | <input type="checkbox"/> Water Osmosis System | |

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OPTIONAL PROPERTY INFORMATION – GENERAL (continued)

600 Amenities - Unit			
<input type="checkbox"/> Deck	<input type="checkbox"/> Skylight	<input type="checkbox"/> Walk-Up Attic	<input type="checkbox"/> Panoramic View
<input type="checkbox"/> Patio	<input type="checkbox"/> Vaulted Ceiling(s)	<input type="checkbox"/> Exercise Room	<input type="checkbox"/> Outdoor Kitchen
<input type="checkbox"/> Porch	<input type="checkbox"/> Ceiling Fan(s)	<input type="checkbox"/> Tennis Court	<input type="checkbox"/> Ethernet Wired
<input type="checkbox"/> Dock	<input type="checkbox"/> Hardwood Floors	<input type="checkbox"/> Sun Room	<input type="checkbox"/> Cable
<input type="checkbox"/> Boat Slip	<input type="checkbox"/> Tile Floors	<input type="checkbox"/> Washer/Dryer Hookup	<input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Natural Woodwork	<input type="checkbox"/> Paneled Doors	<input type="checkbox"/> Intercom System	<input type="checkbox"/> Local Area Network
<input type="checkbox"/> Hot Tub	<input type="checkbox"/> French Doors	<input type="checkbox"/> Security System	<input type="checkbox"/> Multiple Phone Lines
<input type="checkbox"/> Sauna	<input type="checkbox"/> Walk-In Closet	<input type="checkbox"/> Indoor Sprinkler	<input type="checkbox"/> Unspecified
<input type="checkbox"/> Balcony	<input type="checkbox"/> Master Bedroom Walk-In Closet	<input type="checkbox"/> In-Ground Sprinkler	<input type="checkbox"/> Other
<input type="checkbox"/> Kitchen Window	<input type="checkbox"/> Main Floor Master Bedroom	<input type="checkbox"/> City View	<input type="checkbox"/> None
<input type="checkbox"/> Kitchen Center Island	<input type="checkbox"/> Wet Bar		
601 Dining Room Description			
<input type="checkbox"/> Separate Formal Dining Room	<input type="checkbox"/> Eat In Kitchen	<input type="checkbox"/> Breakfast Bar	<input type="checkbox"/> Living/Dining Room
<input type="checkbox"/> Informal Dining Room	<input type="checkbox"/> Breakfast Area	<input type="checkbox"/> Kitchen/Dining Room	<input type="checkbox"/> Other
602 Bath Description			
<input type="checkbox"/> Main Floor Full Bath	<input type="checkbox"/> Full Master	<input type="checkbox"/> Full Jack & Jill	<input type="checkbox"/> Rough In
<input type="checkbox"/> Main Floor 3/4 Bath	<input type="checkbox"/> 1/2 Master	<input type="checkbox"/> 3/4 Jack & Jill	<input type="checkbox"/> Separate Tub & Shower
<input type="checkbox"/> Main Floor 1/2 Bath	<input type="checkbox"/> 3/4 Master	<input type="checkbox"/> 1/2 Jack & Jill	<input type="checkbox"/> Jetted Tub
<input type="checkbox"/> Upper Level Full Bath	<input type="checkbox"/> Master Walk Thru	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Two Master Baths
<input type="checkbox"/> Upper Level 3/4 Bath	<input type="checkbox"/> Walk Thru	<input type="checkbox"/> 3/4 Basement	<input type="checkbox"/> Two Basement Baths
<input type="checkbox"/> Upper Level 1/2 Bath	<input type="checkbox"/> Bathroom Ensuite	<input type="checkbox"/> 1/2 Basement	<input type="checkbox"/> Other
<input type="checkbox"/> Private Master	<input type="checkbox"/> Walk-In Shower Stall	<input type="checkbox"/> Basement	
603 Construction Materials			
<input type="checkbox"/> Block	<input type="checkbox"/> Frame	<input type="checkbox"/> Steel	<input type="checkbox"/> Timber/Post & Beam
<input type="checkbox"/> Brick	<input type="checkbox"/> Insulating Concrete Forms	<input type="checkbox"/> Stone	<input type="checkbox"/> Other
<input type="checkbox"/> Concrete	<input type="checkbox"/> Log	<input type="checkbox"/> Structured Insulated Panel	
604 Electric			
<input type="checkbox"/> Circuit Breakers	<input type="checkbox"/> Fuses	<input type="checkbox"/> 60 Amp Service	<input type="checkbox"/> 100 Amp Service
		<input type="checkbox"/> 150 Amp Service	<input type="checkbox"/> 200+ Amp Service
			<input type="checkbox"/> Other
605 Existing Financing (choose only one)			
<input type="checkbox"/> FHA	<input type="checkbox"/> Conventional	<input type="checkbox"/> ARM/GPM	<input type="checkbox"/> Special Funding
<input type="checkbox"/> FHA Rehab 203k	<input type="checkbox"/> Conventional Rehab	<input type="checkbox"/> Contract for Deed	<input type="checkbox"/> Free and Clear
<input type="checkbox"/> DVA	<input type="checkbox"/> Rural Development		
606 Family Room Characteristics			
<input type="checkbox"/> Main Level	<input type="checkbox"/> 2 Story/High Vaulted Ceiling	<input type="checkbox"/> Great Room	<input type="checkbox"/> Loft
<input type="checkbox"/> Lower Level	<input type="checkbox"/> 2 or More	<input type="checkbox"/> Family Room	<input type="checkbox"/> Entertainment/Media Center
607 Fencing			
<input type="checkbox"/> Wood	<input type="checkbox"/> Rail	<input type="checkbox"/> Invisible	<input type="checkbox"/> None
<input type="checkbox"/> Wire	<input type="checkbox"/> Composite	<input type="checkbox"/> Full	
<input type="checkbox"/> Electric	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Partial	
<input type="checkbox"/> Chain Link	<input type="checkbox"/> Privacy	<input type="checkbox"/> Other	
608 Fireplace Characteristics			
<input type="checkbox"/> Living Room	<input type="checkbox"/> Wood Burning	<input type="checkbox"/> Brick	<input type="checkbox"/> Electric Log
<input type="checkbox"/> Family Room	<input type="checkbox"/> Gas Burning	<input type="checkbox"/> Stone	<input type="checkbox"/> Fireplace Footings
<input type="checkbox"/> Amusement Room	<input type="checkbox"/> Pellet Burning	<input type="checkbox"/> Free Standing	<input type="checkbox"/> Decorative
<input type="checkbox"/> Master Bedroom	<input type="checkbox"/> Electric	<input type="checkbox"/> 2-Sided	<input type="checkbox"/> Other
<input type="checkbox"/> Wood Stove			
609 Internet Options			
<input type="checkbox"/> Cable	<input type="checkbox"/> Fiber Optic	<input type="checkbox"/> Satellite	<input type="checkbox"/> None
<input type="checkbox"/> DSL			
610 Lot Description			
<input type="checkbox"/> Irregular Lot	<input type="checkbox"/> Additional Land Available	<input type="checkbox"/> Accessible Shoreline	<input type="checkbox"/> Underground Utilities
<input type="checkbox"/> Corner Lot	<input type="checkbox"/> Zero Lot Line	<input type="checkbox"/> CRP Land	<input type="checkbox"/> Island/Peninsula
<input type="checkbox"/> Tree Coverage-Light	<input type="checkbox"/> Public Transit (within 6 blks)	<input type="checkbox"/> Green Acres	<input type="checkbox"/> Vineyard
<input type="checkbox"/> Tree Coverage-Medium	<input type="checkbox"/> On Golf Course	<input type="checkbox"/> Property Adjoins Public Land	<input type="checkbox"/> Railroad Access
<input type="checkbox"/> Tree Coverage-Heavy	<input type="checkbox"/> Sod Included in price	<input type="checkbox"/> Tillable	<input type="checkbox"/> BWCA Access

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OPTIONAL PROPERTY INFORMATION – GENERAL (continued)			
700 Out Buildings			
<input type="checkbox"/> Additional Garage	<input type="checkbox"/> Granary	<input type="checkbox"/> Loafing Shed	<input type="checkbox"/> Screenhouse
<input type="checkbox"/> Barn	<input type="checkbox"/> Greenhouse	<input type="checkbox"/> Machine Shed	<input type="checkbox"/> Silo
<input type="checkbox"/> Boat House	<input type="checkbox"/> Guest House	<input type="checkbox"/> Meat Shed	<input type="checkbox"/> Stables
<input type="checkbox"/> Bunk House	<input type="checkbox"/> Hen House	<input type="checkbox"/> Milk House	<input type="checkbox"/> Storage Shed
<input type="checkbox"/> Chicken Coop/Barn	<input type="checkbox"/> Hog House	<input type="checkbox"/> Outdoor Arena	<input type="checkbox"/> Studio
<input type="checkbox"/> Dog Kennel	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Pole Building	<input type="checkbox"/> Tack Room
<input type="checkbox"/> Gazebo	<input type="checkbox"/> Indoor Arena	<input type="checkbox"/> Root Cellar	<input type="checkbox"/> Workshop
<input type="checkbox"/> Grain Bin	<input type="checkbox"/> Lean-To	<input type="checkbox"/> Sauna	<input type="checkbox"/> Other
701 Pool			
<input type="checkbox"/> Above Ground	<input type="checkbox"/> Indoor	<input type="checkbox"/> Heated	<input type="checkbox"/> None
<input type="checkbox"/> Below Ground	<input type="checkbox"/> Outdoor	<input type="checkbox"/> Shared	
702 Power Company (if in Minnesota or Wisconsin)			
703 Property Sub Type			
<input type="checkbox"/> Acreage/Rural Residential	<input type="checkbox"/> Earth Berm Home	<input type="checkbox"/> Modular Home	<input type="checkbox"/> Shouse (Shop + House)
<input type="checkbox"/> Cabin	<input type="checkbox"/> Log Home	<input type="checkbox"/> Patio Home	
704 Road Frontage			
<input type="checkbox"/> Private	<input type="checkbox"/> US Highway	<input type="checkbox"/> Unimproved	<input type="checkbox"/> Storm Sewer
<input type="checkbox"/> City	<input type="checkbox"/> Interstate	<input type="checkbox"/> No Outlet/Dead End	<input type="checkbox"/> Forest Service
<input type="checkbox"/> Township	<input type="checkbox"/> Cul De Sac	<input type="checkbox"/> Curbs	<input type="checkbox"/> None
<input type="checkbox"/> County	<input type="checkbox"/> Paved Streets	<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Other
<input type="checkbox"/> State	<input type="checkbox"/> Unpaved Streets	<input type="checkbox"/> Street Lights	
705 Road Responsibility			
<input type="checkbox"/> Association Maintained Road	<input type="checkbox"/> Private Maintained Road	<input type="checkbox"/> Public Maintained Road	<input type="checkbox"/> Road Maintenance Agreement
706 Roof			
<input type="checkbox"/> Asphalt Shingles	<input type="checkbox"/> Tar/Gravel	<input type="checkbox"/> Shakes	<input type="checkbox"/> Concrete
<input type="checkbox"/> Composition	<input type="checkbox"/> Age 8 Years or Less	<input type="checkbox"/> Rubber	<input type="checkbox"/> Asphalt-Rolled
<input type="checkbox"/> Pitched	<input type="checkbox"/> Age Over 8 Years	<input type="checkbox"/> Metal	<input type="checkbox"/> Green Roof
<input type="checkbox"/> Flat	<input type="checkbox"/> Slate	<input type="checkbox"/> Wood Shingles	<input type="checkbox"/> Other
<input type="checkbox"/> Unspecified Shingle	<input type="checkbox"/> Tile		
707 Second Unit			
<input type="checkbox"/> Existing In-Law w/Kitchen	<input type="checkbox"/> Existing In-Law w/Bath	<input type="checkbox"/> Formerly Subdivided	<input type="checkbox"/> Easily Divided
708 Special Search			
<input type="checkbox"/> Main Floor Laundry	<input type="checkbox"/> Main Floor BR	<input type="checkbox"/> 4 BR on One Level	<input type="checkbox"/> All Living Facilities on One Level
<input type="checkbox"/> 2nd Floor Laundry	<input type="checkbox"/> 3 BR on One Level		
709 Terms (seller will accept)			
<input type="checkbox"/> FHA	<input type="checkbox"/> Rural Development	<input type="checkbox"/> Contract For Deed	<input type="checkbox"/> Cash
<input type="checkbox"/> FHA Rehab 203k	<input type="checkbox"/> USDA	<input type="checkbox"/> Lease Purchase	<input type="checkbox"/> Contract/Deed w/Assumption
<input type="checkbox"/> DVA	<input type="checkbox"/> Assumable	<input type="checkbox"/> Special Funding	<input type="checkbox"/> Exchange/Trade
<input type="checkbox"/> Conventional	<input type="checkbox"/> Adj. Rate/Gr. Payment	<input type="checkbox"/> MHFA/WHEDA	<input type="checkbox"/> Other
<input type="checkbox"/> Conventional Rehab			
WATERFRONT INFORMATION			
710 Lake/Waterfront			
<input type="checkbox"/> Lake Front	<input type="checkbox"/> Lake View	<input type="checkbox"/> Creek/Stream	<input type="checkbox"/> Association Access
<input type="checkbox"/> River Front	<input type="checkbox"/> River View	<input type="checkbox"/> Dock	<input type="checkbox"/> Shared
<input type="checkbox"/> Deeded Access	<input type="checkbox"/> Pond	<input type="checkbox"/> Channel Shore	<input type="checkbox"/> Other
711 Lake/Waterfront Name	712 Waterfront Frontage (feet)	713 DNR Lake ID #	714 Lake Acres
715 Lake Depth (feet)	716 Lake Chain Name	717 Lake Chain Acreage	718 Road Btwn WF & Home?
			<input type="checkbox"/> Yes <input type="checkbox"/> No
719 Elevation Highpoint to Waterfront Slope			
<input type="checkbox"/> Gradual	<input type="checkbox"/> Level	<input type="checkbox"/> Steep	
720 Elevation Highpoint to Waterfront Feet			
<input type="checkbox"/> 0-4	<input type="checkbox"/> 10-15	<input type="checkbox"/> 26-40	<input type="checkbox"/> 40+
<input type="checkbox"/> 4-10	<input type="checkbox"/> 15-26		

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WATERFRONT INFORMATION (continued)

800 Lake Bottom

- | | | | |
|---------------------------------|---|--------------------------------------|----------------------------------|
| <input type="checkbox"/> Gravel | <input type="checkbox"/> Sand | <input type="checkbox"/> Undeveloped | <input type="checkbox"/> Wetland |
| <input type="checkbox"/> Hard | <input type="checkbox"/> Excellent Sand | <input type="checkbox"/> Weeds | |
| <input type="checkbox"/> Rocky | <input type="checkbox"/> Soft | <input type="checkbox"/> Reeds | |

801 Waterfront View

- | | | | |
|--------------------------------------|------------------------------------|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Bay | <input type="checkbox"/> Harbor | <input type="checkbox"/> River | <input type="checkbox"/> South |
| <input type="checkbox"/> City Lights | <input type="checkbox"/> Lake | <input type="checkbox"/> See Remarks | <input type="checkbox"/> East |
| <input type="checkbox"/> Golf Course | <input type="checkbox"/> Panoramic | <input type="checkbox"/> North | <input type="checkbox"/> West |

OPTIONAL PROPERTY INFORMATION - CONDO/TOWNHOUSE

805 Amenities - Shared

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Deck | <input type="checkbox"/> Dock | <input type="checkbox"/> 24 Hour Guard | <input type="checkbox"/> Elevator(s) |
| <input type="checkbox"/> Patio | <input type="checkbox"/> Boat Slip | <input type="checkbox"/> Security Building | <input type="checkbox"/> Car Wash |
| <input type="checkbox"/> Porch | <input type="checkbox"/> Beach | <input type="checkbox"/> In-Ground Sprinkler System | <input type="checkbox"/> Concrete Floors & Walls |
| <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> Coin-op Laundry Owned | <input type="checkbox"/> Common Garden | <input type="checkbox"/> Other |
| <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Coin-op Laundry Leased | <input type="checkbox"/> Fire Sprinkler System | <input type="checkbox"/> None |
| <input type="checkbox"/> Sauna | | | |

806 Approved Financing (by Association)

- | | | | |
|---|-------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> FHA | <input type="checkbox"/> DVA | <input type="checkbox"/> FHLBB | <input type="checkbox"/> None |
| <input type="checkbox"/> FHA Rehab 203k | <input type="checkbox"/> FNMA | | |

807 Restrictions/Covenants (Required if Condo/Townhouse)

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Pets Not Allowed | <input type="checkbox"/> Seniors-55+ | <input type="checkbox"/> Horses/Livestock Allowed | <input type="checkbox"/> Mandatory Owners' Assoc. |
| <input type="checkbox"/> Pets-Cats Allowed | <input type="checkbox"/> Seniors-62+ | <input type="checkbox"/> Architecture Committee | <input type="checkbox"/> Builder Restriction |
| <input type="checkbox"/> Pets-Dogs Allowed | <input type="checkbox"/> Easements | <input type="checkbox"/> Other Building Restrictions | <input type="checkbox"/> Other |
| <input type="checkbox"/> Pets-Weight/Height Limit | <input type="checkbox"/> Rental Restrictions May Apply | <input type="checkbox"/> Land Leased | <input type="checkbox"/> None |
| <input type="checkbox"/> Pets-Number Limit | <input type="checkbox"/> Rentals Not Permitted | <input type="checkbox"/> Minimum Lot Size | |
| <input type="checkbox"/> Pets-Breed Restriction | <input type="checkbox"/> Right of First Refusal | <input type="checkbox"/> Other Covenants | |

808 Shared Rooms

- | | | | |
|---|--------------------------------------|--|--------------------------------|
| <input type="checkbox"/> Sun Room | <input type="checkbox"/> Play Area | <input type="checkbox"/> Business Center | <input type="checkbox"/> Other |
| <input type="checkbox"/> Amusement/Party Room | <input type="checkbox"/> Guest Suite | <input type="checkbox"/> Community Room | |
| <input type="checkbox"/> Exercise Room | <input type="checkbox"/> Club House | <input type="checkbox"/> Media Room | |

809 Townhouse Characteristics (Required if Townhouse)

- | | | | |
|---|---------------------------------------|---|---|
| <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Street-Level | <input type="checkbox"/> Multi-Level | <input type="checkbox"/> No Exterior Stairs |
| <input type="checkbox"/> End Unit | <input type="checkbox"/> Single-Level | <input type="checkbox"/> No Interior Stairs | |

OPTIONAL PROPERTY INFORMATION – HOBBY FARM (non-income producing)

810 Agricultural Water

- | | | |
|-------------------------------|-------------------------------|--------------------------------|
| <input type="checkbox"/> Well | <input type="checkbox"/> Pond | <input type="checkbox"/> Other |
|-------------------------------|-------------------------------|--------------------------------|

811 Crop Type

- | | | | |
|--------------------------------|--------------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> Corn | <input type="checkbox"/> Hay/Alfalfa | <input type="checkbox"/> Grain | <input type="checkbox"/> Other |
| <input type="checkbox"/> Wheat | <input type="checkbox"/> Beans | <input type="checkbox"/> Beets | <input type="checkbox"/> None |

812 Farm Type

- | | | | |
|--------------------------------|------------------------------------|----------------------------------|--------------------------------|
| <input type="checkbox"/> Hobby | <input type="checkbox"/> Horse | <input type="checkbox"/> Organic | <input type="checkbox"/> Other |
| <input type="checkbox"/> Crop | <input type="checkbox"/> Beef | <input type="checkbox"/> Tree | <input type="checkbox"/> None |
| <input type="checkbox"/> Dairy | <input type="checkbox"/> Livestock | | |

813 Soil Type

- | | | | |
|-------------------------------|-------------------------------|-------------------------------|--------------------------------|
| <input type="checkbox"/> Sand | <input type="checkbox"/> Clay | <input type="checkbox"/> Peat | <input type="checkbox"/> Other |
| <input type="checkbox"/> Loam | | | |

814 Topography

- | | | | |
|----------------------------------|--------------------------------------|---|---------------------------------|
| <input type="checkbox"/> Rolling | <input type="checkbox"/> Hilly | <input type="checkbox"/> Solar Oriented | <input type="checkbox"/> Ravine |
| <input type="checkbox"/> Level | <input type="checkbox"/> Low Land | <input type="checkbox"/> Flood Plain | <input type="checkbox"/> Other |
| <input type="checkbox"/> Sloped | <input type="checkbox"/> High Ground | <input type="checkbox"/> Walkout | |

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Agent Remarks (Generally for agent to agent communication, 1,000 characters available)

Public Remarks (Additional property information - do NOT include contact information, or marketing or promotional messages made on behalf of the listing broker, seller or third party. 1,000 characters available)

Financial Remarks (Generally for agent to agent communication regarding financial information. Do NOT include contact information, or marketing or promotional messages)