

Category 4 – Vacant Land Listing

The Seller must initial any and all crossovers. All owners must sign where indicated.

RHODE ISLAND

BARR Barrington
BRIS Bristol
BURR Burrillville
CFLS Central Falls
CHAR Charlestown
CRAN Cranston
CUMB Cumberland
CVEN Coventry
EGRN East Greenwich
EPRO East Providence
ESID East Side of Prov.
EXET Exeter
FOST Foster
GLOC Gloucester

HOPK Hopkinton
JAME Jamestown
JOHN Johnston
LCOM Little Compton
LINC Lincoln
MDLT Middletown
NARR Narragansett
NEWP Newport
NSHM New Shoreham
NKNG North Kingstown
NPRO North Providence
NSMF North Smithfield
PAWT Pawtucket
PORT Portsmouth
PROV Providence

MUNICIPALITY CODES

RICH Richmond
SCIT Scituate
SMTH Smithfield
SKNG South Kingstown
TIVR Tiverton
WARN Warren
WARW Warwick
WEST Westerly
WGRN West Greenwich
WWAR West Warwick
WOON Woonsocket

BELL Bellingham
BLCK Blackstone
FRIV Fall River
MANS Mansfield
MEND Mendon
MLVL Millville
NATL North Attleboro
NORT Norton
PLNV Plainville
REHB Rehoboth
SEEK Seekonk
SOMR Somerset
SWAN Swansea
TAUN Taunton
UXBR Uxbridge

WPRT Westport
WRNT Wrentham

CONNECTICUT

GROT Groton
MYST Mystic
NEWL New London
NSTN North Stonington
PAWC Pawcatuck
STON Stonington

OUT OF STATE

OTHC Connecticut
OTHM Massachusetts
OTHR Other

MASSACHUSETTS

ATTL Attleboro
DIGH Dighton

COMPENSATION TO COOPERATING BROKER (SB, BB)

MLS cannot accept the listing unless the SB and BB keywords are completed. Specifying the compensation of each listing is necessary because the cooperating Broker (Selling Broker or Buyer's Broker) has a right to know what the compensation shall be prior to his/her endeavor to sell.

The compensation shall be shown in one of the following forms:

1. By showing a percentage of the gross selling price
2. By showing a definite dollar amount

If you offer a DUAL OR VARIABLE RATE COMMISSION (i.e. one in which the seller agrees to pay a specified commission if the property is sold by the listing broker without assistance, and a different commission if the sale results through the efforts of a cooperating broker) the listing broker must disclose by either one of the below formats followed by "V".

EXAMPLE: SB: -%V BB: -%V

If you take an EXCLUSIVE-RIGHT-TO-SELL contract with Named Prospects Exempted (Reservations) you will denote the compensation in either one of the below formats followed by "R".

EXAMPLE: SB: -%R BB: -%R

If you take an EXCLUSIVE AGENCY CONTRACT the standard Exclusive-Right to-Sell contract cannot be used. Fill in the keywords and features page (reverse side of page) in the usual manner and denote the compensation in either one of the below formats followed by the code "XA".

EXAMPLE: SB: -%XA BB: -%XA

* All compensation offered through MLS to the cooperating company is paid based exclusively on its becoming procuring cause of the purchaser.

COMPENSATION COMMENTS

This field is to be used to explain any deductions or terms from the compensation fields – SB (Compensation to Sub Agency) and BB (Compensation to Buyers Agency). If there are any deductions to be made from compensation, the deduction MUST be stated in the SB and BB fields. This is just an additional field to accommodate the explanation.

LOCK BOX ABBREVIATIONS (BX)

Value	Meaning
N	None
C	Company
O	Office
S	State-Wide MLS Supra System

If BX field contains an "S", fill in the LX field with lockbox serial number.

PHOTO INSTRUCTIONS (PH)

In the first field, enter the letter value that corresponds with the meaning. In the second field, enter the number of photos sent in or to be taken by the MLS photographer.

Value	Meaning
M	MLS Exterior Standard (one exterior shot only-no appointment needed).
O	Exterior Rush (1 day turnaround)
F	REALTOR photo to follow
R	REALTOR Photo (s) submitted
N	No photo is to be printed (owners' authorization on contract)
C	Under Construction

ENHANCED PHOTO SERVICES (EP)

A Appt. needed – Interior/Exterior Enhanced Photos
E Supplement Photos
S "Rush" Supplement Photos
V Visual Tour

REALTOR OWNED Y/N (BRO)

This field should be filled in with "Y" if the property is considered to be a broker owned property according to RI State law and/or defined by the Code of Ethics of the National Association of REALTORS

STREET NUMBER (NU)

Street number is limited to two sets of six characters. Therefore, in some instances it is necessary to abbreviate information about the type of number that you are using to identify the property. The street number must comply with the 911 system whenever possible. The first six-digit field is required and can be filled with numbers only. The second six character field is not required and should be used for all additional information (i.e. Box #, Pole #, opposite pole, lot, 1/2 ending house #) as shown below:

EXAMPLE	Street Address	With Additions
123- PL 1957	123 Main Street	Pole 1957
123-A	123 A Main Street	

YEAR BUILT (YB)

Year Built is a numeric field (i.e. no alphabetic characters will be accepted). Year Built is the year that the property was built. When the property listed is in new construction, enter as the current year. When the age of the building is unknown, show its age as 9999.

EO = "MLS Entry-Only Listing" shall mean a form of listing submitted to the Service under which the listing broker will provide none of the following services: (a) present offers to purchase directly to the seller; (b) advise the seller as to the merits of the offer; (c) assist the seller in developing, communicating or presenting counteroffers; and (d) participate on the seller's behalf in negotiations leading to the sale of the listing property. **Indicate by Y (yes) or N (no) in this field.**

UNDERGROUND STORAGE TANK (TK)

SIZE	TYPE
N=None	N=None
U=Unknown	U=Unknown
O=Over 1,100 Gallons	H=Heating Oil
L=Less than 1, 100 Gallons	O=Other

EX: If an underground storage tank contains over 1, 100 gallons of heating oil, you would enter: O – H
EX: If an underground tank held less than 1, 100 gallons of an unknown substance, you would enter: L – U

SHOWING INSTRUCTIONS (SI)

Any showing instructions or additional advertising should be placed in this field. This information will print out on broker translates only. It will not appear in the MLS books or any customer printouts. (Example: Bonuses to selling brokers, particulars about a property.)