NORTHERN NV REGIONAL MLS

Residential Listing Input Form

O Single Choice ☐ Multiple Choice * Required

GENERAL LISTING INFORMATION

*** Property Sub Type**

O Single Family Residence
O Condominium
☒ Townhouse
O Manufactured
O Stock Cooperative

*** Listing Member**
Sean Burke

*** Contact Name**
Sean

Co-Listing Member

*** Contact Phone**
(775)7417269

*** Listing Office Name**
RE/MAX Professionals-Reno

LISTING CONTRACT DETAILS

*** Status**
☒ Active O Closed

*** Listing Contract Date**
11/19/2026

*** Expiration Date**
5/19/2027

*** List Price**
$ 319,900.00

*** Listing Agreement**
☒ Exclusive Right O Exclusive Agency O Exclusive Right w/Reservations

*** Listing Service**
☒ Full O Limited

*** Listing Terms**
☒ Cash
☒ Conventional
☒ VA Loan
☒ 1031 Exchange
☒ FHA
☒ USDA Loan
☐ Owner May Carry
☐ Owner May Carry 2nd
☐ Relocation
☐ Lease Option

*** Special Listing Conditions**
☐ Agent Owned
☐ Court Approval
☐ HUD Owned
☐ Real Estate Owned
☐ Short Sale
☐ Auction
☒ None
☐ Other

*** Possession**
☒ Close of Escrow
☐ Negotiable
☐ Seller Rent Back
☐ Subject to Tenant Rights

*** Occupant Type**
☒ Owner
O Vacant
O Under Construction
O Tenant

ADDRESS DETAILS

Country

*** State**
ABV. NV

*** County**
Washoe

*** Parcel Number** (include dashes)
554-071-14

*** Street Number**
6585

Street Direction Prefix
O N O E O NE O NW
O S O W O SE O SW

*** Street Name**
Lotus Street

*** Street Suffix**

Unit Number

*** City**
Reno

*** Zip Code**
89506

*** Within City Limits YN**
☒ Yes O No

Directions
395 N, Exit Sky Vista Pkwy, Left Silver Lake rd, Left Peppermint, Right Locust

Cross Street

SHOWINGS

*** Showing Requirements**
☒ Showing Service
☒ Lockbox
☐ Go Direct
☐ Call Listing Agent
☐ Call Listing Office
☐ Call Owner
☐ Call Tenant
☐ Drive By
☐ Other

*** Showing Contact Name**
Sean Burke

*** Showing Contact Phone**

Showing Instructions
2 hr lead time SUPRA, Showingtime

*** Seller:** SW **Seller:** _____ **Seller:** _____ **Seller:** _____ *** Agent:** _____ **Agent:** _____

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TAX & LEGAL

* Tax Annual Amount $ 816.95	* Special Assessments and Bonds Other Than CIC $ no	* Zoning SF [redacted] 11
* Historical District YN ○ Yes ☒ No	* Water Rights YN ○ Yes ☒ No	
* Elementary School Stead		Subdivision Name (See CRS Data Property Report) Silver Lake [redacted] 1C
* Junior or Middle School OBrien		Community Name
* High School North Valleys		* Covenants Conditions Restrictions YN ○ Yes ☒ No

HOA/COMMUNITY

* Association YN ○ Yes ☒ No

Association 1 Details

*All fields required when Association YN = Yes

Association Name

Association Type

- ☐ Homeowners Association
- ☐ Voluntary Homeowners Association
- ☐ Property Owners Association
- ☐ Condominium Owners Association
- ☐ Master Association
- ☐ Sub-Association
- ☐ Improvement District – GID/SID/LID
- ☐ Landscape Maintenance Association
- ☐ Drainage Maintenance Association
- ☐ Common Interest Community
- ☐ Other

Management Company Name		Management Company Phone
Association Fee $	Transfer Fee $	Setup Fee $
Other Fee $	Association Fee Frequency ○ Monthly ○ Quarterly ○ Semi-Annually ○ Yearly	
Special Assessment YN ○ Yes ○ No	Special Assessment Amount $	Special Assessment Details

Association Source

○ Owner ○ Resale Package ○ Other ○ Agent

* Association 2 YN ○ Yes ○ No

Association 2 Details

*All fields required when Association 2 YN = Yes

Association Name 2

Association Type 2

- ☐ Homeowners Association
- ☐ Voluntary Homeowners Association
- ☐ Property Owners Association
- ☐ Condominium Owners Association
- ☐ Master Association
- ☐ Sub-Association
- ☐ Improvement District – GID/SID/LID
- ☐ Landscape Maintenance Association
- ☐ Drainage Maintenance Association
- ☐ Common Interest Community
- ☐ Other

Management Company Name 2		Management Company Phone 2
Association Fee 2 $	Transfer Fee 2 $	Setup Fee 2 $
Other Fee 2 $	Association Fee Frequency 2 ○ Monthly ○ Quarterly ○ Semi-Annually ○ Yearly	
Special Assessment 2 YN ○ Yes ○ No	Special Assessment 2 Amount $	Special Assessment 2 Details

Association 2 Source

○ Owner ○ Resale Package ○ Other ○ Agent

* Seller: [signature] Seller: _____ Seller: _____ Seller: _____ * Agent: [signature] Agent: _____

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HOA/COMMUNITY (CONTINUED)

*** Association 3 YN**
○ Yes ○ No

Association 3 Details

*All fields required when Association 3 YN = Yes

Association Name 3

Association Type 3
☐ Homeowners Association
☐ Voluntary Homeowners Association
☐ Property Owners Association
☐ Condominium Owners Association
☐ Master Association
☐ Sub-Association
☐ Improvement District – GID/SID/LID
☐ Landscape Maintenance Association
☐ Drainage Maintenance Association
☐ Common Interest Community
☐ Other

Management Company Name 3

Management Company Phone 3

Association Fee 3
$

Transfer Fee 3
$

Setup Fee 3
$

Other Fee 3
$

Association Fee Frequency 3
○ Monthly ○ Quarterly ○ Semi-Annually ○ Yearly

Special Assessment 3 YN
○ Yes ○ No

Special Assessment 3 Amount
$

Special Assessment 3 Details

Association 3 Source
○ Owner
○ Agent
○ Resale Package
○ Other

Association Amenities & Other Information

Below Required if Association 1, 2, 3 YN = Yes

*** Association Amenities**
☐ Pool
☐ Spa/Hot Tub
☐ Life Guard
☐ Landscaping
☐ Parking
☐ Garage
☐ Carport
☐ Storage
☐ Gated
☐ Security Gates
☐ Fence(s)
☐ Elevator(s)
☐ Golf Course
☐ Clubhouse
☐ Recreation Room
☐ Fitness Center
☐ Sauna
☐ Tennis Courts
☐ Racquetball
☐ Pickleball Courts
☐ Equestrian
☐ Ski Accessible
☐ Nordic Trails
☐ Barbecue
☐ Management
☐ Onsite Management
☐ Security
☐ Beach
☐ Marina
☐ Pier
☐ Dock
☐ Boat Launch
☐ Buoy
☐ Insured Structure(s)
☐ Shuttle Service
☐ Airport/Runway
☐ None

*** Association Fee Includes**
☐ Landscape Maintenance – Full
☐ Landscape Maintenance – Partial
☐ Common Area Maintenance
☐ Maintenance Structure
☐ Insurance
☐ Earthquake Insurance
☐ Heating
☐ Cooling
☐ Electricity
☐ Gas
☐ Water
☐ Trash
☐ Sewer
☐ Internet
☐ Cable TV
☐ Snow Removal
☐ Security
☐ Pest Control
☐ None

*** Senior Community YN** (Adult Living Certified 55+)
○ Yes ☒ No

INTERIOR

*** Bedrooms Total** 2

*** Bathrooms Full** 2

*** Bathrooms Half** 0

*** Living Area** SQFT
915

*** Unpermitted Add. Included in Living Area YN**
○ Yes ☒ No

*** Living Area Source**
☒ Assessor ○ Appraiser
○ Builder ○ Other

Rooms Features

*** Living Room Features**
☐ High Ceilings
☒ Ceiling Fan(s)
☐ Great Room
☐ Separate/Formal Room
☐ Family Room Combination
☐ None

*** Dining Room Features**
☐ High Ceilings
☐ Ceiling Fan(s)
☐ Great Room
☐ Separate/Formal Room
☐ Kitchen Combination
☐ Living Room Combination
☐ Family Room Combination
☒ None

*** Seller:** _____ **Seller:** _____ **Seller:** _____ **Seller:** _____ *** Agent:** _____ **Agent:** _____

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INTERIOR (CONTINUED)

*** Family Room Features**

- ☐ High Ceilings
- ☐ Ceiling Fan(s)
- ☐ Great Room
- ☐ Separate/Formal Room
- ☐ Kitchen Combination
- ☐ Dining Room Combination
- ☒ None

*** Kitchen Features**

- ☒ Built-In Dishwasher
- ☒ Disposal
- ☐ Pantry
- ☐ Kitchen Island
- ☐ Breakfast Bar
- ☐ Breakfast Nook
- ☒ Built-In Microwave
- ☐ Built-In Single Oven
- ☐ Built-In Double Oven
- ☐ Gas Cooktop
- ☒ Electric Cooktop
- ☐ Trash Compactor
- ☐ Sliding Shelves
- ☐ Soft-Close Cabinets
- ☐ No Kitchen
- ☐ ENERGY STAR Qualified
- ☐ Smart Appliance(s)
- ☐ None

*** Primary Bedroom Features**

- ☐ High Ceilings
- ☐ Ceiling Fan(s)
- ☐ Walk-In Closet(s)
- ☐ Double Sinks
- ☒ Shower Stall
- ☐ Tub/Shower Combination
- ☐ Bathtub
- ☐ Jetted Tub
- ☐ Garden Tub
- ☐ On Main Floor
- ☐ Additional Primary Bedroom(s)
- ☐ None

*** Laundry Features**

- ☐ Laundry Room
- ☒ Laundry Closet
- ☐ Common Area
- ☒ Washer Hookup
- ☒ Electric Dryer Hookup
- ☐ Gas Dryer Hookup
- ☒ In Hall
- ☐ In Kitchen
- ☐ In Bathroom
- ☐ In Garage
- ☐ In Basement
- ☐ In Bedroom
- ☐ In Unit
- ☒ Cabinets
- ☐ Shelves
- ☐ Sink
- ☐ None

*** Other Rooms**

- ☐ Entrance Foyer
- ☐ Office/Den
- ☐ Bonus Room
- ☐ Loft
- ☒ Bedroom/Office on Main Floor
- ☐ Basement – Finished
- ☐ Basement – Unfinished
- ☐ Basement – Walk-Out/Daylight
- ☐ Mud Room
- ☐ Workshop
- ☐ Study/Library
- ☐ Multi-Generation
- ☐ Guest Quarters
- ☐ Game Room
- ☐ Recreation Room
- ☐ Sunroom
- ☐ Atrium
- ☐ None
- ☐ Other

Interior Details

*** Fireplace YN**

○ Yes ☒ No

Fireplaces Total 0

Fireplace Features

- ☐ Gas
- ☐ Wood Burning
- ☐ Electric Fireplace
- ☐ Insert
- ☐ Circulating
- ☐ Free Standing
- ☐ Gas Stove
- ☐ Wood Burning Stove
- ☐ Pellet Stove
- ☐ Coal Stove
- ☐ Living Room
- ☐ Family Room
- ☐ Great Room
- ☐ Dining Room
- ☐ Kitchen
- ☐ Primary Bedroom
- ☐ Bedroom
- ☐ Bath
- ☐ Recreation Room
- ☐ Basement
- ☐ Other Room

*** Appliances Included in Sale** (Check only the items which are to be included in the sale)

- ☒ Dishwasher
- ☐ Portable Dishwasher
- ☐ Disposal
- ☒ Refrigerator in Kitchen
- ☐ Additional Refrigerator(s)
- ☐ Wine Refrigerator
- ☒ Washer
- ☒ Dryer
- ☐ Washer/Dryer Pedestals
- ☒ Microwave
- ☒ Oven
- ☐ Gas Oven
- ☐ Electric Oven
- ☐ Self-Cleaning Oven
- ☐ Double Oven
- ☐ Gas Range
- ☐ Electric Range
- ☐ Gas Cooktop
- ☐ Electric Cooktop
- ☐ Air purifier
- ☐ Water Softener Owned
- ☐ Water Softener Rented
- ☐ Water Purifier Owned
- ☐ Water Purifier Rented
- ☐ Built-In Humidifier
- ☐ Trash Compactor
- ☒ ENERGY STAR Qualified Appliance(s)
- ☐ Smart Appliance(s)
- ☐ None

*** Water Heater**

- ☒ Gas
- ☐ Electric
- ☐ Propane
- ☐ Oil
- ☐ Solar
- ☐ Geothermal
- ☐ Tankless
- ☐ Recirculating
- ☐ Central
- ☐ ENERGY STAR Qualified
- ☐ None

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INTERIOR (CONTINUED)

*** Flooring**

- ☐ Carpet
- ☐ Laminate
- ☐ Linoleum
- ☐ Ceramic Tile
- ☐ Porcelain
- ☐ Marble
- ☐ Travertine
- ☐ Stone
- ☐ Slate
- ☐ Concrete
- ☐ Brick
- ☐ Wood
- ☐ Vinyl
- ☒ Luxury Vinyl
- ☐ Plank
- ☐ Tile
- ☐ Varies
- ☐ None

*** Security Features**

- ☒ Smoke Detector(s)
- ☐ Fire Sprinkler System
- ☐ Fire Alarm
- ☐ Fire Escape
- ☐ Carbon Monoxide Detector(s)
- ☐ Security System
- ☐ Security System Owned
- ☐ Security System Leased
- ☐ Security Cameras Owned
- ☐ Security Cameras Leased
- ☐ Keyless Entry
- ☐ Video Doorbell
- ☐ Security Fence
- ☐ Security Gate
- ☐ Security Lights
- ☐ None
- ☐ Other

*** Window Features**

- ☐ Single Pane Windows
- ☒ Double Pane Windows
- ☐ Triple Pane Windows
- ☐ Storm Windows
- ☐ Skylight(s)
- ☐ Vinyl Frames
- ☐ Metal Frames
- ☒ Aluminum Frames
- ☐ Wood Frames
- ☐ Blinds
- ☐ Drapes
- ☐ Rods
- ☐ Plantation Shutters
- ☐ Window Coverings
- ☐ Low-Emissivity Windows
- ☐ ENERGY STAR Qualified
- ☐ None
- ☐ Other

*** Interior Features**

- ☐ Smart Thermostat
- ☐ Vaulted Ceiling(s)
- ☐ Cathedral Ceiling(s)
- ☒ No Interior Steps
- ☐ TV Wall Mount(s)
- ☐ Central Vacuum
- ☐ Central Vacuum Attachments
- ☐ Wired for Data
- ☐ Elevator
- ☐ Roll In Shower
- ☐ Sauna
- ☐ Low VOC Products
- ☐ None
- ☐ Other

EXTERIOR

Outdoor Living Space YN

☒ Yes ○ No

*** Outdoor Living Spaces** (Required if Outdoor Living Space YN = Yes)

☐ Breezeway ☒ Deck ☒ Patio

*** Patio & Porch Features**

- ☒ Patio
- ☐ Porch
- ☒ Deck
- ☐ Terrace
- ☐ Covered
- ☒ Uncovered
- ☐ Awning(s)
- ☐ Enclosed
- ☐ Screened
- ☐ Glass Enclosed
- ☐ Wrap-Around
- ☐ See Remarks
- ☐ None
- ☐ Other

Pool Private YN

○ Yes ☒ No

*** Pool features** (Required if Pool Private YN = Yes)

- ☐ In Ground
- ☐ Above Ground
- ☐ Pool/Spa Combo
- ☐ Outdoor Pool
- ☐ Indoor Pool
- ☐ Heated
- ☐ Fenced
- ☐ See Remarks
- ☐ Other

Spa YN

○ Yes ☒ No

*** Spa Features** (Required if Spa YN = Yes)

- ☐ In Ground
- ☐ Above Ground
- ☐ See Remarks

Parking Total 4

*** Carport YN**

○ Yes ☒ No

Carport Spaces

*** Parking Features**

- ☒ Attached
- ☐ Detached
- ☐ Additional Parking
- ☐ Tandem
- ☐ Permit Required
- ☒ Garage Door Opener
- ☒ Garage Door Opener Controls 1
- ☐ Heated Garage
- ☐ Heated Driveway
- ☐ Parking Pad
- ☐ Alley Access
- ☐ Under Building
- ☐ RV Access/Parking
- ☐ RV Garage
- ☐ EV Charging Station
- ☐ None

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EXTERIOR (CONTINUED)

*** Garage YN**
☒ Yes ○ No

Garage Spaces 462 sq ft — 2

*** Garage Features** (Required if Garage = Yes)
- ☒ Man Door
- ☐ Attic Access
- ☐ Keypad Entry
- ☐ Finished Garage
- ☐ Partially Finished Garage
- ☒ Insulated
- ☐ Insulated Garage Door
- ☐ Built-In Cabinets
- ☐ Built-In Shelves
- ☐ Epoxy Floor Coating

*** Exterior Features**
- ☒ Rain Gutters
- ☐ Dog Run
- ☐ Fire Pit
- ☐ Built-In Barbecue
- ☐ Outdoor Kitchen
- ☐ Gas/Propane Stub
- ☐ Water Feature
- ☐ Balcony
- ☐ Courtyard
- ☐ Awning(s)
- ☐ RV Hookup
- ☐ Outdoor Speakers
- ☐ Ceiling Fan
- ☐ Multiple Entry Flat or Ramped
- ☐ Tennis Court(s)
- ☐ Putting Green
- ☐ Boat Slip
- ☐ None

BUILDING

*** Year Built**
1979

*** Stories** (# of floors in the property)
1

*** Levels** (horizontal planes excluding basements)
☒ One ☐ Two ☐ Three +

*** Unit Level (Condos Only)**
- ☐ Below Ground
- ☐ Mid Level
- ☐ Ground Floor
- ☐ Upper Level
- ☐ Lower Level
- ☐ Top Floor

*** New Construction YN**
○ Yes ☒ No

Builder Name

Builder Community Name

Property Attached YN
☒ Yes ○ No

*** Common Walls**
- ☒ 1 Common Wall
- ☐ No Common Walls
- ☐ 2 + Common Walls
- ☐ No One Above
- ☐ End Unit
- ☐ No One Below

*** Accessibility Features**
- ☐ Bell Light(s)
- ☐ Stair Lift
- ☐ Exterior Wheelchair Lift

*** Type of Construction**
- ☐ Site/Stick Built
- ☐ Modular Construction
- ☐ Manufactured Construction
- ☐ 2 x 6 Exterior
- ☐ Masonry
- ☐ Rock
- ☐ Alternative Materials
- ☐ Low VOC Products
- ☐ Other

*** Construction Materials**
- ☐ Siding – Wood
- ☐ Siding – Aluminum
- ☐ Siding – Board & Batten
- ☐ Siding – Cement
- ☐ Siding – Fiberglass
- ☐ Siding – Lap
- ☐ Siding – Log
- ☐ Siding – Metal
- ☐ Siding – Redwood
- ☐ Siding – Shake
- ☐ Siding – Shingle
- ☐ Siding – Vinyl
- ☐ Stucco
- ☐ Brick
- ☐ Brick Veneer
- ☐ Stone
- ☐ Stone Veneer
- ☐ Clapboard
- ☐ Fiber Cement
- ☐ HardiPlank Type
- ☐ Asbestos
- ☐ Block
- ☐ Concrete
- ☐ Insulated Concrete Forms (ICFs)
- ☒ Frame
- ☐ Steel Frame
- ☐ Glass
- ☐ Insulated Foundation
- ☐ Insulation – Blown-In
- ☐ Insulation – Batts
- ☐ Insulation – Foam
- ☐ Insulation – Spray Foam
- ☐ Cedar
- ☐ Log
- ☐ Masonite
- ☐ Plaster
- ☐ Unknown
- ☐ Other

*** Foundation Details**
- ☒ Crawl Space
- ☐ Slab
- ☐ Concrete Perimeter
- ☐ Full Perimeter
- ☐ Pillar/Post/Pier
- ☐ 8-Point
- ☐ Raised
- ☐ Brick/Mortar
- ☐ Stone
- ☐ None
- ☐ Other

*** Roof**
- ☒ Composition
- ☒ Shingle
- ☐ Tile
- ☐ Metal
- ☐ Asphalt
- ☐ Shake
- ☐ Tar/Gravel
- ☐ Flat
- ☐ Pitched
- ☐ Other
- ☐ Membrane

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BUILDING (CONTINUED)

Manufactured Home Details (MH Only)

* Converted To Real Property	○ Converted	○ Not Converted	○ Converted in Escrow
HUD Number	Serial Number	Has Been Moved from Original Location YN	○ Yes ○ No
Body Type	☐ Single Wide	☐ Double Wide	☐ Triple Wide ☐ Quad Wide
Skirting	○ Full	○ Part	○ Perimeter Foundation ○ None

LOT

* Lot Size Acres: .087

* Horses Okay YN: ○ Yes ☒ No

*** Lot Features**

☐ Level	☐ Xeriscape	☐ Adjoins Forest
☐ Gentle Sloping	☐ Artificial Turf	☐ Adjoins BLM/BIA Land
☐ Rolling Slope	☐ Sprinklers in Front	☐ Adjoins Creek/Stream
☐ Sloped Down	☐ Sprinklers in Rear	☐ Adjoins Lake
☐ Sloped Up	☐ Meadow	☐ Adjoins Split Lake Front
☐ Steep Slope	☐ Pasture	☐ Adjoins River
☐ Cul-De-Sac	☐ Wooded	☐ Adjoins Airstrip
☐ Corner Lot	☐ Adjoins Street	☐ Greenbelt
☐ Flag Lot	☐ Adjoins Common Area	☐ On Golf Course
☐ Zero Lot Line	☐ Adjoins Undeveloped Acreage	☐ Other
☒ Landscaped		

*** Sprinklers**

☐ Front	☐ Automatic	☐ Moisture Sensing System
☐ Rear	☐ Manual	☒ None
☐ Drip System	☐ Smart System	

*** Fencing**

☐ Back Yard	☒ Full	☐ None
☐ Front Yard	☐ Partial	

*** Other Structures**

☐ Shed(s)	☐ Pergola	☐ Arena
☐ Workshop	☐ Arbor	☐ Covered Arena
☐ Outbuilding	☐ Boat House	☐ Grain Storage
☐ Storage	☐ Barn(s)	☒ None
☐ Guest House	☐ Stall(s)	☐ Other
☐ Gazebo	☐ Corral(s)	

*** Road Frontage Type**

☒ Public	☐ Country Road	☐ None
☐ Private	☐ State Road	☐ Other
☐ City Street		

*** Road Responsibility**

☒ Public Maintained Road	☐ Private Maintained Road	☐ Road Maintenance Agreement

*** View YN**: ☒ Yes ○ No

*** View** (Required if View YN = Yes)

☐ Mountain	☐ Valley	☐ Meadow
☐ Trees/Woods	☐ City	☐ Ski Resort
☐ Desert	☐ Park/Greenbelt	☐ Peek
☒ Golf Course		

Water Body Details

Water Body Name

*** Water Body View**: ☐ Yes ☐ No ☐ Filtered ☐ Seasonal

Water Body Type

☐ Lake	☐ Pond	☐ Harbor
☐ River	☐ Canal	☐ Spring
☐ Stream	☐ Cove	☐ Wetlands
☐ Bay		

Waterfront YN: ○ Yes ☒ No	Frontage Length Owned	Frontage Length Shared
Frontage Length Units: ○ Feet ○ Yards	Water Body Access YN: ○ Yes ○ No	Access Distance
Distance Units: ○ Feet ○ Yards		

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LOT (CONTINUED)

Water Body Access Type (Required if Water Body Access YN = Yes)

- ☐ Owned
- ☐ Shared
- ☐ Public Accessible
- ☐ Association
- ☐ Navigable
- ☐ Seasonal

Water Body Features

- ☐ Beach
- ☐ Marina
- ☐ Pier
- ☐ Buoy
- ☐ Fishing
- ☐ Fixed Bridges
- ☐ Boating
- ☐ Powered Boats Allowed
- ☐ Boat Slip
- ☐ Covered Boat Slip
- ☐ Boat Dock
- ☐ Covered Boat Dock
- ☐ Boat Mooring
- ☐ Boat Ramp
- ☐ Boat Fuel Station
- ☐ Boat Waste Station
- ☐ Boat Haul Out Service
- ☐ Boat Storage
- ☐ Boat Lift
- ☐ Dry Dock

UTILITIES

*** Cooling YN**

- ○ Yes
- ☒ No

*** Cooling** (Required if Cooling YN = Yes)

- ☐ Central Air
- ☐ Electric
- ☐ Evaporative Cooling
- ☐ Wall/Window Unit(s)
- ☐ Mini Split(s)
- ☐ Heat Pump
- ☐ Attic Fan
- ☐ ENERGY STAR Qualified Equipment

*** Heating YN**

- ☒ Yes
- ○ No

*** Heating** (Required if Heating YN = Yes)

- ☒ Natural Gas
- ☐ Electric
- ☐ Propane
- ☐ Oil
- ☐ Coal
- ☐ Solar
- ☐ Geothermal
- ☐ Forced Air
- ☐ Baseboard
- ☐ Hot Water
- ☐ Wall Furnace
- ☐ Mini Split(s)
- ☐ Heat Pump
- ☐ Fireplace(s)
- ☐ Floor Furnace
- ☐ Radiant
- ☐ Radiant Floor
- ☐ Radiant Ceiling
- ☐ Pellet Stove
- ☐ Wood Stove
- ☐ ENERGY STAR Qualified Equipment

*** Sewer**

- ☒ Public Sewer
- ☐ Private Sewer
- ☐ Septic Tank
- ☐ None

*** Water Source**

- ☒ Public
- ☐ Private
- ☐ Well
- ☐ Shared Well
- ☐ None

*** Utilities**

- ☒ Electricity Available
- ☒ Electricity Connected
- ☐ Electricity Not Available
- ☐ Generator
- ☐ Underground Utilities
- ☒ Water Available
- ☒ Water Connected
- ☐ Water Not Available
- ☐ Water Meter Installed
- ☒ Sewer Available
- ☒ Sewer Connected
- ☐ Sewer Not Available
- ☒ Natural Gas Available
- ☒ Natural Gas Connected
- ☐ Natural Gas Not Available
- ☐ Propane Leased
- ☐ Propane Owned
- ☐ Oil
- ☒ Internet Available
- ☐ Internet Connected
- ☐ Internet Not Available
- ☐ Centralized Data Panel
- ☒ Cable Available
- ☐ Cable Connected
- ☐ Cable Not Available
- ☒ Phone Available
- ☐ Phone Connected
- ☐ Phone Not Available
- ☒ Cellular Coverage
- ☐ None

Green Energy Generation

- ☐ Solar
- ☐ Wind
- ☐ Solar Owned
- ☐ Solar Leased

*** Utilities Assessment to Assume YN**

- ○ Yes
- ☒ No

*** Water Test YN**

- ○ Yes
- ☒ No

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REMARKS

Language that could be considered steering or advertising in any Remarks fields is prohibited per NNRMLS Rules and Regulations.

Public Remarks (4,000 character max.)

NOTE: Public Remarks are distributed to the public. Contact information of any kind is prohibited.

SEE ATTACHED

Private Remarks (4,000 character max.)

NOTE: Private Remarks are confidential, intended for member-to-member communication, and are not distributed to the public. Non-member contact information, including the name, phone number, email, or web address for a title company or lender, is prohibited.

SEE ATTACHED

BROKER DISTRIBUTIONS

The property's listing information will be submitted for dissemination to Internet sites with no restrictions, **unless indicated otherwise using the options below.**

SELLER OPT-OUT	
☐ **Seller(s) Direct Listing to be Excluded from Internet.** Selecting this option will exclude this listing from display on all websites and applications external to NNRMLS' services.	
☐ **Seller(s) Direct Address to be Excluded from Internet.** Selecting this option will prevent the property address from being displayed on all websites and applications external to NNRMLS' services.	
☒ **Seller(s) Direct Listing to not be used in AVMs on Internet.** Selecting this option will notify Internet sites that the Seller(s) have directed that Automated Valuations may not be displayed or linked to the listed property. A website may inform consumers that an AVM was disabled at the request of the Seller(s).	
☒ **Seller(s) Direct Listing to not Allow Comments on Internet.** Selecting this option will notify Internet sites that the Seller(s) have directed that any Commentary/Review section not be displayed or linked to the listed property. A website may inform consumers that this feature has been disabled at the request of the Seller(s)	
____/____/____/____ Seller(s) Initials	I/We have elected not to display the listed property on any Internet site external to the MLS.
____/____/____/____ Seller(s) Initials	I/We have elected to withhold the Address of the listed property from display on any Internet site external to the MLS.
GW/____/____/____ Seller(s) Initials	I/We do not want an Automated Valuation displayed or linked to the listed property on IDX or VOW websites.
GW/____/____/____ Seller(s) Initials	I/We do not want any Commentary/Review section displayed or linked to the listed property on IDX or VOW websites.

*** Seller:** GW **Seller:** _____ **Seller:** _____ **Seller:** _____ *** Agent:** _____ **Agent:** _____

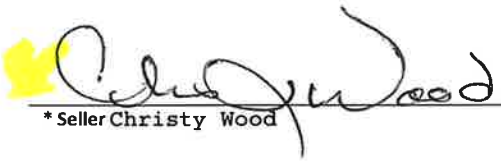
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SIGNATURE PAGE

*** Seller(s) signature(s) below acknowledge(s) the following:**

1. That the Seller acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable data and information relating to the property, provided by Seller (the "listing content"), may be included in compilations of listings, and other distributed, publicly displayed and reproduced.
2. Seller(s) authorization for the use of a lockbox in the marketing of this property.
3. That the undersigned agent is authorized to submit the information contained herein to the Northern Nevada Regional Multiple Listing Service (NNRMLS) for the purpose of publication in current multiple listing services (MLS) compilations and dissemination of all information contained herein to its members during the specified listing period.
4. That Seller(s) grants to listing Broker a non-exclusive, irrevocable, worldwide, royalty free license to use, sublicense, publish, display, reproduce, prepare derivative works and distribute listing content provided by Seller, and certifies that the Listing Content provided does not violate or infringe upon the rights, including copyright rights, of any person or entity
5. That the listing broker, his authorized representatives, the NNRMLS and its shareholders, trustees, officers, employees, and agents are not responsible for vandalism, theft or damage of any nature whatsoever to the property.
6. That the property is offered without respect to race, religious, creed, color, national origin, disability, ancestry, familial status, sex, sexual orientation, marital status, source of income or any other class protected under applicable state and federal laws.
7. Seller(s) understands that there is no contractual relationship between the Seller(s) and the NNRMLS or its shareholders, trustees, officers, employees or agents.
8. Seller(s) receipt of a copy to this property listing form.

Execution of this listing input form confirms that I (we) have executed concurrently herewith an Exclusive Right to Sell listing agreement with the undersigned licensee, unless otherwise noted in the body of the listing form. I (we) acknowledge that the information herein is true and correct to the best of my/our knowledge and I (we) agree to indemnify and hold the undersigned licensee, his/her broker, and the NNRMLS and its shareholders, trustees, officers, employees and agents free and harmless from any liability or damage arising from incorrect or undisclosed information provided by me (us).



* Seller Christy Wood — Date 11/13/26

Seller — Date

Seller — Date

Seller — Date



* Listing Agent Sean Burke — Date 11/13/26

Listing Agent — Date

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