



## MLS GLOSSARY OF TERMS

TERMS	DEFINITIONS
<b>2 Primary Baths</b>	The property has two primary bathrooms. [Interior Features]
<b># Dining</b>	The number of dining rooms in the dwelling.
<b># Garages</b>	The number of usable garages on the property.
<b># Living</b>	The number of living rooms in the dwelling.
<b># Main Level Bedrooms</b>	The number of bedrooms located on the main or entry level of the property.
<b># Other Level Beds</b>	The number of bedrooms on any level of the dwelling other than the main level.
<b>1 (One)</b>	The property being sold has one level. A discreet horizontal plane of interior living space (excluding basements). [Levels]
<b>1.5 (One and One Half)</b>	All bedrooms, bathrooms, and kitchens are on the main level. There are stairs that lead up to a 2nd floor, but level does not have a bedroom, bathroom, or a kitchen and often lacks a door. Ex. Game Room. [Levels]
<b>1st Floor Entry</b>	The entrance to the unit is on the 1st floor. [Unit Style]
<b>2 (Two)</b>	The property being sold has two levels. A discreet horizontal plane of interior living space (excluding basements). [Levels]
<b>2 Primary Suites</b>	Having two primary bedrooms/suites to accommodate extended family. [Interior Features]
<b>24 Hour Notice</b>	A 24 hour notice is required to show the property. [Showing Requirements]
<b>24 Hour Security</b>	The property has 24 hour security. [Security Features]
<b>2nd Floor Entry</b>	The entrance to the unit is on the 2nd floor. [Unit Style]
<b>3+ (Three or More)</b>	The property being sold has three or more levels. A discreet horizontal plane of interior living space (excluding basements). [Levels]
<b>3rd Party Approval</b>	A court or other third party approval is required for the sale to finalize. [Special Listing Conditions]
<b>3rd+ Floor Entry</b>	The entrance to the unit is on the 3rd floor. [Unit Style]
<b>Above Ground</b>	The spa is not built into the ground. [Spa Features]
<b>Above Ground</b>	The pool is above ground. [Pool Features]
<b>Above Ground Utility</b>	Utility lines such as electricity, water supply pipes and sewer located above ground.
<b>Absolute/With Reserve</b>	The subject property is sold to the highest bidder regardless of the amount of the winning bid.
<b>AC Date</b>	The date the status of the listing was changed to Active/Contingent.
<b>Acceptable Financing</b>	Terms of the listing such as Lien Release, Subject to Court Approval or Owner May Carry. Also may include options that describe the financing terms that are acceptable to the seller, i.e. cash, assumable, FHA loan, etc.
<b>Access Code</b>	If the property is located behind an unmanned security gate such as in a Gated Community, what is the code to gain access through the secured gate
<b>Accessibility Features</b>	A list or description of the accessibility features included in the sale/lease. Accessibility features are designed to help people with disabilities move around the property
<b>Accompany</b>	The buyer's agent must be at the showing with the client.
<b>Accountant</b>	A person whose job is to keep or inspect financial accounts.
<b>Accounting-Legal</b>	The method of determining income and expenses for taxers and other financial purposes.
<b>Acquisition Inclusion</b>	Obtaining ownership of the asset (additional items that convey with the purchase of the property, such as, Inventory, Machinery, Signs, etc.) through purchase, trade, or gift.
<b>Acres</b>	Field descriptive of the total number of acres of the property.
<b>Active (A)</b>	The listing is on market and available to show.
<b>Active Under Contract (AU)</b>	An offer has been accepted, but the listing is still on market. For Lease Listings: An application has been accepted, but other applications will be accepted until the lease has been signed.
<b>ACTRIS</b>	Austin/Central Texas Multiple Listing Service; the MLS in the Austin and surrounding areas.
<b>Actual Rent</b>	The amount of rent that is currently being collected for that particular unit.
<b>Actual Taxes</b>	The total amount of taxes paid with exemptions calculated.
<b>ADA Compliant</b>	The property is compliant with the Americans with Disabilities Act.
<b>Adaptable Bathroom Walls</b>	Reinforced main bathroom walls, including bath or shower, to permit installation of grab bars (with shear force of 250 pounds) and/or fixtures in the future. This is required to be considered Enhanced Accessible. [Accessibility Features]
<b>Adaptable For Elevator</b>	Stacked closets in a multi-story house for possible future conversion to an elevator. [Accessibility Features]

<b>Add On</b>	Descriptive of whether or not the current tenant can add on additional time to the current lease.
<b>Additional Parcels Description</b>	If additional parcels are included in the sale, a list of those parcel's IDs separated by commas. Do not include the first or primary parcel number, that should be located in the Parcel Number field.
<b>Additional Parcels Y/N</b>	Is there more than one parcel or lot included in the sale?
<b>Additional Parking</b>	The property has additional parking. [Parking Features]
<b>Additional Pet Fee</b>	Descriptive of whether or not there is an additional pet fee, the amount, and the description.
<b>Adjustable-rate Mortgage (ARM)</b>	A mortgage whose rate of interest is adjusted periodically to reflect market conditions.
<b>Adjustment Date</b>	The date on which the interest rates changes for an adjustable-rate mortgage (ARM).
<b>Adjustment Period</b>	The period that elapses between the adjustment dates for an adjustable-rate mortgage (ARM).
<b>Adobe</b>	The structure was made wholly or partly with adobe. [Construction Materials]
<b>Adobe Flooring</b>	Flooring made from poured and trowelled mud that is softer and warmer to the touch than tile or cement, and carries the rich colors of natural earth.
<b>ADOM (Actual Days on Market)</b>	Actual Days on Market that is tied to the MLS number. This counts when a listing is in an active status, A or AC. ADOM does not calculate in any other status. The ADOM will reset with each new listing, regardless of history. Each property type is calculated separately.
<b>Adult 55+</b>	Descriptive of a community with an age restriction of 55 or older.
<b>Adult 62+</b>	Descriptive of a community with an age restriction of 62 or older.
<b>Advertising</b>	Descriptive of audio or visual form of marketing communication that employs an openly sponsored, nonpersonal message to promote or sell a product, service or idea.
<b>Aerial Photos</b>	Pictures taken of the property or home from the air, usually by aircraft.
<b>Agent</b>	The showing contact is a licensed agent. [Showing Contact Type]
<b>Agent or Owner Present</b>	Either the Listing Agent or Owner must be present at all showings. [Showing Requirements]
<b>Aggregate</b>	While aggregate is a type of concrete, it is different in application, maintenance and durability. Aggregate, aka exposed aggregate concrete, is a mixture poured much in the same way as concrete, but which later has its top surface removed in order to expose the aggregate underneath. [Parking Features]
<b>Agricultural</b>	A classification for ad valorem tax purposes applied to land used for agricultural use or open space. Essentially, the exemption reduces the ad valorem property tax liability on the property in exchange for keeping the land in an undeveloped state. [Tax Exemptions]
<b>Agricultural</b>	The lot has agricultural features. [Lot Features]
<b>Agricultural Types Allowed</b>	Descriptive of agricultural animals allowed on the property, i.e. cattle, livestock, poultry.
<b>Agriculture</b>	The property is for farming and agricultural activities. [Property Sub Type]
<b>Air/Heat Maintenance</b>	Descriptive of HVAC maintenance performed to prevent problems and prolong the life of air/heating units.
<b>Airplane Hangar</b>	The property includes an airplane hangar. [Other Structures]
<b>Airport/Runway</b>	The community has an airport or runway. [Community Features]
<b>Alarm on Premises</b>	Descriptive of some type of Security System on the property that might need a code to disarm before entering.
<b>All Bills</b>	Descriptive of all bills paid for by the landlord or included in the cost of the lease.
<b>Alley Access</b>	The property has alley access. [Parking Features]
<b>Alley Access</b>	The lot has alley access. [Lot Features]
<b>Also Listed As</b>	Field used to show any additional Listing IDs that may be part of the parcel(s) for sale/lease. Ex. The property is listed for both sale and lease; on the For Sale listing, enter the Listing ID for the Lease listing.
<b>ALTA (American Land Title Association) Survey</b>	A survey provided by the American Land Title Association that specifies the data to be shown on the survey including boundary lines, location of the main building, improvements, easements, etc. It is made for title insurance companies and/or Lenders for the purpose of issuing a title or mortgage insurance and guarantees requirements as detailed by the American Land Title Association.
<b>Alternative Building Systems (ICF, SIP, Other)</b>	Designed and constructed using manmade material components that have the insulation integrated into the structural member. Systems use a rigid foam board insulation either encasing concrete panels, i.e. Insulated Concrete Forms (ICFs), sandwiched between two layers of sheathing, i.e. Structurally Insulated Panels (SIPs), or are built using insulative block construction methods, i.e. Autoclaved Aerated Concrete (AAC). The basis is to design for cost efficiency, energy conservation and environmental quality.
<b>Aluminum</b>	The roof is made wholly/partially of aluminum. [Roof]
<b>Aluminum Frames</b>	The windows have aluminum frames. [Window Features]
<b>Aluminum Roof</b>	Roof constructed primarily or solely of aluminum material.
<b>Amortization</b>	The prepayment of a mortgage loan by installments with regular payments to cover the principal and interest.

<b>Amortization Schedule</b>	A table that shows the periodic payment, interest, and principal requirements, and unpaid loan balance for each period of the life of a loan.
<b>Amortization Term</b>	The amount of time required to amortize the mortgage loan. The amortization term is expressed as a number of months. For example, for a 30-year fixed- rate mortgage, the amortization term is 360 months.
<b>Animal(s) on Property</b>	Field that informs the Buyer's Agent if there are animals, cow(s), horse(s), etc. around the property.
<b>Annual Electric Expense</b>	Total expenses paid for electricity in the one year.
<b>Annual Gas Expense</b>	Total expenses paid for gas in the one year.
<b>Annual Insurance Expense</b>	Total expenses paid for insurance in the one year.
<b>Annual Land Lease Expense</b>	Total expenses paid for land lease in the one year.
<b>Annual Landscaping Expense</b>	Total expenses paid for landscaping in the one year.
<b>Annual Maintenance Expense</b>	Total expenses paid for maintenance in the one year.
<b>Annual OA Fees</b>	Total expenses paid for the owner's association in the one year.
<b>Annual PAD (Pre-Authorized Debit) Fee</b>	An arrangement you sign to have money taken out of your account on a set date. Examples: Mortgage payments, charitable donations, RRSP investments, and insurance premiums. Total expenses paid for the PAD (Pre-Authorized Debit) in the one year.
<b>Annual Percentage Rate (APR)</b>	The annual rate charged for borrowing or earned through an investment, and is expressed as a percentage that represents the actual yearly cost of funds over the term of a loan.
<b>Annual Replacement Reserves</b>	The amount set aside for the possibility of economic setback or for the replacement of worn-out assets.
<b>Annual Water/Sewer Expense</b>	Total expenses paid for water/sewer in the one year.
<b>Annually</b>	Fee is paid or received once a year. [Association Fee Frequency]
<b>Apartment</b>	A unit within a wholly owned structure of 5 or more units. [Property Sub Type]
<b>Apartment Complex</b>	A self-contained housing unit (a type of residential real estate) that occupies only part of a building. Such a building may be called an apartment building or apartment house, especially if it consists of many apartments for rent.
<b>APOD (Annual Property Operating Data)/Backup Available</b>	A form used to do basic analysis on a real estate investment transaction so that it is summarized in a simple, organized and consistent format. This form is used mostly for larger apartments, however it can be useful modified for smaller investments also. A standard for expenses would be 32% of the gross rents.
<b>App Deposit Payable To</b>	Describes the party that the Application Deposit is payable to.
<b>App Fee Payable To</b>	Describes the party that the Application Fee is payable to.
<b>App for Deposit Agreement</b>	Describes the party that the payment of the Deposit Agreement is directed to.
<b>Appliance Package</b>	An incentive package that includes items made for the kitchen or other utility. [Buyer Incentive]
<b>Appliances</b>	For purposes of marketing, the property has appliances that have some green/efficient rating or quality. [Green Energy Efficient]
<b>Appliances</b>	A list of the appliances that will be included in the sale/lease of the property
<b>Appliances/Equipment</b>	Descriptive of electrical appliances and their features, and/or appliances/equipment in or around the house that will convey with the sale of the property.
<b>Application</b>	A form, commonly referred to as a 1003 form, used to apply for a mortgage and to provide information regarding a prospective mortgagor and the proposed security.
<b>Application Deposit</b>	Fees that Lenders charge to consider a loan application. These are paid up front and are usually not refundable unless the loan is refused.
<b>Application Fee</b>	A charge by a lender/owner/landlord to a potential tenant for the time and effort required to accept and process the application for leasing a property.
<b>Application Fee Description</b>	Describes who has to pay the application fee.
<b>Application Policy</b>	Describes qualifications for tenants. Best Qualified: the most qualified application will be selected as the tenant, regardless of the order the applications were received. First Qualified: the first application that is processed and accepted will be the new tenant.
<b>Application Required</b>	The type of documentation required when submitting a rental application.
<b>Application Requirements</b>	Requirements that must be met for a complete application to be processed.
<b>Appointment Only</b>	Showing of the property is by appointment only. [Showing Requirements]
<b>Appointment Required</b>	An appointment must be made before showing the property.
<b>Appointment w/ Agent</b>	The intermediary or Agent will give the access and/show it.
<b>Appointment w/ Management Co.</b>	The property or dwelling's liaison will provide access and/show it.
<b>Appointment w/Builder</b>	An appointment must be made with the builder before showing the property.
<b>Appointment w/Occupant</b>	An appointment must be made with the occupant before showing the property.
<b>Appointment w/Office</b>	An appointment must be made with the office before showing the property.
<b>Appointment w/Owner</b>	An appointment must be made with the owner before showing the property.
<b>Appointment w/Realtor</b>	The Buyer's Agent must call the Listing Agent to set up an appointment to view the property.

<b>Appraisal</b>	A written analysis of the estimated value of a property prepared by a qualified appraiser.
<b>Appraiser</b>	An appraiser provided the year built. [Year Built Source]
<b>Appraiser</b>	An appraiser provided the measurement of the area. [Living Area Source]
<b>Appraiser</b>	A person qualified by education, training, and experience to estimate the value of real property and personal property.
<b>Appreciation</b>	An increase in the value of a property due to changes in market conditions or other causes. The opposite of depreciation.
<b>Approach with Ramp</b>	A minimum of one entrance to the structure with clear, evenly-paved walkway from parking area or pedestrian arrival area; Path of travel does not include a running slope in excess of 1:12 (8.33%); a cross slope exceeding 1:50 (2%); nor level changes of more than 1/2 inch; if slope is over 5%, handrails are required. Level landing; 32 inch clear width opening doors; and adequate lighting on pathway and landing. This is required to be considered "Visitable". [Accessibility Features]
<b>Approved Seniors Project</b>	A development that has been approved for senior adults only.
<b>Approximate Completion Date</b>	An approximate date of when construction will be complete on the property.
<b>Approximate Year Built</b>	If the exact Year Built cannot be determined, this is a logical estimate.
<b>Arbor</b>	The patio/porch has an arbor, a shelter of vines or branches, or of latticework, covered with climbing shrubs or vines.
<b>Archeological Site</b>	A location that contains physical evidence of past human activity and that derives its primary documentary and interpretive information through archaeological research techniques.
<b>Architect Approved</b>	Describes whether or not the property needs architect approval before construction can commence.
<b>Area</b>	The boundary line determined by ACTRIS for a particular region on a map.
<b>Area Amenities</b>	Features that add to a property's desirability, such as community pool. The nonmonetary benefits derived from property ownership, such as pride of home ownership.
<b>Arena</b>	The property allows for horses and has an arena, an enclosed area, often circular or oval-shaped, designed to showcase theatre, musical performances, or sporting events. [Horse Amenities]
<b>Arena</b>	The property includes an arena, an enclosed area, often circular or oval-shaped, designed to showcase theatre, musical performances, or sporting events. [Other Structures]
<b>Asbestos</b>	The structure was made wholly or partly with asbestos. [Construction Materials]
<b>Asbestos Shingle</b>	The roof is made wholly/partially of asbestos shingles. [Roof]
<b>As-Is</b>	Without guarantees as to condition, as in a sale. Premises are accepted by a buyer or tenant as they are, including physical defects except latent defects.
<b>Asphalt</b>	The structure was made wholly or partly with asphalt. [Construction Materials]
<b>Asphalt</b>	The property has asphalt parking. [Parking Features]
<b>Asphalt</b>	The roof is made wholly/partially of asphalt. [Roof]
<b>Asphalt Road</b>	Road made of a mixture of dark bituminous pitch with sand or gravel.
<b>Asphalt Shingles</b>	Roof constructed primarily or solely of asphalt shingles.
<b>Assessed Value</b>	The value established for property tax purposes.
<b>Assessment</b>	The amount of tax or special payment due to a municipality or association for a property.
<b>Asset</b>	Anything of monetary value that is owned by a person. Assets include real property, personal property, and enforceable claims against others (including bank accounts, stocks, mutual funds, etc.).
<b>Assigned</b>	The property has assigned parking spaces. [Parking Features]
<b>Assignment</b>	The transfer of a mortgage from one person to another.
<b>Association Dues Mandatory</b>	Describes fees/dues that are mandated or required by an Association in order to live at the property.
<b>Association Dues Optional</b>	Describes fees/dues that are optional, or not required, by an Association in order to live at the property.
<b>Association Fee</b>	A fee paid by the homeowner to the Home Owners Association (HOA) which is used for the upkeep of the common area, neighborhood, or other association related benefits.
<b>Association Fee Frequency</b>	The frequency the association fee is paid. For example, Weekly, Monthly, Annually, Bi-Monthly, One Time, etc.
<b>Association Fees Include</b>	Services included with the association fee. For example Landscaping, Trash, Water, etc.
<b>Association Name</b>	The name of the Home Owners Association (HOA).
<b>Association Requirement</b>	Is the HOA/Association Mandatory or Voluntary?
<b>Association Transfer Fee</b>	The amount of money paid when transferring Associations.
<b>Association YN</b>	Is there a Home Owners Association?
<b>Assumable</b>	The seller is interested in assumable financing. A type of financing arrangement whereby an outstanding mortgage and its terms are transferred from the current owner to a buyer. [Acceptable Financing]

<b>Assumable Mortgage</b>	A mortgage that can be taken over ("assumed") by the buyer when a home is sold.
<b>Assumable-non Qualifying</b>	Describes an assumable mortgage that did not contain a due-on-sale clause or a prohibition against someone assuming the mortgage.
<b>Assumable-Qualifying</b>	Describes an assumable mortgage that contains conditions such as lender approval in order for the buyer to take over the existing mortgage.
<b>Assumption</b>	The transfer of the seller's existing mortgage to the buyer.
<b>Assumption Clause</b>	A provision in an assumable mortgage that allows a buyer to assume responsibility for the mortgage from the seller. The loan does not need to be paid in full by the original borrower upon sale or transfer of the property.
<b>Assumption Fee</b>	The fee paid to a lender (usually by the purchaser of real property) resulting from the assumption of an existing mortgage.
<b>Atrium</b>	A large open space situated within an existing structure, designed to give the building a feeling of space and light. Can be a courtyard or patio surrounded by a house that is pen to the outside or roofed with skylights to admit natural light; typically contains plants.
<b>Attached</b>	The property has attached parking. [Parking Features]
<b>Attached 1/2 Duplex</b>	A former duplex that has been legally separated by the county to sell each side separately.
<b>Attached Carport</b>	The property has an attached carport. [Parking Features]
<b>Attic Fan</b>	The property has an attic fan. [Cooling]
<b>Attic/Crawl Hatchway(s) Insulated</b>	When not insulated, a home's attic hatch or crawlspace hatch creates one of the biggest gaps in the building envelope, increasing heat loss in winter and heat gain in summer, and making indoor living areas uncomfortable. [Construction Materials]
<b>Auction</b>	The listing is an auction, a public sale of a property or real estate that is sold to the highest bidder.. [Special Listing Conditions]
<b>Auction Date</b>	The date that property is marketed to the highest bidder.
<b>Auctioneer</b>	One who conducts an auction.
<b>Austin Energy Green Building Program</b>	The oldest green building program in the U.S., rating homes since 1991 in the Austin Energy service area and in 27 counties throughout Central Texas. New construction and major remodels are rated 1- to 5-Stars based on mandatory requirements and points achieved in community resource and site sustainability, and project team achievements in design, materials and construction efficiency, energy and water conservation, high-performance systems, indoor environmental quality, and innovation. Assistance may be available from the City of Austin Energy to make improvements on dwellings in the City of Austin.
<b>Austin Energy's Green Building</b>	The oldest green building program in the U.S., rating homes since 1991 in the Austin Energy service area and in 27 counties throughout Central Texas. New construction and major remodels are rated 1- to 5-Stars based on mandatory requirements and points achieved in community resource and site sustainability, and project team achievements in design, materials and construction efficiency, energy and water conservation, high-performance systems, indoor environmental quality, and innovation. Assistance may be available from the City of Austin Energy to make improvements on dwellings in the City of Austin. [Green Building Verification Type]
<b>Austinhomesearch.com</b>	Field descriptive of whether you wish your listing to be sent to ABoR's local portal, AustinHomeSearch.com.
<b>Awning(s)</b>	The property has awning(s). [Patio and Porch Features]
<b>Awnings (permanent/green)</b>	Permanent framed fabric or roof type structures (i.e. shingle or metal) that are fitted to cover windows) for the purpose of providing shade from direct solar gain. These should be located on any East, West, or South facing windows that are not shaded by other means (i.e. roof overhangs, trees, or adjacent buildings).
<b>Back on Market Date</b>	The date the listing returned to an Active status and is back on the market.
<b>Back Steps</b>	Refers to an external staircase path in the back section of home or dwelling.
<b>Back to Greenbelt</b>	The lot backs to a section of Greenbelt. [Lot Features]
<b>Back Yard</b>	The back yard is fenced. [Fencing]
<b>Back Yard</b>	The lot has a back yard. [Lot Features]
<b>Backs to Golf Course Lot</b>	Describes a property or backyard that backs up to, or offers a view of a golf course.
<b>Backs to Greenbelt Lot</b>	Describes a property or backyard that backs up to, or offers a view of parks, forest or large landscaping undeveloped.
<b>Bahama</b>	The roof is a Bahama roof. [Roof]
<b>Balance Sheet</b>	A financial statement that shows assets, liabilities, and net worth as of a specific date.
<b>Balcony</b>	The property has an exterior balcony. [Exterior Features]
<b>Balloon Mortgage</b>	A mortgage that has level monthly payments that will amortize over a stated term but that provides for a lump sum payment to be due at the end of an earlier specified term.
<b>Balloon Payment</b>	The final lump sum payment that is made at the maturity date of a balloon mortgage.
<b>Bamboo Flooring</b>	Flooring made from bamboo, a sustainable flooring material.
<b>Bankrupt</b>	A person, firm, or corporation that, through a court proceeding, is relieved from the payment of all debts after the surrender of all assets to a court- appointed trustee.

<b>Bankruptcy</b>	A proceeding in a federal court in which a debtor who owes more than his or her assets can relieve that debts by transferring his or her assets to a trustee.
<b>Bankruptcy Property</b>	The listed property is currently involved in a bankruptcy. [Special Listing Conditions]
<b>Bar</b>	A built-in or movable fixture for the storage, preparation, serving and/or consumption of drinks. [Interior Features]
<b>Bar Fridge</b>	A refrigerator that is sized and/or built to be part of a bar. [Appliances]
<b>Bar Ice Maker</b>	A consumer device for making ice, found by the area of the dwelling that serves beverages or food.
<b>Bar/Tavern</b>	Describes a buildingn that is used primarily to serve alcohol.
<b>Barbecue</b>	The property has an outdoors barbeque. [Exterior Features]
<b>Barbed Wire</b>	The fencing has barbed wire. [Fencing]
<b>Barn</b>	The property allows horses and has a barn. [Horse Amenities]
<b>Barn - Cattle</b>	A barn with primary use for cattle.
<b>Barn - Dairy</b>	A barn with primary use for processing or selling dairy products.
<b>Barn - Hog</b>	A barn with primary use for hogs.
<b>Barn - Mini</b>	Describes a small barn primarily used as storage shed.
<b>Barn - Pole</b>	Describes a farm building with no foundation and with sides consisting of corrugated steel or aluminum panels supported by poles set in the ground.
<b>Barn Condition</b>	Describes the condition of the barn(s) on the property.
<b>Barn(s)</b>	The property includes a barn(s). [Other Structures]
<b>Barrel</b>	The roof is a Barrel roof. [Roof]
<b>Base and Percentage</b>	The set rent payable by a tenant under a lease, to which is added additional rents as required by the lease (for common area maintenance, for example, or for utilities), plus a percentage of .
<b>Base Rent Escalation</b>	A Provision in a lease that requires the tenant to pay more rent based on an increase in costs.
<b>Baseboard Heat</b>	A system of perimeter heating in which the baseboard is replaced by the heating units. May also be panels rather than baseboard units.
<b>Basement</b>	There is a fireplace in the basement. [Fireplace Features]
<b>Basement</b>	Any area of the building, including any sunken room or sunken portion of a room, having its floor below ground level on all sides.
<b>Basement</b>	A basement garage is partially or mostly below grade, with its entrance level with the basement floor. [Parking Features]
<b>Basketball Court</b>	The property has a basketball court. [Exterior Features]
<b>Bath</b>	The bath has a built in spa/jets. [Spa Features]
<b>Bathroom</b>	The property includes a bathroom fireplace. [Fireplace Features]
<b>Bathroom</b>	The property includes a bathroom that isn't attached. [Other Structures]
<b>Bathrooms Full</b>	The number of bathrooms consisting of a toilet, sink and bathing area, either tub and/or shower.
<b>Bathrooms Half</b>	The number of bathrooms consisting of only a toilet and sink.
<b>Baths Total</b>	Describes the total number of Full and Half Baths in the dwelling. This field is system calculated.
<b>Batts</b>	Pre-cut pieces of insulation in standard sizes; batts may have a facing of kraft paper, aluminum foil or poly (plastic) or no facing at all.
<b>Bay Depth</b>	The length of the loading bay.
<b>Bay Door Height</b>	The height of the bay door
<b>Bay Door Width</b>	The width of the bay door
<b>Bay Doors</b>	The number of bays available.
<b>Bay Window(s)</b>	The property has one or more bay windows, a window space projecting outward from the main walls of a building and forming a bay in a room. [Window Features]
<b>BBQ Pit/Grill</b>	A heated structure or area for outdoor cooking/grilling. [Community Features]
<b>BCCST (Buyer's Closing Cost Paid by Seller)</b>	The Closing Cost the Seller is willing to Pay for the Buyer. Determined by contract and negotiation.
<b>Beamed Ceilings</b>	A property where the room, or rooms, have exposed beams across the ceiling
<b>Beauty/Barber Shop</b>	Describes a building whose primary use is for beauticians/barber that specialize in hair maintenance.
<b>Bed and Breakfast</b>	Sleeping accommodations for a night and a morning meal, provided in guest houses and small hotels.

<b>Bedroom</b>	Bedroom has adequate turnaround of 60 inches or other approved turnaround configuration; Closet doors have 32 inch clearance. Accessible environmental controls. Multiple lighting fixtures. This is required to be considered Enhanced Accessible. Optional: Some lower-height storage in closet. Remote control of lighting and environmental controls. [Accessibility Features]
<b>Bedroom</b>	The property has a bedroom fireplace. [Fireplace Features]
<b>Bedrooms</b>	Describes a room with at least two methods of egress, so it should be accessible from the house (a latched door, to afford privacy), and then have one other exit (window or door), ceiling needs to be at least 7 ft. tall, and the room should be at least 70 SQFT, and more specifically the room cannot be smaller than 7 feet in any horizontal direction. Most bedrooms contain a closet; however rare exceptions do exist such as historical homes. The International Residential Code does NOT mandate a bedroom to have a closet.
<b>Beds Total</b>	Total number of Main Level Beds and Other Level Beds. This is a system calculated field. A bedroom is defined as a room consisting of at least a door to close it off from the rest of the house and a window.
<b>Beer and Wine License</b>	Grants authority for the vending and distributing of beer and wine products.
<b>Before-Tax Income</b>	Income before taxes are deducted.
<b>Beneficiary</b>	The person designated to receive the income from a trust, estate, or a deed of trust.
<b>Best Qualified</b>	The most qualified application will be selected as the tenant, regardless of the order the applications were received.
<b>Bidet</b>	A type of sink designed to wash the undercarriage of the human body. [Interior Features]
<b>Bike Storage/Locker</b>	There is a shared storage area/locker for bicycles. [Community Features]
<b>Bi-Monthly</b>	Fee is paid or received every other month. [Association Fee Frequency]
<b>Binder</b>	A preliminary agreement, secured by the payment of an earnest money deposit, under which a buyer offers to purchase real estate.
<b>Bituthene</b>	The roof is made wholly/partially of Bituthene. [Roof]
<b>Bi-Weekly</b>	Fee is paid or received every other week. [Association Fee Frequency]
<b>Biweekly Payment Mortgage</b>	A mortgage that requires payments to reduce the debt every two weeks (instead of the standard monthly payment schedule). The 26 (or possibly 27) biweekly payments are each equal to one-half of the monthly payment that would be required if the loan were a standard 30-year fixed-rate mortgage, and they are usually drafted from the borrower's bank account. The result for the borrower is a substantial savings in interest.
<b>Black Bottom</b>	The pool has a black bottom. [Pool Features]
<b>Black Land Topography</b>	Descriptive of an ecoregion with dark peaty soil, suited for agriculture.
<b>Blacktop</b>	Surface (a road or area) containing asphalt or other black material.
<b>Blanket</b>	Describes rolls of Insulation; may have facing of kraft paper or aluminum foil backed paper.
<b>Blanket Mortgage</b>	A type of loan used to fund the purchase of more than one piece of real property. Popular with builders and developers who buy large tracts of land, then subdivide them to create many individual parcels to be sold one at a time.
<b>Blinds</b>	The property has window blinds, a screen for a window, especially one on a roller or made of slats. [Window Features]
<b>Block</b>	The property has a block wall(s). [Fencing]
<b>Block</b>	The structure was made wholly or partly with block. [Construction Materials]
<b>Block</b>	The foundation of the property is made wholly or partially of block. [Foundation Details]
<b>Block &amp; Beam</b>	Foundation to the dwelling is constructed with blocks and beams.
<b>Blocks to Metro or Light Rail</b>	Describes the number of blocks to the nearest Metro bus station or Lighrail.
<b>Blocks to UT Shuttle</b>	Describe the number of blocks to the nearest UT Shuttle station.
<b>Blower Fan</b>	The fireplace has a blower fan. [Fireplace Features]
<b>Blown-In Insulation</b>	Blown-in or loose-fill insulation is usually made of fiberglass, rock wool, or cellulose in the form of loose fibers or fiber pellets installed using special pneumatic equipment. The blown-in material conforms readily to odd-sized building cavities and attics with wires, ducts, and pipes, making it well suited for places where it is difficult to effectively install other types of insulation. [Construction Materials]
<b>Bluff</b>	The lot is on or near a bluff. [Lot Features]
<b>Boarding Facilities</b>	The property had horse boarding facilities. [Horse Amenities]
<b>Boat</b>	The property has a space to park/store a boat. [Parking Features]
<b>Boat House</b>	The property includes a boat house, a shed at the edge of a river or lake used for housing boats. [Other Structures]
<b>Boat Lift</b>	The property has a boat lift, ship lift, or lift lock, which is a machine for transporting boats between water at two different elevations, and is an alternative to the canal lock and the canal inclined plane. [Exterior Features]
<b>Boat Lock</b>	That property has a boat lock. Boat locks are the infrastructure that lifts a boat from a lower body of water to a higher body of water without ever removing it from the water. [Exterior Features]

<b>Boat Ramp</b>	The property has a boat ramp, also known as a slipway, is a ramp on the shore by which ships or boats can be moved to and from the water. [Exterior Features]
<b>Boat Slip</b>	The property includes a boat slip. [Exterior Features]
<b>Body of Water</b>	Describes the name of the Body of Water the property is associated with; considered to be Waterfront.
<b>Boiler Heat</b>	Describes heat to the dwelling through a boiler system.
<b>Bond</b>	An interest-bearing certificate of debt with a maturity date. An obligation of a government or business corporation. A real estate bond is a written obligation usually secured by a mortgage or a deed of trust.
<b>Bonus to BA</b>	Describes an amount of money, either percentage or flat fee given to the buyer's agent on top of the commission.
<b>Bookcases</b>	Shelves for books or other objects which may or may not be built into the property. [Interior Features]
<b>Both</b>	A listing has both a combo lockbox and an electronic lockbox at the property. [Lockbox Type]
<b>Breach</b>	A violation of any legal obligation.
<b>Breakfast Area</b>	A place for light meals (usually near a kitchen).
<b>Breakfast Bar</b>	A surface designed for eating, which is typically smaller than dining table and attached to the other kitchen surfaces. [Interior Features]
<b>Brick</b>	The property has a brick wall(s). [Fencing]
<b>Brick</b>	The structure was made wholly or partly with brick. [Construction Materials]
<b>Brick Veneer</b>	The structure was made wholly or partly with brick veneer. A house where the walls consist of a layer of brick covering timber framework. The bricks have no structural role. [Construction Materials]
<b>Brick/Adobe Flooring</b>	Flooring made of brick and/or adobe material.
<b>Brick/Mortar</b>	The foundation of the property is made wholly or partially of brick/mortar. [Foundation Details]
<b>Bridge Loan</b>	A form of a second trust that is collateralized by the borrower's present home (which is usually for sale) in a manner that allows the proceeds to be used for closing on a new house before the present home is sold. Also known as "swing loan."
<b>Bridge(s)</b>	The property has a bridge(s) view. [View]
<b>Bridle Path</b>	A path or track used for horseback riding. [Horse Amenities]
<b>Broiler Operation</b>	A farm that raises chicken for meat or egg production, generally in large intensive buildings.
<b>Broker</b>	A person who, for a commission or a fee, brings parties together and assists in negotiating contracts between them.
<b>Builder</b>	The builder provided the year built. [Year Built Source]
<b>Builder</b>	The builder provided the measurement of the area. [Living Area Source]
<b>Builder Name</b>	Name of the builder of the property or builder's tract.
<b>Builder Restricted</b>	Restricting the purchaser to only go through a specific builder.
<b>Building America</b>	The U.S. Department of Energy's program whose goal is to work toward improving building performance to ultimately achieve cost-neutral, net zero homes by the year 2030. [Green Building Verification Type]
<b>Building and Land (acquisition incl)</b>	The business and land are included in sale
<b>Building Assessment</b>	The amount of tax or special payment due to a municipality or association for the building.
<b>Building Class</b>	A subject division of buildings by desirability among tenants and investors. Criteria include age, location, construction quality, attractiveness of style, level of maintenance, and so on. The class may be based on standards for market acceptance or the type of construction materials used. Classes based on market acceptance are not equivalent to those based on construction materials.
<b>Building Plans</b>	A view of a building floor, looking down from above, showing its horizontal elements, such as, walls, doors, windows, cabinetry, etc..
<b>Building Security</b>	The property has building security. [Security Features]
<b>Building Services</b>	The systems installed in buildings to make them comfortable, functional, efficient and safe. May include building control systems, energy distribution, or energy supply (gas, electricity and renewable sources).
<b>Building Size</b>	Provisions in building codes that affect the size of a building.
<b>Building Style</b>	Provisions in building codes that affect the style of a building.
<b>Building(s) Only (acquisition incl)</b>	Only the building is included in the sale.
<b>Buildings</b>	Describes the number of buildings on the property that are not livable.
<b>Buildings List</b>	Describes additional building(s) on the property that are not livable that convey with the sell of the property.
<b>Built in Book Cases</b>	Book/magazine shelves built into a wall .
<b>Built in Entertainment Center</b>	Television and audio center shelves built into the walls of the home.
<b>Built in Safe</b>	A secured box or chamber made into the walls or confines of the home immobilized.



<b>Built to Suit</b>	An arrangement whereby a landowner offers to pay to construct on his or her land a building specified by a potential tenant, and then to lease land and building to the tenant.
<b>Built-In Coffee Machine</b>	An appliance that brews coffee or tea and is constructed as part of a building rather than left freestanding and moveable.
<b>Built-In Electric Oven</b>	A built-in electric oven. [Appliances]
<b>Built-In Electric Range</b>	A built-in electric range. [Appliances]
<b>Built-in Features</b>	Some features are physically attached to the structure. [Interior Features]
<b>Built-In Freezer</b>	A built-in freezer. [Appliances]
<b>Built-In Gas Oven</b>	A built-in gas oven. [Appliances]
<b>Built-In Gas Range</b>	A built-in gas range. [Appliances]
<b>Built-In Oven(s)</b>	Ovens that are built into a special tall unit for that purpose to provide an ergonomically convenient working height. [Appliances]
<b>Built-In Range</b>	A built-in range where the fuel type is not specified. [Appliances]
<b>Built-In Refrigerator</b>	A built-in refrigerator. [Appliances]
<b>Built-Ins</b>	Appliances, machinery, and other equipment that are constructed as part of a building rather than left freestanding and moveable.
<b>Built-Up</b>	The roof is made wholly/partially of built-up. [Roof]
<b>Built-up Roof</b>	A built-up assembly is one made up of several components, usually glue-fixed, but sometimes screwed, nailed, bolted or welded.
<b>Burglar Alarm</b>	A warning device that is tripped off by the occurrence of a burglary/break-in.
<b>Business</b>	The property is designed for any type of business. [Property Sub Type]
<b>Business and Building (acquisition incl)</b>	Describes the business and building included in sale.
<b>Business Center</b>	A community business center. [Community Features]
<b>Business Name</b>	The name of the business that is being transferred.
<b>Business Type</b>	The type of business that is being transferred.
<b>Business, Building and Land (acquisition incl)</b>	The business, Building and land are included in the sale.
<b>Buydown Mortgage</b>	A temporary buydown is a mortgage on which an initial lump sum payment is made by any party to reduce a borrower's monthly payments during the first few years of a mortgage. A permanent buydown reduces the interest rate over the entire life of a mortgage.
<b>Buyer</b>	The buyer has paper of the evidence to possess the land. [Title]
<b>Buyer Agency Compensation</b>	The total commission to be paid for this sale, expressed as either a percentage or a constant currency amount
<b>Buyer Agency Compensation Type</b>	A list of types to clarify the value entered in the BuyerAgencyCompensation field. For example \$, % or some other clarification of the BuyerAgencyCompensation
<b>Buyer Agent</b>	An agent hired by a prospective purchaser to find an acceptable property for purchase. The broker then represents the buyer and negotiates with the seller in the purchaser's best interest.
<b>Buyer Assistance Programs</b>	Enables a qualified homebuyer in obtaining an affordable first mortgage loan through a private lender such as banks, savings, and loan or mortgage companies. [Acceptable Financing]
<b>Buyer Incentive</b>	A benefit offered to encourage the buyer to purchase the property.
<b>Buyers Closing Cost Paid by Seller (BCCST)</b>	Any closing costs normally paid by the Buyer that was paid by the Seller to assist the transaction.
<b>Cabana</b>	The property includes a cabana, an outdoor cabin, hut, or shelter erected at beaches, swimming pools, or bathhouses. [Other Structures]
<b>Cabana</b>	The pool has a cabana, an outdoor cabin, hut, or shelter erected at beaches, swimming pools, or bathhouses.. [Pool Features]
<b>Cable</b>	Cable TV is included in the fee paid to the Association. [Association Fees Include]
<b>Cafeteria</b>	A type of food service location in which there is no table service, whether a restaurant or within an institution such as a large office building or school.
<b>Cage Layers Operation</b>	Describes an operation used primarily for egg production.
<b>Caliche Soil</b>	A solid, almost impervious accumulation of soil in which the particles are cemented together by calcium carbonate; commonly found in layers on or near the surface of soils in arid regions.
<b>Caliche topography</b>	Descriptive of areas containing mineral deposits of gravel, sand, and nitrates.
<b>Call Agent for Code</b>	Showing Instruction where the Buyer's Agent must call the Listing Agent to acquire a code needed to enter the property. This code could be a gate code, alarm system code or combo box code.
<b>Call First - Go</b>	Showing instruction where the buyer must call to let the seller know they are showing the property, but does not require approval or a response. [Showing Requirements]
<b>Call Listing Agent</b>	Call the listing agent to arrange a showing of the property. [Showing Requirements]
<b>Call Listing Office</b>	Call the listing office to arrange a showing of the property. [Showing Requirements]
<b>Call Manager</b>	Call the property manager to arrange a showing of the property. [Showing Requirements]

<b>Call Office</b>	Showing instruction where In order to gain access, the party needs to contact office personnel of which the property lies.
<b>Call Option</b>	A provision in the mortgage that gives the mortgagee the right to call the mortgage due and payment at the end of a special period for whatever reason.
<b>Call Owner</b>	Call the property owner to arrange a showing of the property. [Showing Requirements]
<b>Call Tenant</b>	Call the tenant/occupant directly to arrange a showing of the property. [Showing Requirements]
<b>Call-First Go</b>	Showing instruction where the Buyer's Agent must call either the Listing Agent or the current Occupant of the property prior to viewing.
<b>CAM (Common Area Maintenance) Measured</b>	One of the net charges billed to tenants in a commercial triple net (NNN) lease, and are paid by tenants to the landlord of a commercial property. A CAM charge is additional rent, charged on top of base rent, and is mainly composed of maintenance fees for work performed on the common area of the property. Each tenant pays their pro rata share which is a percentage of the tenant's rented sqft of the the total rentable sqft of the property.
<b>CAM(Common Area Maintenance) Payment Frequency</b>	Describes how frequent the CAM payment will be made.
<b>Canal</b>	The property has a canal view, an artificial waterway for navigation or for draining or irrigating land. [View]
<b>Canal Front</b>	The property is located on or adjacent to the canal. [Waterfront Features]
<b>Canyon</b>	The property has a canyon view. [View]
<b>Cap</b>	A provision of an adjustable-rate mortgage (ARM) that limits how much the interest rate or mortgage payments may increase or decrease.
<b>Capital Improvement</b>	Any structure or component erected as a permanent improvement to real property that adds to its value and useful life.
<b>Car Share Available</b>	The community has a car share program available. [Community Features]
<b>Carbon Monoxide Detector(s)</b>	The property has carbon monoxide detector(s). [Security Features]
<b>Carpet Flooring</b>	Textile floor covering consisting of an upper layer of "pile" attached to a backing. The pile is generally either made from wool or a manmade fiber such as polypropylene, nylon or polyester and usually consists of twisted tufts which are often heat-treated to maintain their structure.
<b>Carport</b>	The property has a carport, a shelter for a car consisting of a roof supported on posts, built beside a house. [Parking Features]
<b>Cash</b>	The seller would like a cash sale. [Acceptable Financing]
<b>Cashiers Check</b>	A check guaranteed by a bank. They are usually treated as cash since most banks clear them instantly.
<b>Cash-out Refinance</b>	A refinance transaction in which the amount of money received from the new loan exceeds the total of the money needed to repay the existing first mortgage, closing costs, points, and the amount required to satisfy any outstanding subordinate mortgage liens In other words, a refinance transaction in which the borrower receives additional cash that can be used for any purpose.
<b>Cathedral Ceiling</b>	A ceiling that provides a large, vaulted space by eliminating the attic between the living area and the rafters, which may or may not be exposed; cathedral ceilings are usually insulated with high-performance batts or special, foam-filled panels.
<b>Cathedral Ceiling(s)</b>	A type of vaulted ceiling that is typically higher than normal ceilings and has a slant or curve to reach it's upper most point, which tends to be equal distance from the two shorter walls in the room
<b>Cattle</b>	The land is currently used for cattle
<b>Cave(s)</b>	The property includes a cave(s), a large underground chamber, typically of natural origin, in a hillside or cliff. [Other Structures]
<b>CDOM (Cumulative Days on Market)</b>	Cumulative Days on Market tied to the Parcel ID number or address. This counts when a listing is in an active status, A or AC. CDOM does not calculate in any other status. The CDOM count will carry over from a previous listing if the property has been off the market for less than 90 days. If the property is off the market for more than 90 days, or the listing is marked Sold/Leased, the CDOM will reset with a new listing. Each property type is calculated separately.
<b>Cedar</b>	The structure was made wholly or partly with cedar. [Construction Materials]
<b>Cedar Closet(s)</b>	A closet that is partially or fully lined with cedar wood. [Interior Features]
<b>Cedar Fence</b>	An enclosed gate constructed from cedar wood.
<b>Ceiling Fan(s)</b>	The room(s) have fans that are mounted from the ceiling. [Interior Features]
<b>Ceiling Height</b>	The clearance height under the ceiling.
<b>Ceiling Insulation</b>	Insulation placed in the ceiling of a structure that reduces or prevents the transmission of heat or sound or electricity.
<b>Ceiling Track</b>	Track installed in ceiling for lift chair (Hoyer lift). [Accessibility Features]

<b>Ceiling(s)-Beamed</b>	A property where the room, or rooms, have exposed beams across the ceiling. [Interior Features]
<b>Ceiling(s)-Cathedral</b>	A type of vaulted ceiling that is typically higher than normal ceilings and has a slant or curve to reach it's upper most point, which tends to be equal distance from the two shorter walls in the room. [Interior Features]
<b>Ceiling(s)-Coffered</b>	A ceiling with multiple decorative indentations, trays or sunken panels. [Interior Features]
<b>Ceiling(s)-High</b>	The ceiling height is greater than what might be considered a normal ceiling height. [Interior Features]
<b>Ceiling(s)-Tray</b>	A ceiling with a inverted tray or recessed area, often rectangular, that adds depth and interest. [Interior Features]
<b>Ceiling(s)-Vaulted</b>	From the Italian word Volta, is typically a high ceiling with no attic between the ceiling and the roof. When a vaulted ceiling has two angles that meet in the center of the room, you may use Cathedral Ceiling(s). [Interior Features]
<b>Cellulose</b>	Descriptive of plant fiber based insulation used in wall and roof cavities to separate the inside and outside of the building thermally and acoustically. Typical materials used to manufacture it include old newspapers, and telephone directories. For fire retardant and pest control, borates and ammonium sulfate are added. Four major types of loose-fill cellulose products have been developed under a variety of brand names. These are generally characterized as dry cellulose, spray applied cellulose, stabilized cellulose and low dust cellulose. These types are used in different parts of a building and for different reasons.
<b>Cement Block</b>	Descriptive of interior walls that are made of cast concrete.
<b>Census Tract</b>	Geographical area mapped by the U.S. Government for which demographic information is available.
<b>Center Island</b>	A free-standing work surface often placed in the center of the kitchen.
<b>Central Air</b>	The property has central air conditioning. [Cooling]
<b>Central Dehumidifer</b>	A whole-house system installed specifically for the purpose of managing excess humidity and moisture in the home. It may be integrated in the homes HVAC system (controlled by the programmable thermostat) or it may be a totally separate system.
<b>Central Heat</b>	A heating system in which air or water is heated at a central furnace and sent through the building via vents or pipes and radiators.
<b>Central Living Area</b>	Central Living Area includes: Common Area, hallway(s), full or 3/4 bathroom, kitchen, at least one bedroom, access to environmental controls, and access to floors above main floor, if necessary. [Accessibility Features]
<b>Central Vacuum</b>	A built-in vacuum that typically consists of a power/collection unit that is typically install in a garage or closet, tubing from the power unit to rooms thought the house, and wall mounted receptacles for the connection of a movable vacuum hose. [Interior Features]
<b>Certificate of Eligibility</b>	A document issued by the federal government certifying a veteran's eligibility for a Department of Veterans Affairs (VA) mortgage.
<b>Certificate of Reasonable Value (CRV)</b>	A document issued by the Department of Veterans Affairs (VA) that establishes the maximum value and loan amount for a VA mortgage.
<b>Certificate of Title</b>	A statement provided by an abstract company, title company, or attorney stating that the title to real estate is legally held by the current owner.
<b>Certified Funds</b>	Funds containing a certification that the drawer of the funds has sufficient funds in the bank to cover payment.
<b>Certified Passive House</b>	Super-insulated new homes that have been built to meet certification requirements demonstrating minimal or no heating and cooling system. [Green Building Verification Type]
<b>Certified Taxes</b>	The tax amount provided by the County Appraisal District after the protest and appeal period.
<b>Chain Link</b>	The property has chain link fencing, a type of woven fence usually made from galvanized or LLDPE-coated steel wire. The wires run vertically and are bent into a zigzag pattern so that each "zig" hooks with the wire immediately on one side and each "zag" with the wire immediately on the other. This forms the characteristic diamond pattern seen in this type of fence. [Fencing]
<b>Chain of Title</b>	The history of all of the documents that transfer title to a parcel of real property, starting with the earliest existing document and ending with the most recent.
<b>Chandelier</b>	A decorative lighting fixture that typically branches out with several lights (or candles) with other decorative components such as glass, crystal or other reflective or light enhancing materials. [Interior Features]
<b>Change Frequency</b>	The frequency (in months) of payment and/or interest rate changes in an adjustable-rate mortgage (ARM).
<b>Chicken Coop</b>	A farm building for housing poultry.
<b>Child Gate/Fence</b>	A safety gate/fence around a pool to stop children from entering without adult assistance.
<b>Chute</b>	A vertical or inclined plane, channel, or passage through which objects are moved by means of gravity.

<b>Circular Driveway</b>	The property has a circular driveway. [Parking Features]
<b>Circulating</b>	The fireplace has a circulation system. [Fireplace Features]
<b>City</b>	The property has a city view. [View]
<b>City</b>	The city in the listing address.
<b>City Lights</b>	The property has a view of the city lights. [View]
<b>City Lot</b>	The lot is in a city/urban setting. [Lot Features]
<b>City Occupational License</b>	A form of city government regulation requiring a license to pursue a particular profession or vocation for compensation.
<b>City Restrictions</b>	Limits and rules placed by the City of the dwelling.
<b>Clapboard</b>	The structure was made wholly or partly with clapboard. A type of siding consisting of long, narrow board with one edge thicker than the other, overlapping horizontally to cover the walls of frame houses. [Construction Materials]
<b>Clay Topography</b>	Region consisting of soil typically yellow, red, or bluish-gray in color and often forming an impermeable layer in the soil.
<b>Clean Room</b>	An environmentally controlled, dust-free environment in which hard drives are assembled or opened for internal inspection or servicing.
<b>Clear Title</b>	A title that is free of liens or legal questions as to ownership of the property.
<b>Clearance</b>	Describes the distance between two objects; an amount of clear space. Also a formal authorization permitting access to classified information, documents, etc.
<b>Cleared</b>	The lot has been cleared. [Lot Features]
<b>Close Of Escrow</b>	Possession is passed to the buyer at the close of escrow. [Possession]
<b>Close Plus 1 Day</b>	Possession is passed to the buyer one day after the close of escrow. [Possession]
<b>Close Plus 2 Days</b>	Possession is passed to the buyer two days after the close of escrow. [Possession]
<b>Close Plus 3 Days</b>	Possession is passed to the buyer 3 days after the close of escrow. [Possession]
<b>Close Plus 3 to 5 Days</b>	Possession is passed to the buyer 3 to 5 days after the close of escrow. [Possession]
<b>Close Plus 30 Days</b>	Possession is passed to the buyer 30 days after the close of escrow. [Possession]
<b>Close to Clubhouse</b>	The lot is located close to the community clubhouse. [Lot Features]
<b>Closed (C)</b>	The purchase agreement has been fulfilled or the lease agreement has been executed.
<b>Closed Circuit Camera(s)</b>	The property has closed circuit camera(s). [Security Features]
<b>Closed Price (\$)</b>	The amount of money paid by the purchaser to the seller for the property under the agreement
<b>Closets</b>	Closet doors are 32" clearance throughout Central Living Area. [Accessibility Features]
<b>Closing</b>	A meeting at which a sale of a property is finalized by the buyer signing the mortgage documents and paying closing costs. Also called "settlement."
<b>Closing Cost</b>	An incentive package that includes closing costs paid by the seller to help the buyer obtain the property. [Buyer Incentive]
<b>Closing Cost Item</b>	A fee or amount that a home buyer must pay at closing for a single service, tax, or product. Closing costs are made up of individual closing cost items such as origination fees and attorney's fees. Many closing cost items are included as numbered items on the HUD-1 statement.
<b>Closing Costs</b>	Expenses (over and above the price of the property) incurred by buyers and sellers in transferring ownership of a property. Closing costs normally include an origination fee, an attorney's fee, taxes, an amount placed in escrow, and charges for obtaining title insurance and a survey. Closing costs percentage will vary according to the area of the country.
<b>Closing Costs Paid by Seller</b>	The typical closing costs paid by the buyer is paid by the seller to help the buyer obtain the property.
<b>Closing Statement</b>	Also referred to as the HUD-1. The final statement of costs incurred to close on a loan or to purchase a home.
<b>Cloud on Title</b>	Any conditions revealed by a title search that adversely affect the title to real estate. Usually clouds on title cannot be removed except by a quitclaim deed, release, or court action.
<b>CLS (Commerical Lease)</b>	Describes a property zoned for Commerical that is for lease.
<b>Club house</b>	A building or area used for social or recreational activities by occupants of an apartment complex, institution, etc.
<b>Clubhouse</b>	The community has a clubhouse. [Community Features]
<b>Cluster Mailbox</b>	The community uses cluster mailbox(es) for mail collection, instead of individual mailboxes per property. [Community Features]
<b>Co List Agent Email</b>	The email address of the Co Listing Agent
<b>Co List Agent MLS ID</b>	The local, well-known identifier
<b>Co List Agent Name</b>	The name of the co-listing agent. (First Middle Last)
<b>Coffered Ceiling</b>	A ceiling with recessed square panels, bordered with trim for ornamental purposes.
<b>Coffered Ceiling(s)</b>	A ceiling with multiple decorative indentations, trays or sunken panels
<b>Collateral</b>	An asset (such as a car or a home) that guarantees the repayments of a loan. The borrower risks losing the asset if the loan is not repaid according to the terms of the loan contract.
<b>Columns</b>	An upright supporting member used to support ceilings and roofs.

<b>Co-maker</b>	A person who signs a promissory note along with the borrower. A co-maker's signature guarantees that the loan will be repaid, because the borrower and the co-maker are equally responsible for the repayment. See endorser.
<b>Combination</b>	The foundation of the property is made of a combination of materials. [Foundation Details]
<b>Combo Lockbox</b>	The lockbox on the property is opened via combination. See remarks or contact the agent/office for the combination. [Lockbox Type]
<b>Commercial Allowed</b>	Describes a property that is able to be used for commercial business according to the zoning codes from the County.
<b>Commission</b>	The fee charged by a broker or agent for negotiating a real estate or loan transaction. A commission is generally a percentage of the price of the property or loan.
<b>Commission Paid</b>	Describes the time frame when the commission will be paid by the other party.
<b>Commitment Letter</b>	A formal offer by a lender stating the terms under which it agrees to lend money to a home buyer. Also known as a "loan commitment."
<b>Committed Money</b>	Financing facility provided by a Bank to a borrower which cannot be withdrawn unless the borrower breaches Covenants or other terms of the facility. [Acceptable Financing]
<b>Common</b>	The property has common/shared parking. [Parking Features]
<b>Common</b>	Property owned equally by a group of people; A development with subdivided land such as condominiums and stock cooperatives which include a separate interest in real property as well as an interest in common with other owners which can be through membership in an association. [Ownership Type]
<b>Common Area</b>	Common Area, used for entertaining guests, is level, with 36-inch passage through and around the space. Required to be considered Visitable. [Accessibility Features]
<b>Common Area</b>	The washer and/or dryer are located in the common area of the property. [Laundry Location]
<b>Common Area Maintenance</b>	Common area maintenance is included in the fee paid to the Association. [Association Fees Include]
<b>Common Dock</b>	A dock serving two or more adjoining shoreline properties
<b>Common Grounds</b>	Those portions of a building, land, and amenities owned (or managed) by a planned unit development (PUD) or condominium project's homeowners' association (or a cooperative project's cooperative corporation) that are used by all of the unit owners, who share in the common expenses of their operation and maintenance. Common areas include swimming pools, tennis courts, and other recreational facilities, as well as common corridors of buildings, parking areas, means of ingress and egress, etc. [Community Features]
<b>Common Insurance</b>	Describes an HOA that will be responsible for paying insurance fees that's associated to the entire neighborhood versus a particular street or resident.
<b>Common Ramp</b>	A shared ramp serving two or more properties.
<b>Community Features</b>	A list of features related to, or available within, the community.
<b>Community Home Improvement Mortgage Loan</b>	An alternative financing option that allows low- and moderate-income home buyers to obtain 95 percent financing for the purchase and improvement of a home in need of modest repairs. The repair work can account for as much as 30 percent of the appraised value.
<b>Community Structure</b>	The property has a community parking structure. [Parking Features]
<b>Community Website</b>	MLS field for a community and/or HOA website only. Agent or office specific information such as Agent Name, Email Address, or Phone Number should not be included. These links appear on customer reports and in IDX property searches; therefore, listing agent contact information is not permissible.
<b>Comparables</b>	An abbreviation for "comparable properties"; used for comparative purposes in the appraisal process. Comparables are properties like the property under consideration; they have reasonably the same size, location, and amenities and have recently been sold. Comparables help the appraiser determine the approximate fair market value of the subject property.
<b>Composition</b>	The roof is made wholly/partially of composition. [Roof]
<b>Compost Area/Bin</b>	A closed container used for the controlled biological decomposition of organic matter such as food and yard wastes, into humus, a soil-like material.
<b>Computer Ready</b>	Describes a building wired for computer(s).
<b>Computer Room</b>	A room set up and wired for multiple computers. Possibly a training room.
<b>Concierge</b>	A service on site of the property that assists with tasks for residents living on the property. [Community Features]
<b>Concrete</b>	The structure was made wholly or partly with concrete. [Construction Materials]
<b>Concrete</b>	The property has concrete paved parking. [Parking Features]
<b>Concrete</b>	The roof is made wholly/partially of concrete. [Roof]
<b>Concrete Block</b>	Blocks or slab made from cast concrete in a large rectangular brick.
<b>Concrete Perimeter</b>	The foundation of the property has a concrete perimeter. [Foundation Details]
<b>Condition</b>	Describes the state (appearance, quality, or working order) of the building or dwelling.

<b>Condition Space for HVAC</b>	Describes the area we live in which can be modified with mechanical systems such as heating and cooling. Conditioned space includes floors, walls, windows, doors, and ceilings all contained within this envelope.
<b>Condo Docs Available</b>	Describes condominium documents available with the property such as the governing documents, covenants, restrictions, etc.
<b>Condominium</b>	A unit within a structure where ownership is on a unit by unit basis. [Property Sub Type]
<b>Condominium Conversion</b>	Changing the ownership of an existing building (usually a rental project) to the condominium form of ownership.
<b>Conference/Meeting Room</b>	A room serving an office complex and used primarily for staff meetings and departmental activities other than instructional activities. [Community Features]
<b>Confinement Building</b>	Buildings that house mass quantities of animals and livestock IE: hog or chicken houses.
<b>Conservatory</b>	A glass and metal structure traditionally found in the gardens of large houses. Modern versions are smaller, can be made of PVC and are often added to houses for home improvement purposes.
<b>Conserving Methods</b>	Construction is planned to require fewer materials while maintaining structural integrity. May include advanced wall framing as documented in several major green building programs. May also include indigenous construction methods such as straw bale, sod, clay, etc., based on local climate, materials, and practices. [Green Sustainability]
<b>Construction</b>	For purposes of marketing, the property has construction that has some green/efficient rating or quality. [Green Energy Efficient]
<b>Construction Loan</b>	A short-term, interim loan for financing the cost of construction. The lender makes payments to the builder at periodic intervals as the work progresses.
<b>Construction Materials</b>	A list of the materials that were used in the construction of the property.
<b>Consumer Reporting Agency (or Bureau)</b>	An organization that prepares reports that are used by lenders to determine a potential borrower's credit history. The agency obtains data for these reports from a credit repository as well as from other sources.
<b>Contains</b>	When searching in an open text field, the letters will be any where in the field.
<b>Contains All</b>	When searching in an open text field, the field must contain all combinations of multiple letters.
<b>Contract</b>	The seller may be interested in an agreement to perform services, provide product, share of income, or some other agreement as the method of payment for the property. [Acceptable Financing]
<b>Contract of Sale</b>	A contract of sale is a legal contract, an exchange of goods, services or property to be exchanged from seller (or vendor) to buyer (or purchaser) for an agreed upon value in money (or money equivalent) paid or the promise to pay same. It is a specific type of legal contract.
<b>Controlled Access</b>	Access to the community/property is limited to certain people, usually residents. This may be done through keys, key cards, access codes, and community staff. [Community Features]
<b>Convection Oven</b>	A convection oven (also known as a fan-assisted oven or simply a fan oven) is an oven that has fans to circulate air around food. [Appliances]
<b>Convenience Store</b>	A small retail self-service store selling a limited line of fast-moving food and nonfood items, usually with extended hours of operation.
<b>Conventional</b>	The seller may accept a buyer using conventional financing to purchase the home. A type of mortgage loan that is not insured or guaranteed by the government. Instead, the loan is backed by private lenders, and its insurance is usually paid by the borrower. [Acceptable Financing]
<b>Conventional Mortgage</b>	A mortgage that is not insured or guaranteed by the federal government.
<b>Converted Garage</b>	The property has a converted garage, a garage that no longer has the ability to be used to park vehicles. The room is now used for livable space. [Parking Features]
<b>Convertibility Clause</b>	A provision in some adjustable-rate mortgages (ARMs) that allows the borrower to change the ARM to a fixed-rate mortgage at specified timeframes after loan origination.
<b>Cooktop</b>	A kitchen stove, often called simply a stove or a cooker, is a kitchen appliance designed for the purpose of cooking food. Kitchen stoves rely on the application of direct heat for the cooking process. [Appliances]
<b>Cooktop Electric</b>	Uses induction heating to directly heat a cooking vessel, as opposed to using heat transfer from electrical coils or burning gas as with a traditional cooking stove
<b>Cooktop Gas</b>	Uses propane gas to ignite a flame to heat and cook with versus the electric coil method.
<b>Cool/Freeze</b>	Describes a cabinet or room for preserving food at very low temperatures.
<b>Cooling</b>	A list describing the cooling or air conditioning features of the property
<b>Cooperative (CO-op)</b>	A type of multiple ownership in which the residents of a multiunit housing complex own shares in the cooperative corporation that owns the property, giving each resident the right to occupy a specific apartment or unit.
<b>Copper</b>	The roof is made wholly/partially of copper. [Roof]

<b>Copy ML#</b>	A previous listing in the MLS where the information is copied from.
<b>Cork Flooring</b>	Flooring made of cork material. Cork flooring is durable, acoustical and an insulator. It comes from harvesting the outer bark of the cork oak tree found in the Mediterranean region. It is considered a green product because the same tree can be harvested numerous times.
<b>Corn-crops</b>	Describes land used to harvest corn.
<b>Corner Lot</b>	The lot is located on the corner of an intersection. [Lot Features]
<b>Corporate Listing</b>	Describes a listing that is owned by a Corporate entity.
<b>Corporate Owned</b>	Owned by a corporation, as opposed to owned by one or more private citizens.
<b>Corporate Relocation</b>	Arrangements under which an employer moves an employee to another area as part of the employer's normal course of business or under which it transfers a substantial part of all of its operations and employees to another area because it is relocating its headquarters or expanding its office capacity.
<b>Corral(s)</b>	The property allows horses and has one or more corrals. [Horse Amenities]
<b>Corral(s)</b>	The property includes a corral(s). [Other Structures]
<b>Corrals</b>	Describes the number of corrals on the property or the conditions of the pen for livestock.
<b>Cost Estimates</b>	Determine the total costs of labor, materials, capital, and professional fees required for a proposed product.
<b>Cost of Funds Index (COFI)</b>	An index that is used to determine interest rate changes for certain adjustable-rate mortgage (ARM) plans. It represents the weighted-average cost of savings, borrowings, and advances of the 11th District members of the Federal Home Loan Bank of San Francisco.
<b>Cotton-crops</b>	The land is used to harvest cotton.
<b>Country</b>	The Country the property falls in.
<b>County</b>	The County the property falls in.
<b>County Land Use Code</b>	Most commonly, land use codes are assigned to each property by the county assessors and indicate the primary purpose of the improved or unimproved property.
<b>County Maintained Road</b>	The county, not the resident or property owner is responsible for the maintenance of the road.
<b>County Occupational License</b>	A form of government regulation requiring a license to pursue a particular profession or vocation for compensation.
<b>Court Approval</b>	Usually describes a property that is subject to court approval because it is part of an estate, or bankruptcy, so the probate court must approve the sale. [Acceptable Financing]
<b>Courtyard</b>	There is a shared courtyard. [Community Features]
<b>Courtyard-Covered</b>	The property has a covered courtyard. [Exterior Features]
<b>Courtyard-Uncovered</b>	The property has an uncovered courtyard. [Exterior Features]
<b>Covered</b>	The property has a covered patio or porch. [Patio and Porch Features]
<b>Covered</b>	The property has covered parking. [Parking Features]
<b>Covered Arena</b>	The property includes a covered arena. [Other Structures]
<b>Covered Parking</b>	The community has shared covered parking spaces. [Community Features]
<b>Covered Pool</b>	Pool that is covered with a cover made from special materials such as UV-stabilized polyethylene, polypropylene, or vinyl that are intended to reduce evaporation and heating costs, and prevent debris from entering the pool. They can be manual, semi-automatic or automatic.
<b>Cow/Calf Operation</b>	Describes method of raising beef cattle in which a permanent herd of cows is kept by a farmer or rancher to produce calves for later sale.
<b>CPI (Consumer Price Index) Clause</b>	The most widely known of many such measures of price levels and inflation that are reported to the U.S. government. It measures and compares, from month to month, the total cost of a statistically determined ""typical market basket"" of goods and services consumed by U.S. households. It is often used to adjust costs such as rent, year to year.
<b>Crawlspace</b>	Narrow opening between the ground and the underside of a structure, not tall enough to permit standing but sufficient to give access as needed to access/install wiring, plumbing, and other utilities.
<b>CRE (Commercial Real Estate)</b>	Describes property commercially zoned for sale.
<b>Creative Office Space</b>	The community has a shared creative office space. [Community Features]
<b>Credit History</b>	A record of an individual's open and fully repaid debts. A credit history helps a lender to determine whether a potential borrower has a history of repaying debts in a timely manner.
<b>Credit Report</b>	A report of an individual's credit history prepared by a credit bureau and used by a lender in determining a loan applicant's creditworthiness.
<b>Credit Repository</b>	An organization that gathers, records, updates, and stores financial and public records information about the payment records of individuals who are being considered for credit.
<b>Creek</b>	The property is on or adjacent to a creek. [Waterfront Features]
<b>Creek/Stream</b>	The property has a creek/stream view. [View]
<b>Crops</b>	Plant or plant product that can be grown and harvested for profit or subsistence
<b>Cross Fenced</b>	The property is cross fenced. [Fencing]

<b>Crown Molding</b>	A decorative trim covering the seam between the ceiling and walls. [Interior Features]
<b>Cul-de-sac</b>	The lot is located on street that is closed on one end in a circular shape. Cul-de-sac translated literally from French is "the bottom of the bag", which helps explain the circular shape. [Lot Features]
<b>Cultivated</b>	Considerable alteration to physical or chemical properties of the soil or vegetation by former agricultural use.
<b>Cultivated Acres</b>	Land or fields prepared for raising crops by plowing or fertilizing.
<b>Curbs</b>	The community streets have curbs. [Community Features]
<b>Curbs</b>	The lot has curbs. [Lot Features]
<b>Current Building Use</b>	Describes the manner in which the building is currently being utilized, i.e. retail store, residence, etc.
<b>Current Use</b>	A list of the type(s) of current use of the property. The current use of the property is an important factor in understanding the overall condition of the land and determining it's appropriateness for intended use
<b>Customized Wheelchair Accessible</b>	Customized accessibility for specific size or style of wheelchair or scooter. [Accessibility Features]
<b>Daily</b>	Fee is paid or received daily. [Association Fee Frequency]
<b>Dairy</b>	The land is currently used as a dairy farm
<b>Dairy Cattle Operation</b>	An enterprise for long-term production of milk, usually from dairy cows but also from goats, sheep and camels, which may be either processed on-site or transported to a dairy factory for processing and eventual retail sale.
<b>Day Sleeper</b>	The property has a tenant/occupant who sleeps during the day. [Showing Requirements]
<b>Debt</b>	An amount owed to another.
<b>Deck</b>	The property has a deck, a structure of planks or plates, approximately horizontal, extending across a patio or porch at any of various levels, especially one at the highest level and open to the weather. [Patio and Porch Features]
<b>Deck</b>	The property has deck for parking. [Parking Features]
<b>Decoration Allowance</b>	An incentive that includes items to ornate and personalize the property or dwelling. [Buyer Incentive]
<b>Decorative</b>	The property has a decorative fireplace. [Fireplace Features]
<b>Deed</b>	The legal document conveying title to a property.
<b>Deed Dock</b>	The owner of the property took title to the Dock after purchasing the property or at time of purchase, but with a separate Deed. In cases where the unit is governed by a condo association or a homeowner's association the association may have had assigned docks and at some point deeded the dock to the unit owner
<b>Deed of Trust</b>	The document used in some states instead of a mortgage; title is conveyed to a trustee.
<b>Deed Restrictions</b>	A clause in a deed that limits the use of land.
<b>Deeded</b>	The property has deeded parking. [Parking Features]
<b>Deed-in-lieu</b>	A deed given by a mortgagor to the mortgagee to satisfy a debt and avoid foreclosure.
<b>Default</b>	Failure to make mortgage payments on a timely basis or to comply with other requirements of a mortgage.
<b>Defects</b>	Describes any defects associated with or on the property.
<b>Delinquency</b>	Failure to make mortgage payments when mortgage payments are due.
<b>Delivery Door</b>	An entrance used to receive or ship goods and inventory.
<b>Den</b>	The property has a fireplace in the den. [Fireplace Features]
<b>Den Room</b>	A comfortable, usually secluded or private room in the home.
<b>Deposit</b>	Money paid in good faith to assure performance of a contract. Deposits are commonly used with sales contracts and leases. If the person who put up the deposit fails to perform, the deposit is forfeited, unless conditions in the contract allow a refund.
<b>Deposit Required</b>	Describes whether or not a sum of money is payable or required as the first installment for a lease or other contract.
<b>Depreciation</b>	A decline in the value of property; the opposite of appreciation.
<b>Depth of Property</b>	The length of the property from the frontage to the end of the property.
<b>Designated Car-2-Go Space(s)</b>	The community has designated spaces for Car-2-Go cars, designed for residents to share. [Community Features]
<b>Detached</b>	The property has detached parking. [Parking Features]
<b>Detached Carport</b>	The property has a detached carport. [Parking Features]
<b>Detached Garage</b>	A garage that is not attached to a home. Usually found in older homes.
<b>Development Plan ECRA Clearance</b>	Describes whether or not property has clearance for development per the ERCA.
<b>Development Type</b>	Limits on changes/adjustment to the community/property usually by some type of regulation, law or zoning practice.
<b>Dining Room</b>	The property has a fireplace in the dining room. [Fireplace Features]
<b>Direct Access</b>	The parking has direct access to the property or structure. [Parking Features]
<b>Directions</b>	Driving directions to the property.



<b>Disability</b>	In Texas, a disabled adult has a right to a special homestead exemption. [Tax Exemptions]
<b>Disabled Modified</b>	Describes modifications to any type of disability feature in a dwelling, building or grounds.
<b>Disclosures</b>	Legal or pertinent information that should be disclosed to potential buyer's agents.
<b>Dishwasher</b>	A dishwasher is a mechanical device for cleaning dishware and cutlery. [Appliances]
<b>Display for IDX (Internet Data Exchange)</b>	Describes whether or not a listing will be allowed to be displayed on another agent's personal web site.
<b>Display Window</b>	A window for displaying items for sale or otherwise designed to attract customers.
<b>Display Window(s)</b>	The property has one or more windows that would normally be used to display goods or products. [Window Features]
<b>Disposal</b>	A garbage disposal unit (also known as a garbage disposal, waste disposal unit, garbage disposer, or in Canadian English a garburator) is a device, usually electrically powered, installed under a kitchen sink between the sink's drain and the trap. The disposal unit shreds food waste into pieces small enough, generally less than 2 mm (0.079 in), to pass through plumbing. [Appliances]
<b>Distance to Water Access</b>	The distance the property is from access to a body of water, through the neighborhood. Must select "Less Than 1 Mile" if Waterfront is selected from Waterfront Features.
<b>Diving Board</b>	The pool has a diving board. [Pool Features]
<b>Diving Pool</b>	Generally about 8-1/2 feet deep with a diving board or platform. Diving pools can be a real safety hazard, and should only be built to NSPI and ANSI standards.
<b>Do Not Disturb Tenant, Management, etc.</b>	Describes hours of the day that the tenant, mgmt or another party does not want communication.
<b>Do Not Disturb Tenant, Mgt, etc.</b>	Describes hours of the day that the tenant, management, or another party does not want communication. [Showing Requirements]
<b>Dock</b>	The property includes a dock. [Exterior Features]
<b>Dock Grade</b>	The level of the terrain around the dock entrance.
<b>Dock High</b>	Describes loading dock where the height of the slab at the bottom of the overhead door is approximately 4 ft above ground level. This is a standard height for most shipping containers.
<b>Dock Levelers</b>	Device that acts as a bridge between a truck or trailer and the loading ramp.
<b>Documents Available</b>	Describes any additional documentation available for the property.
<b>Dog Park/Play Area</b>	A shared park for dogs to exercise and play off-leash in a controlled environment under the supervision of their owners. [Community Features]
<b>Dog Run</b>	The property has a dog run. A dog run is a dedicated area (usually enclosed by a fence) of a property where dogs may exercise, play, or lie down. [Exterior Features]
<b>Door-Multi</b>	The property has more than one garage doors. [Parking Features]
<b>Doors</b>	Minimum 32 inches clear passage; levered handle; threshold, if present, maximum 1/2-inch, but beveled on both sides when over 1/4 inch. Required to be considered Visitable or Enhanced Accessible. [Accessibility Features]
<b>Doors</b>	For purposes of marketing, the property has doors that have some green/efficient rating or quality. [Green Energy Efficient]
<b>Door-Single</b>	The property has one garage door. [Parking Features]
<b>Double Oven</b>	Combines two ovens into the same kitchen appliance, allowing multiple meals to be prepared at the same time.
<b>Double Sided</b>	The property has a double sided fireplace. Double sided fireplaces often have openings in adjacent rooms. [Fireplace Features]
<b>Double Vanity</b>	Bathroom cabinetry with two built-in sinks. [Interior Features]
<b>Double Wide</b>	A semi-permanent mobile home consisting of two separate units connected along their length.
<b>Down Draft</b>	A vent that is part of the surface of a cook top that has a fan which sucks cooking fumes/smoke down. This is an alternative to a hooded cooktop/range. [Appliances]
<b>Down Payment</b>	The part of the purchase price of a property that the buyer pays in cash and does not finance with a mortgage.
<b>Down Payment Resource</b>	A powerful lead generation tool integrated in the MLS designed to simplify the process of finding homebuyer assistance programs and eligible for-sale homes.
<b>Downdraft</b>	A downward current or draft of air, especially one down a chimney or furnace into a room.
<b>Downtown</b>	The property has a downtown view. [View]
<b>Drapes</b>	The property has drapes, a curtain or hanging of heavy fabric and usually considerable length, especially either of a pair for covering a window and drawn open and shut horizontally.. [Window Features]
<b>Dressing Room</b>	A large room or closet next to a bedroom that stores clothing and apparel used to get dressed or changed.
<b>Drive Through</b>	The property has drive through parking. [Parking Features]

<b>Drive-in Doors</b>	A door through which trucks, forklifts, and other machinery or vehicles can enter and exit without a change in elevation.
<b>Driveway</b>	The property has a driveway. [Parking Features]
<b>Drought Tolerant Landscaping/Lot</b>	Native and adapted species of plants, shrubs, trees, and vines that once established in the landscape, are able to survive normal weather patterns (including regular drought cycles) without the need for supplemental watering.
<b>Dry Bar</b>	A built-in or movable fixture for the storage, preparation, serving and consumption of drinks that does not have a water supply or sink. [Interior Features]
<b>Dry/Seasonal</b>	An arrangement of stones and rocks that imitates the look of a stream bed although no water is present; a waterless water feature that gives the impression of flowing water, or is sometimes constructed for beauty as well as direct water runoff following heavy rains. [Waterfront Features]
<b>Dryer</b>	A clothes dryer. [Appliances]
<b>Dryer Connection</b>	Describes a property equipped for a laundry clothes drying machine.
<b>Dryer Connection-Electric</b>	Describes if the dryer is operated with electricity.
<b>Dryer Connection-Gas</b>	Describes if the dryer is operated with gas.
<b>Dryer Maintained</b>	Describes whether or not the Owner/Property Management maintains the equipment.
<b>Dryer-Electric Hookup</b>	The property has a hookup for an electric dryer. [Interior Features]
<b>Dryer-Gas Hookup</b>	The property has a hookup for a gas dryer. [Interior Features]
<b>Drywall</b>	Also called gypsum board, a paper-coated, gypsum-filled paneling used for interior walls.
<b>Dual</b>	The cooling system has two units. [Cooling]
<b>Dual Agency</b>	The situation in which an agent represents more than one party to a transaction.
<b>Dual Pane Windows</b>	The property has windows with two panes of glass. [Window Features]
<b>Dual Variable Compensation YN</b>	A commission arrangement in which the seller agrees to pay a specified commission to the listing broker if the property is sold through the efforts of a cooperating broker, but the seller pays the Listing broker a different commission amount if the sale occurs if:1) there is no cooperating broker involved or 2) due to the efforts of the seller directly
<b>Ductless</b>	The cooling system does not ducted nor a wall/window type unit. A mini-split is a common type of ductless system where an outdoor condenser is connected to an indoor fan unit that feeds the room in which it's located, rather than being ducted throughout the structure. [Cooling]
<b>Due-on-sale Provision</b>	A provision in a mortgage that serves as security for the mortgage and allows the lender to demand repayment in full if the borrower sells the property.
<b>Dumbwaiter</b>	A small elevator, typically for carrying food between floors in a structure. [Interior Features]
<b>Duplex</b>	A multi family structure with two independent units with a shared wall or ceiling/floor. [Property Sub Type]
<b>Earnest Money Deposit</b>	A deposit made by the potential home buyer to show that he or she is serious about buying the house.
<b>Earthquake Insurance</b>	Earthquake Insurance is included in the fee paid to the Association. [Association Fees Include]
<b>Easement</b>	An agreed-upon use of land by a party other than the landowner. This can include access to natural resources on the land, development of necessary utility pipelines or construction and maintenance of a water storage facility.
<b>Eat-in Kitchen</b>	A kitchen that has been designed to accommodate dining. [Interior Features]
<b>ECAD (Energy Conservation Audit and Disclosure)</b>	Refers to an adopted City of Austin Ordinance designed to provide efficiency information to home buyers, apartment renters and building owners to reinforce the market value of energy efficiency. Information on four primary areas in a home is provided: Heating and cooling system (HVAC) efficiency; Air infiltration: duct performance, air sealing in plumbing areas and weather stripping; Windows: shading, low "E" glass and solar screens; Attic insulation.
<b>EES Features</b>	Describes if the property has Energy, Environment, and Sustainability features. If answered YES, then the seller should complete and submit the EES Attachment. The attachment allows sellers and listing agents to expand property descriptions for low energy, green homes. The attachment is located on ABoR.com at <a href="http://www.abor.com/mls/EES.pdf">http://www.abor.com/mls/EES.pdf</a>
<b>Effective Age</b>	An appraiser's estimate of the physical condition of a building, in years. It is simply the difference between the economic life and remaining economic life of the structure. The actual age of a building may be shorter or longer than its effective age.
<b>Effective Gross Income</b>	Normal annual income, including overtime, that is regular or guaranteed. The income may be from more than one source. Salary is generally the principal source, but other income may qualify if it is significant and stable.
<b>Efficiency</b>	Describes a dwelling with no closed off bedroom and in which one room typically contains the kitchen, living and sleeping quarters.
<b>Elastomeric</b>	The roof is made wholly/partially of elastomeric. [Roof]
<b>Electric</b>	The property has electric fencing. [Fencing]

<b>Electric</b>	The fireplace is electric. [Fireplace Features]
<b>Electric</b>	The cooling system is powered by electricity. [Cooling]
<b>Electric and Gas Connections</b>	Describes a property equipped for electric or gas utilities/appliances.
<b>Electric Car Plug-In</b>	A station to recharge cars that run on electricity or solar power, i.e. hybrid vehicles. [Exterior Features]
<b>Electric Cooktop</b>	A cooktop or stove that produces heat by way of electricity rather than gas. An induction cooktop is electric, but not all electric cooktops are induction. [Appliances]
<b>Electric Expense</b>	Total expenses paid for electricity in one year.
<b>Electric Fence</b>	A fence through which an electric current can be passed, giving an electric shock to any person or animal touching it.
<b>Electric Gate</b>	The property has an electric gate. [Parking Features]
<b>Electric Grill</b>	The property has an outdoor electric grill. [Exterior Features]
<b>Electric Heat</b>	The pool is heated by electricity. [Pool Features]
<b>Electric Heat</b>	Electric heating is any process in which electrical energy is converted to heat. Common applications include heating of buildings, cooking, and industrial processes.
<b>Electric Range</b>	An oven and cooktop that generates heat by way of electricity. [Appliances]
<b>Electric Vehicle Charge Station(s)</b>	The property has one or more electric vehicle charging station. [Parking Features]
<b>Electricity</b>	Electricity is included in the fee paid to the Association. [Association Fees Include]
<b>Electricity Available</b>	Refers the ability to connect electricity to the property.
<b>Electricity Not Available</b>	There is no wiring installed for electricity.
<b>Electricity on Property</b>	Refers to the ability to have electricity connected to the property
<b>Electronic Environmental Controls</b>	Thermostats and security system controls located on floor with central living area. Control devices for light switches and thermostats at 42-48 inches height off floor and side- to-side. Electrical plugs minimum of 18 inches above floor. This is required to be considered Enhanced Accessible. Optional: Rocker-style light switches; Lighted switches; Automatic/remote control for environmental controls. [Accessibility Features]
<b>Electronic Lockbox</b>	A lockbox that requires an electronic key (such as a Supra eKEY) to unlock. [Lockbox Type]
<b>Electronic Payments</b>	The community accepts electronic payment for bills and other fees. [Community Features]
<b>Electrostatic Air Filter</b>	An air filter that uses electric charge to collect debris in the air vents.
<b>Elementary Other</b>	If the listing is not in the state of Texas, manually type in the name of the Elementary School the property is associated with. Only input school when "Other" is selected for both School District and Elementary.
<b>Elementary School</b>	The name of the elementary school having a catchment area that includes the associated property.
<b>Elevator</b>	A platform or compartment housed within a shaft for raising or lowering people or objects. [Interior Features]
<b>Elevator</b>	The unit's complex has an elevator. [Unit Style]
<b>Elevator Installed</b>	Elevator with minimum 32" door and minimum 36" x 48" turning radius. [Accessibility Features]
<b>Email Listing Agent</b>	Email the listing agent for more information about showing the property. [Showing Requirements]
<b>Enclosed</b>	The property has an enclosed patio or porch. [Patio and Porch Features]
<b>Enclosed</b>	The property has enclosed parking. [Parking Features]
<b>Enclosed Acres</b>	The part of the land that is enclosed by some type of fencing.
<b>Enclosed Docks</b>	A dock with a roof or covering.
<b>Enclosed Fence</b>	The percentage of the property where a fence encircles a portion of the property, e.g. around the house.
<b>Encumbrance</b>	Anything that affects or limits the fee simple title to a property, such as mortgages, leases, easements, or restrictions.
<b>End Unit</b>	Last dwelling preceded by other properties. [Unit Style]
<b>Endangered Species</b>	A species that is in danger of extinction and whose survival is unlikely if the causal factors continue; included are species whose numbers have been reduced to a critical level or whose habitats have been so drastically reduced that the species are deemed to be in danger of extinction.
<b>Endless Pool</b>	Swimming machine is a resistance swimming apparatus, often self-contained, enabling the swimmer to swim in place.
<b>Endorses</b>	A person who signs ownership interest over to another party. Contrast with co-maker.
<b>Energy Audit</b>	This term is used fairly broadly to describe any type of energy assessment of a home, whether it be a HERS rating, a "clipboard" inspection, or an energy audit where diagnostic equipment is used and recommendations are made, but no score is given. The true meaning of this term will vary by region and by local availability of types of audits or energy assessments.

<b>Energy Efficient</b>	A description of a property which has special features aimed at reducing use of electrical or heating power (i.e. insulation, double-insulated windows, high- efficiency furnace, etc.).
<b>Energy Efficient Mortgage (EEM)</b>	Loan products that take a home's energy efficiency into account when determining the qualifying ratios for a buyer. EEMs primarily apply to new construction, but in some markets an energy improvement mortgage (EIM) can be used to make energy improvements.
<b>Energy Environment and Sustainability</b>	Refers to property features that affect energy, environment and sustainability.
<b>Energy Star Appliances</b>	Devices carrying the Energy Star service mark, such as kitchen appliances, buildings and other products, generally use 20%-30% less energy than required by federal standards.
<b>ENERGY STAR Certified Homes</b>	EPA ENERGY STAR Certified Homes is a set of optional construction practices and technologies ( <i>above minimum code requirements</i> ) that builders can follow to upgrade a new home's energy efficiency beyond minimum code requirements. Guidelines are outlined in the <i>National Performance Path</i> ; or the <i>National Prescriptive Path</i> ; This whole-house label differs from the ENERGY STAR products label. To achieve the ENERGY STAR Certified Homes label, a home's energy efficiency must be verified by a third-party organization. [Green Building Verification Type]
<b>Energy Star Homes</b>	Government program that sets standards for energy efficiency in a variety of products as well as in new home construction. In some areas, a ""Home Performance with ENERGY STAR"" label can be earned on the retrofit or improvement of an existing home to ENERGY STAR standards.
<b>ENERGY STAR Qualified Appliances</b>	The property includes Energy Star qualified appliances. [Appliances]
<b>ENERGY STAR Qualified Dishwasher</b>	The property includes an Energy Star qualified dishwasher. [Appliances]
<b>ENERGY STAR Qualified Dryer</b>	The property includes an Energy Star qualified cloths dryer. [Appliances]
<b>ENERGY STAR Qualified Equipment</b>	The cooling system is ENERGY STAR Qualified. [Cooling]
<b>ENERGY STAR Qualified Freezer</b>	The property includes an Energy Star qualified freezer. [Appliances]
<b>ENERGY STAR Qualified Pool Pump</b>	The pool has an ENERGY STAR Qualified pool pump. [Pool Features]
<b>ENERGY STAR Qualified Refrigerator</b>	The property includes an Energy Star qualified refrigerator. [Appliances]
<b>ENERGY STAR Qualified Washer</b>	The property includes an Energy Star qualified cloths washer. [Appliances]
<b>ENERGY STAR Qualified Water Heater</b>	The property includes an Energy Star qualified water heater. [Appliances]
<b>ENERGY STAR Qualified Windows</b>	The property has ENERGY STAR Qualified windows. [Window Features]
<b>ENERGY STAR® for Homes</b>	A program offered by the Environmental Protection Agency (EPA) and Department of Energy (DOE) that certifies homes for Energy Efficiency using the HERS Index, with minimum efficiency of 15% better than stated code model, currently the 2004 International Residential Code (2004 IRC) or an alternative prescriptive method (list of energyrelated upgrades in insulation, windows, HVAC, water heating, etc.). Program options include "Indoor Air Plus", which prescribes construction methods to improve indoor air quality, and "WaterSense" that certifies homes for water conservation achievements
<b>Energy, Environment &amp; Sustainability Attachment</b>	A form providing details on the specific types of features found in that home supporting "Healthy Living Features", energy and resource efficiencies in "Materials and Construction", "Water Conservation" through both indoor low-flow fixtures and landscape strategies, and "Sustainability" for long-term benefits to the community. The EES attachment is intended to be completed by the Seller(s).
<b>EnerPHit</b>	Super-insulated existing homes that have been remodeled to meet certification requirements demonstrating minimal or no heating and cooling system. [Green Building Verification Type]
<b>Engineering Report</b>	A report generated by an engineer describing the current physical condition of the property and its major building systems.
<b>Enhanced Accessibility</b>	The Central Living Area is fully accessible for lifelong living by all residents, no matter their ability. A person in a wheel chair or with other disability is able to perform all personal and housekeeping tasks. Persons without disabilities are also able to perform basic tasks with greater ease. To be considered "Enhanced Accessible" the home also includes all "Visitable" features. [Accessibility Features]
<b>Enterprise Zone</b>	Designated area within which businesses enjoy very favorable tax credits and other advantages, such as planning exceptions.
<b>Entrance</b>	Entrance door is a minimum of 32 inches wide; threshold, when present, maximum 1/2-inch, but when over 1/4-inch, is beveled on both sides. The entry door has lever handle for egress. This is required to be considered Visitable. Optional: Entryway is covered; Bench near outside entry door; Motion-detection outside lights. Accessible peephole or other method for inside viewing of anyone outside the entry door. House number easily visible from street by emergency responders. [Accessibility Features]
<b>Entrance Foyer</b>	A room or hall at the entrance leading to other parts of the structure. [Interior Features]
<b>Entry Front (garage)</b>	A garage with the gate of entry door in the front of the home, usually seen from the street.
<b>Entry Level</b>	A numeric field that describes the level within the structure, SFR or a unit in a building, where the main entry to the dwelling is located. When a unit has one floor it is implicit that this is also the level of the unit itself.

<b>Entry Rear (garage)</b>	A back entrance to the garage.
<b>Entry Side (garage)</b>	A garage with the front garage entry door perpendicular to the right-of-way.
<b>Entry Steps</b>	Walkway that leads to the front of the house or dwelling. [Unit Style]
<b>Entry Swing (garage)</b>	Garage door(s) that open either inward or outward versus garage doors that raise using the pulley system.
<b>Environmental</b>	A restriction placed on a property due to the effect changes may have on the environment on or around the property.
<b>Environmental Restriction</b>	A restriction placed on a property due to the effect changes may have on the environment on or around the property.
<b>Environmental Study</b>	A study of land to determine any unique environmental attributes, considering everything from endangered species to existing hazardous waste to historical significance.
<b>Environments for Living</b>	An independent (not government affiliated) national program for new home construction that provides plan review, inspection, certification, and performance testing for energy efficient construction. Program provides limited guarantees on (1) energy usage for heating and cooling the home and (2) comfort: all rooms of the home will stay within 3 degrees of thermostat setting. Optional program "Environments for Living Certified Green" provides additional verification of indoor environmental quality, interior water conservation, and appliance efficiency. [Green Building Verification Type]
<b>EPA Cert Wood Stove</b>	The property has an EPA certified wood stove. [Fireplace Features]
<b>EPA Qualified Fireplace</b>	The property has an EPA certified fireplace. [Fireplace Features]
<b>Equal Credit Opportunity Act (ECOA)</b>	A federal law that requires lenders and other creditors to make credit equally available without discrimination based on race, color, religion, national origin, age, sex, marital status, or receipt of income from public assistance programs.
<b>Equals</b>	When searching in an open text field, the field must match exactly what is entered in the search.
<b>Equals All</b>	When selecting multiple items in a pick list, the listing must have all of the items selected.
<b>Equals Any</b>	When selecting multiple items in a pick list, the listing may have any (one or more) of the items selected.
<b>Equestrian Community</b>	A place where Horses can exercise or riders congregate. [Community Features]
<b>Equipment (acquisition incl)</b>	The equipment only included in sale.
<b>Equipment Available</b>	Equipment that is conveying to the buyer of the property.
<b>Equipment Shed</b>	A structure used to store needed equipment and tools used on and around the property.
<b>Equipment/Features Available</b>	Equipment and features that are conveying to the buyer of the property.
<b>Equity</b>	A homeowner's financial interest in a property. Equity is the difference between the fair market value of the property and the amount still owed on its mortgage.
<b>Escalation</b>	A provision in a lease that requires the tenant to pay more rent based on an increase in costs.
<b>Escalator</b>	A conveyor transport device for transporting people, consisting of a staircase whose steps move up or down on tracks that keep the surfaces of the individual steps horizontal.
<b>Escrow</b>	An item of value, money, or documents deposited with a third party to be delivered upon the fulfillment of a condition. For example, the deposit by a borrower with the lender of funds to pay taxes and insurance premiums when they become due, or the deposit of funds or documents with an attorney or escrow agent to be disbursed upon the closing of a sale of real estate.
<b>Escrow Account</b>	The account in which a mortgage servicer holds the borrower's escrow payments prior to paying property expenses.
<b>Escrow Analysis</b>	The periodic examination of escrow accounts to determine if current monthly deposits will provide sufficient funds to pay taxes, insurance, and other bills when due.
<b>Escrow Collections</b>	Funds collected by the servicer and set aside in an escrow account to pay the borrower's property taxes, mortgage insurance and hazard insurance.
<b>Escrow Payment</b>	The portion of a mortgagor's monthly payment that is held by the servicer to pay for taxes, hazard insurance, mortgage insurance, lease payments, and other items as they become due. Known as "impounds" or "reserves" in some states.
<b>Estate</b>	A sale or auction to dispose of a substantial portion of the materials owned by a person who is recently deceased or who must dispose of their personal property to facilitate a move. [Special Listing Conditions]
<b>Estimated</b>	The year built is an estimate. [Year Built Source]
<b>Estimated</b>	The measurement of the area is an estimate. [Living Area Source]
<b>Estimated Tax</b>	The total amount of taxes paid shown without exemptions.
<b>ETJ (Extra Territorial Jurisdiction)</b>	An area outside of the legal jurisdiction of a city or other governmental unit over which that government has limited control. The extent of the territory and the specific controls granted are determined by state law.
<b>Eviction</b>	The lawful expulsion of an occupant from real property.
<b>Examination of Title</b>	The report on the title of a property from the public records or an abstract of the title.

<b>Exchange</b>	Tax benefit that kicks in when you swap one investment property for another. [Acceptable Financing]
<b>Exclusions</b>	Provision in an insurance policy that indicates what is denied coverage.
<b>Exclusive Agency</b>	A contract giving one Brokerage Firm, for a specified time, the right to sell/lease the property and also allowing the owner, acting alone, to sell/lease the property without paying commission.
<b>Exclusive Right to Lease</b>	A contract giving the Broker the right to collect commission if the property is leased by anyone, including the owner, during the term of the agreement.
<b>Exclusive Right to Sell</b>	A contract giving the Broker the right to collect commission if the property is sold by anyone, including the owner, during the term of the agreement.
<b>Exclusive Right With Exceptions</b>	A contract giving the Broker the right to collect commission if the property is sold by anyone, including the owner, during the term of the agreement unless some specified exceptions to the agreement occur.
<b>Exemptions</b>	An amount provided by law that reduces taxable income or taxable value.
<b>Exercise Room</b>	A room devoted to the needs of exercise equipment and fitness.
<b>Exhaust Fan</b>	The cooktop has an exhaust fan. [Appliances]
<b>Exhaust Fan - Recirculating</b>	Kitchen cooktop vents that draw air and moisture from the cooking surface and exhaust it back out into the room.
<b>Exhaust Fan - Vented</b>	Removes fumes and moisture created by cooking and bathing activities, to the outside. Kitchen and bath exhaust vents should be vented to the outside of the building, not recirculating the air back into the room or vented to the attic space.
<b>Exhaust System</b>	Composed of exhaust pipes, usually tubing, used to guide waste exhaust gases away from a controlled combustion inside an engine or stove.
<b>Exhaust Fan</b>	The structure has an exhaust fan. [Cooling]
<b>Existing Lease Type</b>	Information about the status of the existing lease on the property. i.e. Net, NNN, NN, Gross, Absolute Net, Escalation Clause, Ground Lease, etc
<b>Exotic Types Allowed</b>	Animals, other than birds, cats or dogs, allowed in or on the property.
<b>Expense Stop</b>	In a lease, stipulates an amount of operating expense above which the tenant must bear. Often the base amount is the amount of expense for the first full year of operation under the lease.
<b>Expiration Date</b>	The date when the listing agreement will expire. This is the date entered by the agent reflecting when the change occurred, or will occur, contractually, not a timestamp of when the change was made in the MLS. The expiration date of listings, prior to their expiration, cancellation, sale or lease, is confidential information and should be restricted to the agent and their managers, partners or broker.
<b>Expired (X)</b>	The listing contract has expired. The computer automatically changes the status at midnight of the expiration date.
<b>Exposure/Shade</b>	For purposes of marketing, the property has exposure/shade that has some green/efficient rating or quality. [Green Energy Efficient]
<b>Exterior Features</b>	Special features around the exterior of the house that convey with the sale.
<b>Exterior Security Light</b>	A lighting system placed around the outside of the property as a preventative burglary and vandalism measure.
<b>Exterior Steps</b>	Any number of steps, up or down, on the outside of the dwelling. [Exterior Features]
<b>Exterior Wheelchair Lift</b>	Mechanical wheelchair lift is installed outside the home to facilitate barrier-free approach. [Accessibility Features]
<b>Faces</b>	The compass direction that the main entrance to the building faces. For example, North, South, East, West, South-West, etc.
<b>Factory Built</b>	The fireplace is factory built and later installed into the property. [Fireplace Features]
<b>Fair Credit Reporting Act</b>	A consumer protection law that regulates the disclosure of consumer credit reports by consumer/credit reporting agencies and establishes procedures for correcting mistakes on one's credit record.
<b>Fair Market Value</b>	The highest price that a buyer, willing but not compelled to buy, would pay, and the lowest a seller, willing but not compelled to sell, would accept.
<b>Familial Relationship</b>	The owner of the property has some type of familiar relationship with the Listing Agent.
<b>Family Room</b>	There is a fireplace in the family room. [Fireplace Features]
<b>Family Room</b>	A comfortable room in a dwelling, for frequent leisure use.
<b>Fannie Mae's Community Home Buyer's Program</b>	An income-based community lending model, under which mortgage insurers and Fannie Mae offer flexible underwriting guidelines to increase a low- or moderate-income family's buying power and to decrease the total amount of cash needed to purchase a home. Borrowers who participate in this model are required to attend pre-purchase home-buyer education sessions.
<b>Farm</b>	The lot is, or has characteristics of a farm. [Lot Features]
<b>Farm</b>	Describes type of business the land is mainly used for.

<b>Farm to Market Road</b>	A state road or county road which serves to connect rural or agricultural areas to market towns.
<b>Fast Food</b>	The building is used to serve food in a fast food franchise.
<b>Feasibility Study</b>	A determination of the likelihood that a proposed development will fulfill the objectives of a particular investor.
<b>Federal Highway</b>	Government highway system.
<b>Federal Housing Administration (FHA)</b>	An agency of the U.S. Department of Housing and Urban Development (HUD). Its main activity is the insuring of residential mortgage loans made by private lenders. The FHA sets standards for construction and underwriting but does not lend money or plan or construct housing.
<b>Feeder Cattle Operation</b>	Steers or cows mature enough to be placed in a feedlot where they will be fattened prior to slaughter.
<b>Feeder Pig Operation</b>	Young pigs, usually weighing 40 to 60 pounds, raised for market.
<b>Feedlot</b>	A fenced area where livestock are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing.
<b>Fee-Simple</b>	The private ownership of property (real estate) in which the owner has the right to control, use and transfer the property at will. [Ownership Type]
<b>FEMA Flood Plain</b>	All land adjacent to a watercourse over which water flows in times of flood or would flow but for the presence of flood defences where they exist. The limits of the flood plain are defined by the peak level of a 1 in 100 year return period flood or the highest known water level, whichever is greater.
<b>Fenced</b>	The property is fenced. [Fencing]
<b>Fenced</b>	The pool is fenced. [Pool Features]
<b>Fenced Outside Storage</b>	A storage area not in a building but fenced off.
<b>Fencing</b>	A list of types of fencing found at the property being sold.
<b>Few Trees</b>	The lot has a few trees. [Lot Features]
<b>FHA</b>	The seller may accept a buyer with a loan from an approved provider that follows the guidelines of, and is insured by, the Federal Housing Administration. [Acceptable Financing]
<b>FHA Mortgage</b>	A mortgage that is insured by the Federal Housing Administration (FHA). Also known as a government mortgage.
<b>Fiber Optic Available</b>	A package or assembly for an optical fiber or fibers that may include buffering, strength members and/or an outer jacket is available on the property.
<b>Fiberglass</b>	The spa is lined or made of fiberglass. [Spa Features]
<b>Fiberglass</b>	The pool is made of or lined with fiberglass. [Pool Features]
<b>Fiberglass</b>	The roof is made wholly/partially of fiberglass. [Roof]
<b>Fiberglass Roof</b>	Roof constructed primarily or solely of fiberglass material.
<b>Filled to Grade</b>	HERS standards for installation of insulation from Grade 1 to 3, with one being the best. Missing insulation, compression, and incompletely filled areas are parameters for considering insulation installation quality.
<b>Filtered</b>	The pool has a filtration system. [Pool Features]
<b>Financial Statement</b>	One that shows income and expenses for an accounting period, or assets, liabilities, and equity as of a point in time.
<b>Financing</b>	Papers used to fund the sell of property, and/or borrowing money to buy property.
<b>Finder's Fee</b>	A fee or commission paid to a mortgage broker for finding a mortgage loan for a prospective borrower.
<b>Finish Allowance</b>	A provision in a lease for an office or retail space that provides a certain sum or amount per square foot to the tenant to customize the space provided.
<b>Fire Alarm</b>	The property has fire alarm(s). [Security Features]
<b>Fire Escape</b>	The property has a fire escape, a staircase or other apparatus used for escaping from a building on fire. [Security Features]
<b>Fire Pit</b>	The property has a fire pit, a pit dug into the ground or a freestanding metal vessel, in which a contained outdoor fire is made.. [Fireplace Features]
<b>Fire Sprinkler System</b>	The property has a fire sprinkler system. [Security Features]
<b>Fireplaces Total/Fireplace Features</b>	A list of features or description of the fireplace(s) included in the sale/lease.
<b>Firewall(s)</b>	The property has firewall(s), a partition of fireproof material intended to contain an outbreak of fire to a limited area.. [Security Features]
<b>First Month Rent Payable To</b>	The person/entity the first month rent payment is to.
<b>First Months Rent</b>	A payment of the agreed monthly rental fee must be paid before occupying the dwelling.
<b>First Mortgage</b>	A mortgage that is primary lien against a property.
<b>First Qualified</b>	The first application that is processed and accepted will be the new tenant.
<b>Fish Farm</b>	A place where fish are bred for food.
<b>Fishery</b>	The land could be used for a fishery. A fishery is a place where fish are reared
<b>Fishing</b>	The community has places to go fishing. [Community Features]
<b>Fitness Center</b>	The community has a fitness center. [Community Features]

<b>Fixed-Rate Mortgage (FRM)</b>	A mortgage in which the interest rate does not change during the entire term of the loan.
<b>Fixer</b>	The property is a "fixer" or property in need of moderate or extensive repair. [Property Condition]
<b>Fixtures (acquisition incl)</b>	The fixtures are included in the sale.
<b>Flag Lot</b>	Named for the shape, a flag lot has a long driveway leading to the property, together may have the appearance of a pole and flag. The driveway in a flag lot typically runs between two other properties. [Lot Features]
<b>Flashing Light Notification</b>	A light system used to alarm a resident who is hearing impaired of a door bell, alarm trigger or phone call.
<b>Flat Tile</b>	The roof is made wholly/partially of flat tile. [Roof]
<b>Flood Drain(s)</b>	Drains and pipes in the floor to allow for drainage from a room to the outside.
<b>Flood Insurance</b>	Insurance that compensates for physical property damage resulting from flooding. It is required for properties located in federally designated flood areas.
<b>Flood Zone Code</b>	The code that determines the limits of the flood plain are defined by the peak level of a 1 in 100 year return period flood or the highest known water level, whichever is greater.
<b>Floodplain</b>	A level land area subject to periodic flooding from a contiguous body of water.
<b>Floor Furnace</b>	A furnace placed directly below a floor, which has no ducts and heats only through a grill in the floor.
<b>Floor Insulation</b>	Insulation placed in the floor of a structure that reduces or prevents the transmission of heat or sound or electricity.
<b>Floor Location</b>	The level the front entrance to the dwelling or suite is located.
<b>Floor Plan</b>	The arrangement of rooms in a building, or a one-plane diagram of that arrangement.
<b>Flooring</b>	The type of material used for the floor in a dwelling or building.
<b>Floral-crops</b>	The land is used to grow flowers.
<b>Flowage Easement</b>	Legal right to allow water to flow across some's property.
<b>FNHA (Fannie Mae)</b>	Nickname for Federal National Mortgage Association (FNMA) - A congressionally chartered, shareholder-owned company that is the nation's largest supplier of home mortgage funds. A corporation that specializes in buying mortgage loans, mostly from mortgage bankers. It adds liquidity to the mortgage market. [Acceptable Financing]
<b>Foam</b>	The roof is made wholly/partially of foam. [Roof]
<b>Foam Insulation</b>	By acting as an air barrier, spray foam insulation provides insulation and air sealing in one step. In addition, most foam insulation products have a higher R- value per inch than fiberglass batt insulation. This increases energy efficiency by allowing downsizing of the heating and cooling system equipment.
<b>Foil-faced Surface</b>	Generally installed on the underside of roof sheathing in warm or hot climates, a radiant barrier can help reflect some of the sun's radiant heat energy from entering the attic. They can also help prevent winter heat loss from the home.
<b>Food Service</b>	The building is used to serve meals i.e.: soup kitchen
<b>For Hearing-Impairment</b>	Home is wired for flashing lights and/or vibrating smoke alarm, door bell, other alerting features. [Accessibility Features]
<b>Foreclosure</b>	The legal process by which a borrower in default under a mortgage is deprived of his or her interest in the mortgaged property. This usually involves a forced sale of the property at public auction with the proceeds of the sale being applied to the mortgage debt.
<b>Formal Living</b>	A room in a residential house for relaxing and socializing and receiving guests.
<b>Foundation Details</b>	A list of the type(s) of foundation on which the property sits.
<b>Fourplex</b>	A building containing four dwelling units.
<b>Fractional</b>	An ownership interest of some, but not all, real estate rights. Examples include: leasehold, easement, and hunting rights. [Ownership Type]
<b>Frame</b>	The structure was made wholly or partly with frame. A house constructed with a wooden frame over which is placed some form of siding or veneer. [Construction Materials]
<b>Frame/Stone</b>	Usually consists of marble, granite, limestone, sandstone, and slate. After cutting and polishing, these materials are used in the primary construction of buildings for decorative facing materials applied to the exterior and interior of buildings.
<b>Franchise (acquisition incl)</b>	The business model is included in the sale.
<b>Freddie Mac (Federal Home Loan Mortgage Corporation)</b>	A corporation authorized by Congress to provide a secondary market for residential mortgages.
<b>Free Standing</b>	The fireplace is free standing, rather than built-in. [Fireplace Features]
<b>Freeway/Highway (Distance)</b>	The distance from the property to a major road.
<b>Freezer</b>	The property includes a freezer. [Appliances]
<b>Freezer Free-Standing</b>	The freezer is free standing and not built-in. [Appliances]
<b>Freight Elevator(s)</b>	An elevator built to elevate, lift or carry goods/freight rather than people.
<b>French Doors</b>	Usually a pair of doors of light construction with glass panes throughout its length. [Interior Features]



<b>Frequency</b>	The number of times that an event occurs within a given period; rate of recurrence. The amount of time the parking fee is due.
<b>Fresh Air Ventilation</b>	Refers to a separate mechanical ventilation component of the HVAC system, used to draw in fresh air, rather than recirculating and filtering air within a home.
<b>FRM</b>	Farm/Ranch/Acreage Property Type - An area of land, with or without a livable dwelling on it.
<b>Front Porch</b>	The property has a front porch. [Patio and Porch Features]
<b>Front Yard</b>	The front yard is fenced. [Fencing]
<b>Front Yard</b>	The lot has a front yard. [Lot Features]
<b>Fuel Pump</b>	A device that pumps fuel from a fuel tank to the internal combustion engine.
<b>Fuel Tank</b>	A storage compartment for propane or natural gas.
<b>Full</b>	The full property is fenced. [Fencing]
<b>Full Bath</b>	Bathroom has adequate turnaround: 60 inches or other approved turnaround configuration. Accessible bathing area: Roll-in shower or space for shower chair or transfer bench in bathtub. Slip-resistant surface on bathroom floor and bathtub/shower. Roll-under or side-access to sink, with padded trap. Lighting directly over shower/bathing areas, in addition to general bathroom lighting. This is required to be considered Enhanced Accessible. Optional: Removable cabinet doors and base under sink. Grab bars with shear force of 250 pounds, installed around toilet and shower/tub, with proper backing. Hand-held and/or height-adjustable shower head; automatic water temperature controlled (anti-scald) tub/shower; offset tub/shower controls toward front edge of tub/shower for easy access. Raised toilet (17-19 inches minimum). [Accessibility Features]
<b>Full Service</b>	A full set of services offered by a brokerage. [Listing Service]
<b>Full Service Lease</b>	Lease that includes all costs of occupying the space, which may include the utilities, but most commonly the base rent, property taxes, insurance, CAM, heating, air-conditioning, cleaning, and trash removal.
<b>Fully Accessible</b>	The property is fully accessible for lifelong living by all residents, no matter their ability. A person in a wheel chair or with other disability is able to perform all personal and housekeeping tasks. Persons without disabilities are also able to perform basic tasks with greater ease. To be considered "Enhanced Accessible" the home also includes all "Visitable" features. [Accessibility Features]
<b>Fully Amortized ARM</b>	An adjustable-rate mortgage (ARM) with a monthly payment that is sufficient to amortize the remaining balance, at the interest accrual rate, over the amortization term.
<b>Funding</b>	Money provided for the possession of the property. [Possession]
<b>Furnished</b>	The property comes with furniture.
<b>Furniture</b>	Movable equipment such as tables, chairs, beds, etc. that are used to make a house, room, office, or other space suitable for living or working.
<b>Furniture (acquisition incl)</b>	The furniture in and around the dwelling that is included in the sale.
<b>Gallery Type Kitchen</b>	A kitchen where appliances and cabinets sit against a single wall.
<b>Galley Type</b>	Refers to the design of household kitchen wherein the units are fitted into a continuous array with no kitchen table, allowing maximum use of a restricted space, and work with the minimum of required movement between units. Such kitchens increase storage space by working vertically, with hanging pots, dish racks, and ceiling-hung cabinets common. Strictly, the term refers to a kitchen with the units in two facing lines, but is often used to refer to U-shaped kitchens as well.
<b>Game Fence</b>	A fence used to enclose cattle or livestock.
<b>Game Room</b>	The community has a shared, large room with no closet and space for games such as pool, ping pong, etc. [Community Features]
<b>Game Room</b>	A large room with no closet and space for games such as pool, ping pong, etc.
<b>Garage</b>	The property has a garage. [Parking Features]
<b>Garage Apartment</b>	An apartment built on top of the garage of a house. If the garage is attached, it will have a separate entrance and may or may not have a communicating door to the main house.
<b>Garage Condition</b>	The condition of the garage(s) on the property.
<b>Garage Description</b>	The features of the garage on the property.
<b>Garage Door Opener</b>	The garage has an automatic garage door opener. [Parking Features]
<b>Garage Door Opener Deposit</b>	Upfront pledge to ensure the party will be entrusted with the property and responsible for its maintenance.
<b>Garage Door Steps</b>	Refers to the garage having a path or staircase to gain/leave entry.
<b>Garage Faces Front</b>	The property has garage that faces the front of the property. [Parking Features]
<b>Garage Faces Rear</b>	The property has garage that faces the rear of the property. [Parking Features]
<b>Garage Faces Side</b>	The property has garage that faces the side of the property. [Parking Features]
<b>Garage Parking</b>	The community has a shared garage that is used for parking. [Community Features]
<b>Garage Spaces</b>	The number of spaces in the garage(s).

<b>Garage(s)</b>	The property includes a garage(s). [Other Structures]
<b>Garage(s)</b>	A shelter for vehicles.
<b>Garden</b>	The property has a garden. [Exterior Features]
<b>Garden</b>	The property has a garden view. [View]
<b>Garden</b>	The lot has a garden. [Lot Features]
<b>Garden Home</b>	A housing complex whereby some or all owners have access to a lawn area.
<b>Garden Tub</b>	A large round tub that is made for soaking usually in master suite
<b>Garden Window(s)</b>	The property has one or more garden windows, constructed as an exterior projection from a building, providing display space in the window.. [Window Features]
<b>Gas</b>	The fireplace burns gas. [Fireplace Features]
<b>Gas</b>	The cooling system is powered by gas. [Cooling]
<b>Gas</b>	Gas is included in the fee paid to the Association. [Association Fees Include]
<b>Gas Cooktop</b>	A cooktop or stove that produces heat by way of gas rather than electricity. An induction cooktop is electric, but not all electric cooktops are induction. [Appliances]
<b>Gas Dryer Connections</b>	The home has ability to set up gas laundry dryer.
<b>Gas Dryer Hookup</b>	The property has gas clothes dryer connections.
<b>Gas Grill</b>	The property has an outdoor gas grill. [Exterior Features]
<b>Gas Log</b>	The gas fireplace has a gas log. [Fireplace Features]
<b>Gas Range</b>	An oven and cooktop that generates heat by way of gas. [Appliances]
<b>Gas Starter</b>	The fireplace has a gas started, but also burns wood or other fuels. [Fireplace Features]
<b>Gas Water Heater</b>	An automatically controlled vessel designed for heating water and storing heated water, heated by gas.
<b>Gate</b>	The fencing has a gate(s). [Fencing]
<b>Gated</b>	The community is gated. [Community Features]
<b>Gated</b>	The property has gated parking. [Parking Features]
<b>Gated Community</b>	A fenced housing development, typically having a security guard.
<b>Gated Parking</b>	Parking accessed by a code or key within the confines of a gate or other fencing.
<b>Gated with Guard</b>	The property is in a gated community/area with guard service. [Security Features]
<b>Gazebo</b>	The property includes a gazebo, a roofed structure that offers an open view of the surrounding area, typically used for relaxation or entertainment.. [Other Structures]
<b>General Aircraft Airport</b>	The community has a shared airport for general aircraft. [Community Features]
<b>Gentle Sloping</b>	The lot's slop is gentle. [Lot Features]
<b>Gentleman Ranch</b>	A small farm acreage in a rural setting used mainly for pleasure, not for profit.
<b>Geological</b>	The study and report of earth and land for a particular property.
<b>Geothermal Heat Pump</b>	A mechanical system that provides air conditioning and heating of the home through heat exchange with the earth (i.e. "ground source") or a nearby body of water (i.e. "water source).
<b>Glass</b>	The structure was made wholly or partly with glass. [Construction Materials]
<b>Glass Doors</b>	The fireplace has glass doors. [Fireplace Features]
<b>Glass Enclosed</b>	The property has a glass enclosed patio or porch. [Patio and Porch Features]
<b>Glass Fiber Insulation</b>	Glass in a strand form used as insulation.
<b>Go</b>	Showing appointment type that gives the Buyer's Agent permission to go directly to the property. No need to call prior. [Showing Requirements]
<b>Goat Type Fence</b>	Type of fencing used in a goat operation.
<b>Golf Cart Garage</b>	The property has a golf cart garage. [Parking Features]
<b>Golf Course</b>	The property falls inside a community with a golf course for the residence. [Community Features]
<b>Golf Course</b>	The property has a view of the golf course. [View]
<b>Golfcart Garage</b>	A separate section of a garage intended to park a golf cart in.
<b>Good Faith Estimate</b>	An estimate of charges which a borrower is likely to incur in connection with a settlement.
<b>Google Fiber</b>	The community has access to Google Fiber high-speed Internet wiring and services. [Community Features]
<b>Gourmet Kitchen</b>	It's a state-of-the-art culinary setup that's equipped with a large range of special features, appliances, and accessories
<b>Grade (Topography)</b>	Ground level at the foundation. The state of the surface of the land; may be rolling, rough, flat, etc.
<b>Grade Level</b>	The flat or sloping surface upon which a house is built.
<b>Grade/Rail</b>	An intersection where a railway line crosses a road or path at the same level, as opposed to the railway line crossing over or under using a bridge or tunnel.
<b>Grain Storage</b>	The property includes grain storage, a building designed to store and maintain grains. [Other Structures]
<b>Grain Storage</b>	A building designed to store and maintain grains.
<b>Grain-crops</b>	The land is used to harvest grain.
<b>Grass Acres</b>	The part of the land covered by grass.

<b>Gravel</b>	The property has parking on gravel. [Parking Features]
<b>Gray Water System</b>	The property has a grey water system. [Exterior Features]
<b>Grazing</b>	The land is currently used for live stock grazing
<b>Great Room</b>	There is a fireplace in the great room, a room space within an abode which combines the specific functions of several of the more traditional room spaces into a singular unified space. [Fireplace Features]
<b>Great Room</b>	A room space within an abode which combines the specific functions of several of the more traditional room spaces into a singular unified space.
<b>Green Building Rating</b>	The entity that evaluates and certifies a dwelling or business as environmentally friendly.
<b>Green Building Verification Type</b>	The name of the verification or certification awarded to a new or pre-existing residential or commercial structure. For example: LEED, Energy Star, ICC-700
<b>Green Energy Efficient</b>	Pick list of general green attributes such as energy efficient doors, or appliances without naming specific elements with ratings that may wane over time
<b>Green Rating Program</b>	Rating system to the conservation and cost efficiency of energy resources used in the home or property.
<b>Green Roof</b>	The roof is wholly/partially a green roof. [Roof]
<b>Green Sustainability</b>	Pick list of sustainable elements used in the construction of the structure without naming specific elements with ratings that may wane over time
<b>Green Verification Metric</b>	A final score indicating the performance of energy efficiency design and measures in the home as tested by a third-party rater.
<b>Green Verification Rating</b>	Many verifications or certifications have a rating system that provides an indication of the structure's level of energy efficiency. When expressed in a numeric value, please use the GreenVerificationMetric field. Verifications and Certifications can also be a name, such as Gold or Silver, which is the purpose of this field.
<b>Green Verification Status</b>	Many verification programs include a multi-step process that may begin with plans and specs, involve testing and/or submission of building specifications along the way and include a final verification step. When ratings are involved it is not uncommon for the final rating to be either higher or lower than the target preliminary rating. Sometimes the final approval is not available until after sale and occupancy. Status indicates what the target was at the time of listing and may be updated when verification is complete.
<b>Green Verification Year</b>	The year the certification or verification was awarded
<b>Greenbelt</b>	An area of undeveloped land around a residential area often enforced by covenant, deed restriction, or city zoning. This would not included a area of railroads tracks, construction, etc.
<b>Greenbelt View</b>	A view of a belt of recreational parks, farmland, or uncultivated land surrounding a community.
<b>Greenhouse</b>	The property includes a greenhouse, a glass building in which plants are grown that need regulated climatic conditions. [Other Structures]
<b>Grip-Accessible Features</b>	All doors, faucets and other mechanisms throughout central living area are lever, hands-free or other style that can be controlled with a closed, clenched fist or weak hands. This is required to be considered Enhanced Accessible. Optional: Wire pull (D-ring) handles or equivalent or easy touch latches on cabinets and drawers. [Accessibility Features]
<b>Gross Building SQFT</b>	The total floor area of a building, usually measured from the outside walls.
<b>Gross Lease</b>	A lease of property whereby the landlord (lessor) is responsible for paying all property expenses, such as taxes, insurance, utilities, and repairs.
<b>Gross Operating Income</b>	Total income from property before any expenses are deducted.
<b>Gross Scheduled Income</b>	The maximum amount of annual rent collected if the property were 100% occupied all year and all tenants paid their rent.
<b>Ground Lease</b>	One that rents the land only.
<b>Guarantor</b>	One who guaranties, endorses, or provides indemnity agreements with respect to debts owed to others. Any losses are deductible when sustained.
<b>Guest</b>	The property has guest parking. [Parking Features]
<b>Guest Accommodations</b>	Usually a separate building or part of the house with accommodations for guests.
<b>Guest Beds</b>	The number of bedrooms in the guest accommodations.
<b>Guest Full Baths</b>	The number of full baths in the guest accommodations.
<b>Guest Half Baths</b>	The number of half baths in the guest accommodations.
<b>Guest House</b>	The property includes a guest house, a small, separate house on the grounds of a larger one, used for accommodating guests. [Other Structures]
<b>Gullies</b>	Water worn ravines.
<b>Gunite</b>	The spa is lined with gunite. [Spa Features]
<b>Gunite</b>	The pool has a gunite surface. [Pool Features]
<b>Gutters-Full</b>	The property has rain gutter devices installed on all the home's roof edges to divert rain away from walls to downspouts that divert water away from the home's foundation. [Exterior Features]

<b>Gutters-Partial</b>	Rain gutter devices installed only on some of the home's roof edges (typically "front only" or only over doors) to divert rain off of those roof areas to downspouts that take it to the ground. [Exterior Features]
<b>Gym</b>	Facilities intended for indoor sports or exercise.
<b>Hallway(s)</b>	Hallway is minimum 36 inches, preferred 42 inches wide (or adequate alternative based on individual configuration). At least one lighting fixture is present. [Accessibility Features]
<b>Hand Rails</b>	The property contains hand rails, poles drilled on the side of a wall to help prevent a fall and aid in walking or transports. [Accessibility Features]
<b>HardiPlank Type</b>	The structure was made wholly or partly with HardiPlank type. HardiPlank falls in the fiber-cement siding class, which means that it is a combination of cellulose fibers, along with cement-like materials. [Construction Materials]
<b>Has known Defects</b>	The building has imperfections, lack or shortcomings.
<b>Hay Storage</b>	The property allows horses and has hay storage. [Horse Amenities]
<b>Hay-crops</b>	The land is used to develop hay.
<b>Hazard Insurance</b>	Insurance protecting against loss to real estate caused by fire, some natural causes, vandalism, etc., depending upon the terms of the policy.
<b>Health Club Discount</b>	The community comes with a discount to a health/fitness club. [Community Features]
<b>Healthy Living Features</b>	Specific property features that contribute to better indoor air quality, accessibility, and health. [Green Energy Efficient]
<b>Heat</b>	Heat utility is included in the fee paid to the Association. [Association Fees Include]
<b>Heat Pump</b>	A system that exchanges heat between a warm and cool space. The heat exchange is done between the dwelling and another air space, like outdoors; or a water source; or below ground (geothermal). [Cooling]
<b>Heated</b>	The spa is heated. [Spa Features]
<b>Heated</b>	The pool is heated. [Pool Features]
<b>Heated Garage</b>	The property has a heated garage. [Parking Features]
<b>Heated Pool</b>	Pool equipped to heat up and not freeze in the winter months
<b>Heatilator</b>	The fireplace has a built in ventilation system used to circulate heat. [Fireplace Features]
<b>Heating</b>	A list describing the heating features of the property
<b>Heating Paid By</b>	The party that pays for the heating fees.
<b>HEPA Filter (High Efficiency Particulate Air Filter)</b>	Used to trap and remove certain particulate pollutants from indoor air.
<b>HERS (Home Energy Rating System) Year</b>	The year the HERS Index was received.
<b>HERS (Home Energy Rating System) Index</b>	A computer software energy modeling scoring system established by the Residential Energy Services Network (RESNET) to measure a home's energy efficiency and performance.
<b>HERS (Home Energy Rating System) Rating</b>	An analysis of a home's energy efficiency as per the HERS Index that consists of diagnostic testing using specialized equipment, such as a blower door test, duct leakage tester, combustion analyzer and infrared cameras.
<b>HERS Index Score</b>	The HERS Index is the nationally recognized scoring system for measuring a home's energy performance. To calculate a home's HERS Index Score, a certified RESNET home energy rater will do a home energy rating and compare the data against a reference home ( <i>a design-modeled home of the same size and shape as the actual home</i> ), so the HERS Index Score is always relative to the size, shape, and type of the house. The lower the number, the more energy efficient the home. [Green Building Verification Type]
<b>High Ceilings</b>	The ceiling height is greater than what might be considered a normal ceiling height
<b>High Rise</b>	A building with 10 (ten) or more floors with elevator service.
<b>High Rise (8-13 Stories)</b>	The unit is part of a high rise (8-13 stories) complex. [Unit Style]
<b>High Roof Window</b>	A window in the roof line or in the roof to help regulate heat from the house.
<b>High School</b>	The name of the high school having a catchment area that includes the associated property.
<b>High School Other</b>	If the listing is not in the state of Texas, manually type in the name of the Senior High School the property is associated with. Only input school when "Other" is selected for both School District and High School.
<b>High Speed Internet</b>	The property has access to high speed internet service, but may or may not be wired and/or connected to that service. [Interior Features]
<b>High Speed Internet Access</b>	The community has access to a connection type of internet that transfers data via high-speed cable, satellite and wireless connections. [Community Features]
<b>Highway/Tourist Service</b>	The land is currently used for a highway/tourist service
<b>Hill Country</b>	The property has a view of the hills/hill country. [View]
<b>His and Hers Closets</b>	The room(s) have two separate closets. [Interior Features]
<b>Historic Design</b>	A building that is officially recognized for its historic design and age relevance. [Property Condition]
<b>Historical</b>	A building that is officially recognized for its historic significance and therefore has special income tax status, which encourages rehabilitation and discourages demolition or substantial alteration of the structure. [Tax Exemptions]
<b>Historical Design</b>	A building that is officially recognized for its historic design and age relevance.

<b>Historical Designation</b>	A property registered by the National Historical Society, and which has a plate conspicuously posted evidencing the designation.
<b>HOA (Home Owners Association)</b>	An organization of the homeowners in a particular subdivision, planned unit development, or condominium; generally for the purpose of enforcing deed restrictions or managing the common elements of the development.
<b>HOA Approval Req'd</b>	The Home Owner's Association must approve transaction before it is carried out.
<b>HOA Fee</b>	The amount of HOA fees at each payment installment.
<b>HOA Includes</b>	Areas of a property that are used by all owners or tenants.
<b>HOA Management Company</b>	The management company of the Home Owner's Association within the property's jurisdiction.
<b>HOA Mandatory</b>	The resident is required to be a member of the Home Owners Association.
<b>HOA Name</b>	The name of the Home Owner's Association within the property's jurisdiction.
<b>HOA Requirement</b>	Field that designates whether payment of HOA fees are required.
<b>HOA Transfer Fee</b>	Fee associated with the Transfer of the HOA to a new owner.
<b>HOA Voluntary</b>	The resident is not required to be a member of the Home Owners Association.
<b>Hoist Dock</b>	Mechanical device used primarily for raising and lowering boats from the water.
<b>Hold (H)</b>	A contract exists between the seller and the listing member. The listing may be completely off market, not allowing any showings and/or not taking any further offers.
<b>Holdover Tenant</b>	A tenant who remains in possession of leased property after the lease term expiration.
<b>Home Automation System</b>	Electronically monitors and controls various systems in a home for the purpose of energy management, comfort, or occupant preference. Typically automation systems may control the home's HVAC for operational efficiency, lighting for efficiency or scene scenarios, and/or various electrical circuits to reduce power usage when not in use.
<b>Home Energy Score</b>	The Home Energy Score, managed by the US DOE, is a national system that allows homes to receive an energy efficiency rating, similar to the MPG rating available for cars. The Home Energy Score uses a 10-point scale to reflect how much energy a home is expected to use under standard operating conditions. Homes that are expected to use the least amount of energy ( <i>and are considered the most energy efficient</i> ) score a 10, and homes that are expected to use the most amount of energy ( <i>and are considered the least energy efficient</i> ) score a 1. The Home Energy Score uses a standard calculation method and takes into account the home's structure and envelope ( <i>walls, windows, foundation</i> ) and its heating, cooling, and hot water systems. Only Qualified Assessors who pass a DOE exam are allowed to provide the Home Energy Score. [Green Building Verification Type]
<b>Home Energy Upgrade Certificate of Energy Efficiency Improvements</b>	Buildings Performance Institute BPI- 2101 Standard Requirements for a Certificate of Completion for Whole-House Energy Efficiency Upgrades specifies a standard way of describing the improvements made to an existing home through a home energy upgrade (HEU). Certificates are provided by a local energy efficiency program sponsor. [Green Building Verification Type]
<b>Home Energy Upgrade Certificate of Energy Efficiency Performance</b>	Buildings Performance Institute BPI- 2101 Standard Requirements for a Certificate of Completion for Whole-House Energy Efficiency Upgrades specifies a standard way of describing the improvements made to an existing home through a home energy upgrade (HEU) and provides one or more measures of a home's performance. Measures of performance may include a HERS rating, a Home Energy Score, an indication of projected or actual energy consumption, or other systems. Certificates are provided by a local energy efficiency program sponsor. [Green Building Verification Type]
<b>Home Performance w/ ENERGY STAR®</b>	Certification of completion of defined energy efficiency improvements recommended in a home energy analysis. This comprehensive, wholehouse approach improves both energy efficiency and home comfort, while helping to protect the environment by addressing four main areas: central air conditioning and heating system, air duct sealing, window solar gains, and attic insulation. Austin Energy provide rebates for homes achieving this certification within their service area.
<b>Home Performance with ENERGY STAR</b>	Home Performance with ENERGY STAR offers whole-house solutions to high energy bills and homes with comfort problems. The program is managed by a local sponsor that recruits home improvement contractors who are qualified to perform comprehensive home assessments and improvements. Local sponsors must follow specific guidelines to participate as outlined in the HPwES Sponsor Guide and Reference Manual. [Green Building Verification Type]
<b>Home Protection Plan</b>	From builder of new home to protect against faulty materials, workmanship; on used home, first-year protection against unexpected major repair expense, breakdowns.
<b>Home Theater Room</b>	Television and video equipment designed to reproduce in the home the experience of being in a movie theater
<b>Homestead</b>	In some jurisdictions, a reduction in the assessed value allowed for one's principal residence. [Tax Exemptions]
<b>Horse Amenities</b>	A list of horse amenities on the lot or in the community

<b>Horse Facilities</b>	Stables or barns for horses.
<b>Horse Farm</b>	A farm designed with barns, stables, stalls, pens and fencing for use in raising or training horses.
<b>Horses Y/N</b>	The property is allowed to raise horses. Only found on search forms.
<b>Hot Tub</b>	A spa and/or hot tub on the property. [Spa Features]
<b>Hot Tub Community</b>	The community has a shared hot tub for residents. [Community Features]
<b>Hot Water</b>	Hot water is included in the fee paid to the Association. [Association Fees Include]
<b>Hotel/Motel</b>	The property is designed for hotel or motel use. [Property Sub Type]
<b>House on Property</b>	Describes a livable dwelling on the property.
<b>Housekeeping</b>	The community has a shared housekeeping service available for residents. [Community Features]
<b>Housing Ration</b>	The ration of the monthly housing payment in total (PITI - Principal, Interest, Taxes and Insurance) divided by the gross monthly income. This ration is sometimes referred to as the top ration or front end ration.
<b>HUD</b>	The U.S. Department of Housing and Urban Development.
<b>HUD Owned</b>	The listed property is owned, and being sold, by the US Department of Housing and Urban Development. [Special Listing Conditions]
<b>HUD/VA/REO</b>	Describes a property owned either by the Housing and Urban Development Department, the Veterans Administration or Real Estate Owned (banks).
<b>Humidifier</b>	The property includes a humidity control device or system. [Appliances]
<b>Humidity Control</b>	The cooling system includes humidity control. [Cooling]
<b>Hunting</b>	The land is currently used for hunting
<b>Hunting Lease Potential</b>	Usually a large tract of land, inhabited by deer, turkey, or other animals for sport hunting, and not suitable for running cattle, farming or other productive use.
<b>HVAC</b>	For purposes of marketing, the property has a heating, ventilation and air conditioning system that has some green/efficient rating or quality. [Green Energy Efficient]
<b>HVAC</b>	The acronym for "Heating, Ventilation, and Air Conditioning" system.
<b>ICAT Recessed Lighting</b>	ICAT recessed light fixtures are rated both to safely come in contact with insulation and are better airsealed. ICAT is an acronym for Insulation Contact/AirTight. They can be installed safely with insulation and air sealing. These lights are different from IC (Insulation Contact) fixtures, which are not very airtight. They can also be identified by the wording "Washington State Approved." Documentation on the installation is recommended because ICAT rating often requires multiple components be used as specified by the manufacturer. Substitutions of components can negate the rating. [Construction Materials]
<b>ICC-700 National Green Building Standard</b>	Establishes design, construction, and remodel practices for green residential buildings. The Standard defines enhanced specifications for windows and doors that earn additional performance level points.
<b>Ice Maker</b>	The property includes an ice maker. [Appliances]
<b>ICF Compatible Fixtures</b>	An energy efficient family of light duty industrials that feature premium performance and durability. The series incorporates sturdy embossed reflectors that precisely direct and effectively control light.
<b>ICFs (Insulated Concrete Forms)</b>	The structure was made wholly or partly with insulated concrete forms (ICFs). [Construction Materials]
<b>Immediate</b>	The legal right to take control of a property as soon as an official arrangement is completed. [Possession]
<b>Improvements</b>	Any permanent, fixed development of land or buildings through expenditure of money or labor that more than merely replaces, repairs or restores to original condition and tends to increase the value of the property. Improvements are not deductible for tax purposes, but are capitalized and, if made to depreciable property, are depreciable over the same life as the asset that was improved.
<b>In Basement</b>	The washer and/or dryer are located in the basement of the property. [Laundry Location]
<b>In Bathroom</b>	The washer and/or dryer are located in a bathroom of the property. [Laundry Location]
<b>In Carport</b>	The washer and/or dryer are located in the carport on the property. [Laundry Location]
<b>In Foreclosure</b>	The listed property is currently in the process of foreclosure. [Special Listing Conditions]
<b>In Garage</b>	The washer and/or dryer are located in the garage of the property. [Laundry Location]
<b>In Ground</b>	The spa is built into the ground. [Spa Features]
<b>In Ground</b>	The pool is built into the ground. [Pool Features]
<b>In Hall</b>	The washer and/or dryer are located in a hall of the property. [Laundry Location]
<b>In Kitchen</b>	The washer and/or dryer are located in the kitchen of the property. [Laundry Location]
<b>In Unit</b>	The washer and/or dryer are located in the unit of the property. [Laundry Location]
<b>Incentives</b>	For purposes of marketing, the property has incentives that have some green/efficiency focus. [Green Energy Efficient]

<b>Income &amp; Expense/Statement</b>	A historical financial report that indicates sources and amounts of revenues, amounts of expense accounts, and profit or loss. Generally prepared on either an accrual or a cash basis.
<b>Incomplete (I)</b>	The listing has not yet been completely entered and is not yet published in the MLS.
<b>Index</b>	A published interest rate to which the interest rate on an Adjustable-rate Mortgage (ARM) is tied. Some commonly used indices include the 1 Years Treasury Bill, 6 Month LIBOR, and the 11th District Cost of Funds (COFI).
<b>Indoor</b>	The pool is indoors or within a structure. [Pool Features]
<b>Indoor airPLUS</b>	EPA Indoor airPLUS is a set of optional construction practices and technologies builders can follow to reduce indoor air pollutants and improve the indoor air quality in a new home beyond minimum code requirements. It is only available to homes that first meet ENERGY STAR Certified Homes certification. [Green Building Verification Type]
<b>Indoor Grill</b>	The property has an indoor grill. [Appliances]
<b>Indoor Pool</b>	A swimming area inside the confines of a building or home.
<b>Indoor Utilities</b>	Indoor utilities usually means that the washer and dryer hook ups are inside the main home, not in the garage.
<b>Induction Cooktop</b>	The electric cooktop is based on magnetic induction rather than heating coils. [Appliances]
<b>Indus Bldg. Office/Warehouse</b>	Describes an Industrial Building currently being used as an office or warehouse.
<b>Indus. Bldg.- Other see Remarks</b>	Describes an Industrial Building being used for purposes other than those listed in the MLS, and described otherwise in the Agent Remarks.
<b>Indus. Bldg. Warehouse/ R&amp;D</b>	Describes an Industrial Building currently being used as a warehouse, for light manufacturing research and development (R&D), or high-tech space.
<b>Indus. Bldg./ Self Storage</b>	Describes an Industrial Building currently being used to lease or rent containers or units of space to people to store possessions.
<b>Indus. Business Park Complex</b>	Describes an area zoned and planned for the purpose of industrial development and may contain office complexes.
<b>Industrial</b>	The property is designed for industrial use. [Property Sub Type]
<b>Industrial Gross Lease</b>	A type of Commercial lease where the tenant pays base rent plus a share of services. A gross lease can be modified and may or may not require the tenant to pay utility bills. Usually the landlord pays for the building's property taxes, insurance and maintenance.
<b>Infinity</b>	Also named a negative edge, zero edge or infinity edge, an infinity pool has one or more edges where water flows over the edge creating a visual effect of water with no boundary. [Pool Features]
<b>In-Ground Pool</b>	A swimming area dug in the ground with either a concrete or vinyl foundation then filled with water
<b>In-Ground Sprinkler</b>	Underground sprinklers that function through a means of basic electronic and hydraulic technology.
<b>In-Law Floorplan</b>	The structure has an area within that has the characteristics of an independent apartment. Typically with a living area, kitchen, bedroom and bathroom, and in-law floor plan is not necessarily an Accessory Dwelling Unit (ADU). [Interior Features]
<b>Insert</b>	A fireplace insert is a device inserted into an existing masonry or prefabricated fireplace. Inserts are used for their aesthetic, insulating, circulating or other features. [Fireplace Features]
<b>Inside</b>	The washer and/or dryer are located inside of the property. [Laundry Location]
<b>Inside Entrance</b>	The property has parking with an inside entrance. [Parking Features]
<b>Inside Storage</b>	The act of storing something inside the main building.
<b>Inspection</b>	A physical scrutinizing review of property or of documents.
<b>Instant Hot Water</b>	The property has a circulatory or instant hot water system. [Appliances]
<b>Insulated Doors</b>	Door sections containing insulating material.
<b>Insulated Windows</b>	The property has insulated windows, an insulation solution whereby multiple layers (panes) of glass are used in place of a single layer/pane — with the spaces between these panes generally being turned into a vacuum or filled with a gas with lower thermal conductivity and heat capacity than "air." [Window Features]
<b>Insulation</b>	For purposes of marketing, the property has insulation that has some green/efficient rating or quality. [Green Energy Efficient]
<b>Insulation</b>	Refers to the materials used within the walls, attics, and exposed floors of the home for the purpose of reducing thermal gains and losses.
<b>Insulation Rating (R-value)</b>	Refers to an insulating material's resistance to conductive heat flow that is rated in terms of its thermal resistance or R-value. The higher the R-value, the greater the insulating effectiveness.
<b>Insurance</b>	Insurance is included in the fee paid to the Association. [Association Fees Include]
<b>Insurance Expense</b>	Total expenses paid for insurance in the one year.
<b>Intercom</b>	An electrical device allowing one-way or two-way communication, such as a PA or paging system. [Interior Features]

<b>Intercom Entry</b>	An intercom on the outside of the house to speak with the guest from the inside of the dwelling.
<b>Interior Ceiling Height</b>	The measurement(s) of the ceiling from the floor level.
<b>Interior Features</b>	A list of features or description of the interior of the property included in the sale/lease.
<b>Interior Garage Steps</b>	Refers to an internal staircase or steps in the garage.
<b>Interior Insurance</b>	Also known as condo insurance, covers everything inside your unit, from your possessions to the drywall, cabinets, furnishings, and other materials. Also covers what most traditional policies cover, including damage from fire, smoke, lightening, wind, and theft/vandalism.
<b>Interior Lot</b>	Also referred to as an inside lot, an interior lot faces street on only one side. [Lot Features]
<b>Interior Steps</b>	Any number of steps, up or down, on the inside of the dwelling. [Interior Features]
<b>Interior Walls</b>	Refers to the area of the home that delineates a building and supports its superstructure, separates space in buildings into rooms, or protects or delineates a space in the open air.
<b>Interior/Ceiling Height</b>	The height of the building measured inside from floor to ceiling.
<b>Interior/Exterior Features</b>	A list of features or description of the interior/exterior of the property included in the sale/lease
<b>Intermediary</b>	A person who acts on behalf of another person in connection with futures trading, such as a Futures Commission Merchant, Introducing Broker, Commodity Pool Operator, Commodity Trading Advisor, or Associated Person.
<b>Intermittent Creek</b>	One that runs water when it rains, and does not when the weather is dry.
<b>Internet</b>	Internet access is included with the Home Owner's Association dues paid by the owner. Questions about the means of access (e.g. wifi, ethernet), the speed of the access and other information about the Internet Service Provider (ISP) may be directed to the Home Owner's Association. [Association Fees Include]
<b>Internet Address Display</b>	A yes/no field that states the seller has allowed the listing address to be displayed on Internet sites.
<b>Internet Automated Valuation Display YN</b>	A yes/no field that states the seller allows the listing can be displayed with an AVM on Internet sites. An AVM uses statistical calculations to estimate the value of a property based upon data from public records, MLS, and other sources. If NO is selected a VOW may not display an automated valuation next to he property listing.
<b>Internet Consumer Comment YN</b>	A yes/no field that states the seller allows a comment or blog system to be attached to the listing on Internet sites. Some Virtual Office Websites (VOWs) may provide functionality that permits the customer using the VOW to enter comments about the listed properties. If NO is selected a VOW may not display comments or reviews with the listing.
<b>Internet Entire Listing Display YN</b>	A yes/no field that states the seller has allowed the listing to be displayed on Internet sites. If Internet Display is NO, then this listing will also not be included in the IDX data feed.
<b>Interstate Road</b>	A network of limited-access highways (also called freeways or expressways).
<b>Inventory (acquisition incl)</b>	The unsold items are included in the sale of the property.
<b>Investment</b>	The land is currently used as an investment
<b>Invisible</b>	The property has invisible fencing. [Fencing]
<b>Invisible Fence</b>	An electronic pet fence or fenceless boundary that may or may not consist of a wire around the perimeter of a home, designed to keep a pet within the boundaries of the property without the use of a physical barrier. A wireless transmitter communicates to the animal the safe zone boundaries.
<b>Irregular Lot</b>	The lot is not a rectangle. [Lot Features]
<b>Janitorial Service</b>	A service rendered for the maintenance and upkeep of property.
<b>Jenn-Air Type</b>	Brand of luxury kitchen appliances.
<b>Jetted Tub</b>	A bath or garden tub with water jets built in.
<b>Jogging/Biking Trail</b>	An outdoor path through a forest or moor used for running and cycling
<b>Kennel</b>	The property has a kennel. [Exterior Features]
<b>Kennel/Dog Run</b>	The property includes a kennel or dog run. [Other Structures]
<b>Key Card Entry</b>	The property or community has key card entry. [Security Features]
<b>Key Deposit</b>	Upfront cost to guarantee the return of the property's keys upon the release or end of a lease.
<b>Key in Office</b>	The key to access the property for showing must be retrieved from the listing or manager's office. [Showing Requirements]
<b>Key with Gate Guard</b>	The key to the dwelling is located with the gate guard. [Showing Requirements]
<b>Key with Listing Agent</b>	The key to the dwelling is located with the listing agent. [Showing Requirements]
<b>Key with Listing Office</b>	In order to gain access to the property the key will be accessible with an office that has listed the property. [Showing Requirements]
<b>Key with Management Company</b>	The liaison of the property will provide the key for access. [Showing Requirements]
<b>Key with Occupant</b>	The person (s) that are in the property/dwelling will provide a key for access. [Showing Requirements]
<b>Key with Owner</b>	The owner of the property/dwelling will provide a key for access. [Showing Requirements]
<b>Kit/Din Combo</b>	The Kitchen and Dining area are connected with no wall for separation.



<b>Kitchen</b>	40" clear turn-around, or 36" clear with clear under-counter space for T-turn space in kitchen, unimpeded by fixtures. Roll-under/adaptable sink with padded trap or side-access to sink. Roll-out shelves in at least 50% of lower cabinets, Roll-under work area (36" clearance). Lighting fixtures directed over all task areas with adaptable control. This is required to be considered Enhanced Accessible. Optional: Adaptable under-sink cabinet with removable doors and cabinet base. Accessible features for upper kitchen cabinets. Space for side-by-side refrigerator (minimum 36 inches); Contrasting color counter edges for vision accessibility. [Accessibility Features]
<b>Kitchen</b>	The property has a fireplace in the kitchen. [Fireplace Features]
<b>Kitchen</b>	A facility with receiving, storage, preparation, cooking, ware washing, and serving areas.
<b>Kitchen - Country Kitchen</b>	A spacious kitchen furnished in a traditional style, typically with a table for serving casual meals
<b>Kitchen Appliances</b>	Stove controls in front or side, at counter top height; Oven with side-access door at counter level; Microwave is at counter level. This is required to be considered Enhanced Accessible. Optional: Raised dishwasher. Microwave has clear work area below or to the right side. [Accessibility Features]
<b>Kitchen Equipment</b>	Stoves, pots, pans, refrigerator, freezer, dishers, utensils, appliances, etc.
<b>Kitchen Facilities</b>	The community has a shared kitchen designated for cooking or the preparation of food. [Community Features]
<b>Kitchen Island</b>	A separate counter surface in a kitchen that is not attached to other surfaces or to a wall. A kitchen island may or may not include a sink, stove or other fixtures. [Interior Features]
<b>Kitchen Level</b>	The property has parking at the kitchen level. [Parking Features]
<b>Kitchen Open to Family Room</b>	No wall separates the Kitchen area from the den/family room.
<b>Kitchenette</b>	Tiny kitchen area that is often built into the end of another room such as a room in an efficiency apartment.
<b>Known Defects repaired</b>	The building's known imperfections have been fixed.
<b>Lake</b>	The community has a lake. [Community Features]
<b>Lake</b>	The property has a lake view. [View]
<b>Lake Front</b>	The property is on or adjacent to the lake front. [Waterfront Features]
<b>Lake on Lot</b>	Property that includes a body of water surrounded by land.
<b>Lake Privileges</b>	The property includes rights to access the lake. [Waterfront Features]
<b>Laminate Counters</b>	The counters are covered with a laminate
<b>Laminate Flooring</b>	Multi-layer synthetic flooring product fused together with a lamination process. It is made to resist moisture to prevent board warping for a solid foundation.
<b>Land and Improvements</b>	The land and its adjustments are included in the sale.
<b>Land Area Measurement</b>	The total amount of land for lease.
<b>Land Area Measurement Source</b>	The Source of the Land Area Measurement data.
<b>Land Area Measurement Type</b>	The measurement tool used for the Land Area Measurement.
<b>Land Assessment</b>	The tax assessed value of the land.
<b>Land Description</b>	Describes features of the property (look, positioning, and structure) that are located on the property.
<b>Land Developed</b>	The land has been built for use.
<b>Land Development in Progress</b>	The property is being built, rebuilt or expanded.
<b>Land Lease Fee</b>	Total expenses paid for land lease in the one year.
<b>Land Leases Exist/ Available</b>	There are available property to be sold or leased.
<b>Land Only (acquisition incl)</b>	Only the land is included in the sale.
<b>Land Platted</b>	Land that has been divided into surveyed lots.
<b>Land SQFT</b>	The measurement of a plot of land. Example: frontage x depth: 120 x 87.
<b>Land Staked</b>	Marking the claim boundaries, typically with wooden posts or stone cairns.
<b>Land Surveyed</b>	Referring to the land as measured and its area ascertained (learned).
<b>Land Undeveloped/Raw/Vacant</b>	The land has not been dug or built on.
<b>Land/Construction Permits Secured</b>	The land can be developed and has the liability in place to begin.
<b>Landline Phone</b>	A telephone line which travels through a solid medium, either metal wire or optical fiber.
<b>Landscape Package</b>	An incentive that involves the gardening and maintenance of outdoor scenery. [Buyer Incentive]
<b>Landscaped</b>	The lot has been fully or partially landscaped. [Lot Features]
<b>Landscaping</b>	Landscaping is included in the fee paid to the Association. [Association Fees Include]
<b>Lap</b>	The pool is specifically designed for swimming laps. [Pool Features]
<b>Lap Pool</b>	These types of pools are typically narrow and long, usually over 50', to facilitate exercise and swimming for health and fitness.
<b>Large Available Space</b>	The largest area available to lease by the tenant.
<b>Large Boat/RV Garage</b>	A garage with higher ceilings and wider than normal storages used to house boats, RV and other larger motorized vehicles.
<b>Largest Available Space Measurement</b>	Measurement of the largest area available to lease by the tenant.

<b>Last Months Rent</b>	A monetary pledge to remain in the lease through the end of a contractual date.
<b>Latent Defects</b>	A fault in the property that could not have been discovered by a reasonably thorough inspection before the sale.
<b>Laundromat</b>	Building equipped with laundry connections to wash/dry clothes.
<b>Laundry Closet</b>	The washer and/or dryer are located in a laundry closet on the property. [Laundry Location]
<b>Laundry Facilities</b>	The type of laundry connections available in the property, if any.
<b>Laundry Facility(s)</b>	The community has a shared laundry facility for residents. [Community Features]
<b>Laundry Location</b>	The location in the dwelling where clothing can be washed and/or dried.
<b>Laundry Room</b>	The washer and/or dryer are located in a laundry room on the property. [Laundry Location]
<b>Laundry Service</b>	The community has a laundry service available for residents. [Community Features]
<b>Lead Based Paint Addendum</b>	Considered a hazardous material. It is potentially poisonous and its existence in property is to be disclosed to a buyer. Its presence is often difficult to determine because applications of lead-based paint may have been covered by more recent paint applications that are free of lead.
<b>Leasable Area</b>	The area that may be leased within the commercial property
<b>Lease</b>	Certain aspects must be completed before the lease is accepted.
<b>Lease Back</b>	The seller may be interested in the simultaneous sale of a property with a lease back to the seller, who then becomes the tenant. [Acceptable Financing]
<b>Lease Comments</b>	Additional information for the lease of the property.
<b>Lease Expiration Date</b>	If the current occupant is a tenant, this is when the Lease agreement expires.
<b>Lease Frequency</b>	The time frame the List Price for a Commercial Lease listing is calculated.
<b>Lease Measurement</b>	The area measurement the List Price for a Commercial Lease listing is calculated.
<b>Lease Option (acquisition incl)</b>	Have the option of leasing items/other products from the property in the sale.
<b>Lease Purchase</b>	The seller may be interested in selling as a lease purchase. [Acceptable Financing]
<b>Lease Term</b>	The length of lease allowed or accepted by the owner.
<b>Lease Type</b>	The type of Lease the current Tenant has signed with the Owner/Property Manager.
<b>Leased</b>	The property has leased parking. [Parking Features]
<b>Leased (L)</b>	The listing has been leased and the tenant has taken possession of the property.
<b>Leases</b>	Describes the type of lease currently on the property; signed agreements to the property by a lessee and lessor.
<b>LEED For Homes</b>	The United States Green Building Council (USGBC) green building certification for newly constructed single-family homes based on mandatory requirements and points achieved in sustainable sites, community connectivity, energy and water efficiency, construction material efficiency, indoor environmental quality, education and awareness, and innovation. Certification is administered by independent third-party raters and can achieve Certified, Silver, Gold, and Platinum certification levels. [Green Building Verification Type]
<b>LEED-H</b>	Also known as LEED for Homes, is the United States Green Building Council (USGBC) green building certification for newly constructed single-family homes based on mandatory requirements and points achieved in sustainable sites, community connectivity, energy and water efficiency, construction material efficiency, indoor environmental quality, education and awareness, and innovation. Certification is administered by independent third-party raters and can achieve Certified, Silver, Gold, and Platinum certification levels.
<b>Legal Description</b>	Legally acceptable identification of real estate by one of the following: The government rectangular survey, Metes and Bounds, or recorded plat (lot and block number).
<b>Legal Documents</b>	Binding legal documents and forms for real estate transactions.
<b>Lender Approval</b>	Lender's agreement to allow assumption after review of borrower's creditworthiness and income; can also apply to initial loan. [Acceptable Financing]
<b>Level</b>	The lot is level/flat. [Lot Features]
<b>Level Lot</b>	Home or property built on a slope or hill usually multi-leveled.
<b>Levels</b>	The number of levels in the property being sold/leased. For example, One Level, Two Levels, Three or More Levels, Multi/Split. A discreet horizontal plane of interior living space (excluding basements).
<b>Library</b>	The property has a fireplace in the library. [Fireplace Features]
<b>Library</b>	The community has a shared area used to store and read novels/book/magazines. [Community Features]
<b>Library Room</b>	An area of the home used to store and read novels/book/magazines.
<b>License</b>	The type of license or city permit the current establishment has obtained.
<b>Lien</b>	An encumbrance against property for money due, either voluntary or involuntary.
<b>Lifetime Cap</b>	A provision of an ARM that limits the highest rate that can occur over the life of a loan.
<b>Lifts</b>	Mechanical tools used to raise an object(s) at higher position or level.
<b>Lighted</b>	The property has lighted parking. [Parking Features]
<b>Lighting</b>	The property has exterior lighting. [Exterior Features]

<b>Lighting</b>	For purposes of marketing, the property has lighting that has some green/efficient rating or quality. [Green Energy Efficient]
<b>Lighting Tracked</b>	A lighting system in which the lights are fitted on tracks, allowing variable positioning.
<b>Limited # Vehicles</b>	The number of vehicles allowed by restrictions and/or lease agreement.
<b>Limited Information</b>	Information restricted or known pertaining to an agreement or property.
<b>Limited Service</b>	A limited set of services offered by a brokerage. [Listing Service]
<b>Limited Services</b>	Plan offered by some real estate brokers that allows the buyer to contract for less than the full array of brokerage services at reduced commission rates.
<b>Limited Weight Allowed</b>	Total weight limit for the animal(s) in or on the property.
<b>Liner</b>	The pool has a liner. [Pool Features]
<b>Linoleum Flooring</b>	Material consisting of a canvas backing thickly coated with a preparation of linseed oil and powdered cork, used as a floor covering.
<b>Liquor License</b>	A license authorizing the holder to sell alcoholic beverages.
<b>Lis Pendens</b>	Latin: "suit pending" Recorded notice of the filing of a suit, the outcome of which may affect title to a certain land.
<b>List Agent Email</b>	The email address of the Listing Agent
<b>List Agent Full Name</b>	The full name of the listing agent. (First Middle Last)
<b>List Agent MLS ID</b>	The local, well-known identifier for the member
<b>List Date</b>	The date the listing becomes available in the MLS and to agents to view the property; on a listing agreement, the month, day and year the home was available to market.
<b>List Price</b>	The current price of the property as determined by the seller and the seller's broker. For auctions this is the minimum or reserve price.
<b>Listing Agent 2</b>	The Co-Listing agent for this listing/transaction.
<b>Listing Agent 2 ID</b>	The co-Listing agent's license ID number
<b>Listing Agent 2 Name</b>	The licensed co -Listing agent's full name as it appears on their ID
<b>Listing Agent ID</b>	The primary Listing agent's license ID number for a listing.
<b>Listing Agent Name</b>	The primary Listing agent's name as it appears on their ID
<b>Listing Agreement</b>	The nature of the agreement between the seller and the listing agent. Examples are Exclusive Agency, Open Listing, etc.
<b>Listing Agreement Document</b>	The origin of Listing Agreement used between the Listing Agent and the Owner of the property.
<b>Listing Contract Date</b>	The effective date of the agreement between the seller and the seller's broker. This is the date entered by the agent reflecting when the change occurred contractually, not a timestamp of when the change was made in the MLS.
<b>Listing Detail URL</b>	A URL for specific property. Not for community website or agent/office marketing. If no URL is entered, system will automatically input AustinHomeSearch.com URL for listing.
<b>Listing Service</b>	Defines the type or level of service the listing member will be providing to the selling home owner. This will typically be a single selection. Examples include Full Service or Limited Service.
<b>Listing Will Appear On</b>	When permitted by the broker, the options made by the agent on behalf of the seller, where they would like their listing syndicated. i.e. Homesnap, Realtor.com, Zillow, etc.
<b>Liv/Din Combo</b>	The living area and dining area are connected with no wall for separation.
<b>Livestock</b>	The property has a fence, commonly wire, either barbed or wire net, or a combination to hold farm animals. Could be wood, but that is more commonly called a corral. [Fencing]
<b>Livestock</b>	Describes whether or not livestock are allowed according to the zoning codes and deed restrictions.
<b>Livestock</b>	The land is currently used for livestock
<b>Livestock Farm</b>	A farm that raises cattle, sheep, pigs and other animals, but usually not horses. With horses, it is more commonly called a horse ranch.
<b>Living Area</b>	The total livable area within the structure.
<b>Living Area Source</b>	The source of the measurements. This is a pick list of options showing the source of the measurement. If an option other than Public Records is selected, documentation should be added to the listing.
<b>Living Building Challenge</b>	Living Future Institute's Homes certified by a third-party that they produce as much or more energy than they use. Super-insulated homes that have met certification requirements demonstrating minimal or no heating and cooling system. [Green Building Verification Type]
<b>Living Room</b>	The property has a fireplace in the living room. [Fireplace Features]
<b>Living/Den Room</b>	A room in a private house or establishment that is comfortable and secluded where people can sit and talk and relax.

<b>Load Controller</b>	A load controller is an outdoor computer that is installed next to your breaker panel and is connected to the 220v appliances like A/C units, clothes dryers, water heaters, electric spa heaters, etc. This unit constantly measures the usage of power in your home and directs efficiently to a pre-set priority which lowers your demand and thus your bill. As the demand increases, the load controller ""sheds"" (shuts off), lower priority appliances to maintain a user pre-set demand level. Dropping your demand 5kw = a \$60 reduction per month.
<b>Loading</b>	The type of loading area available to the property.
<b>Loan Amount</b>	The amount the borrower promises to repay, as set forth in the mortgage contract.
<b>Loan Lease Type</b>	The type of Lease the Owner/Property Manager is offering to the potential Tenant.
<b>Loan to Value Ratio (LTV)</b>	The ratio of the amount of your loan to the appraised value of the home. The LTV will affect programs available to the borrower and generally, the lower the LTV the more favorable the terms of the programs offered by lenders.
<b>Lockbox</b>	The property has an electronic lockbox for showing access. This means the key will be left in the lockbox and you must enter the code to gain access. [Showing Requirements]
<b>Lockbox Location</b>	The location of the lockbox/combo box at the property.
<b>Lockbox Serial Number</b>	The serial number of the lockbox placed on the property. Required to enter if Both, Combo, or Electronic Lockbox is selected on Lockbox Type.
<b>Lockbox Type</b>	A field describing the type of lock box.
<b>Lock-In</b>	A written agreement guaranteeing the home buyer a specified interest rate provided the loan is closed within a set period of time. The lock-in also usually specifies the number of points to be paid at closing.
<b>Loft</b>	Unpartitioned living space (one large room) or a space built just below the roof, above a larger room. Upper floor of a factory or warehouse. [Unit Style]
<b>Log</b>	The structure was made wholly or partly with log. A form of timber construction in which walls are made of tree trunks (or logs planed down to create flat or rounded sides) that are laid horizontally on top of each another. [Construction Materials]
<b>Log Lighter</b>	A utensil lit at one end, sometimes dipped in gas or oil, used to start fireplaces.
<b>LOT</b>	Lot Property Type - Unimproved area of land, or improvements hold no value.
<b>Lot Features</b>	A list of features or description of the lot included in the sale/lease
<b>Lot Size Acres</b>	The total Acres of the lot. Acreage will be auto-calculated from SQFT total in Living Area, if filling from tax records.
<b>Lot Size Dimensions</b>	The dimensions of the lot represented as frontage and depth (i.e. 250 x 180).
<b>Lounge</b>	The community has a shared area for sitting, waiting, and general lounging around. [Community Features]
<b>Low Emissivity Windows</b>	The property has low emissivity windows. [Window Features]
<b>Low Flow Plumbing Fixtures</b>	Some or all of the fixtures are designed to save water. [Interior Features]
<b>Low Rise (1-3 Stories)</b>	The unit is part of a low rise (1-3 stories) complex. [Unit Style]
<b>Low VOC Insulation</b>	Volatile organic compounds (VOCs) are emitted as gases from certain solids or liquids. Different types of insulation can be certified for having low VOC content by third-party verifiers such as GreenGuard. [Construction Materials]
<b>Low/No VOC (volatile organic compounds)</b>	Products that off-gas at lower levels or no levels (as indicated) of volatile organic compounds. These products have less or no effect on indoor air quality.
<b>Lower Fixtures</b>	Refers to easily accessed switches for smaller residents or wheelchair access. [Accessibility Features]
<b>Lower Level</b>	The washer and/or dryer are located on the lower level of the property. [Laundry Location]
<b>LSE</b>	Lease Property Type - Single Family dwellings or units for Lease.
<b>Machinery</b>	A collection of equipment used for labor.
<b>Machinery (acquisition incl)</b>	The machines used in the dwelling included in sale.
<b>Mailing State</b>	Allows the user to select specific states to search for out-of-state owners or properties within the ACTRIS coverage area.
<b>Main Level</b>	The washer and/or dryer are located on the main level of the property. [Laundry Location]
<b>Maintenance Expense</b>	Total expenses paid for maintenance in one year.
<b>Maintenance Grounds</b>	Maintenance of the grounds including lawns and common areas but not including exterior structures. [Association Fees Include]
<b>Maintenance On-Site</b>	The community has on-site maintenance to repairs appliances and provide other maintenance services. [Community Features]
<b>Maintenance Structure</b>	Maintenance of the exterior of the structure including roofing, walls, exterior structures and does not include the grounds. [Association Fees Include]
<b>Maize-crops</b>	The land is used to grow maize.
<b>Major Tenant</b>	The name of the tenant who holds the majority of the property.
<b>Managed By</b>	Describes the management type, either Owner or Property Manager.
<b>Management Co Phone</b>	Phone number of the Management Company for the property.
<b>Management Co Rep</b>	The name of the person/representative of the Management Company for the property.
<b>Management Company</b>	Name of the Management Company for the property.

<b>Manager Phone</b>	Phone number of the Management Company for the property.
<b>Mansard</b>	The roof is made wholly/partially of mansard. A roof that has four sloping sides, each of which becomes steeper halfway down. [Roof]
<b>Manufactured Home</b>	A factory built house that is transported to the lot. [Property Sub Type]
<b>Mapsco Grid</b>	The Page and Grid the property is located in the Mapsco Map book.
<b>Marble Flooring</b>	Re-crystallized limestone that can be identified by the veins running through it.
<b>Margin</b>	The number of percentage points a lender adds to the index value to calculate the ARM interest rate at each adjustment period. A representative margin would be 2.75%.
<b>Marina</b>	The property has a marina view. [View]
<b>Market Value</b>	The theoretical highest price a buyer, willing but not compelled to buy, would pay, and the lowest price a seller, willing but not compelled to sell, would accept.
<b>Masonite</b>	The structure was made wholly or partly with Masonite. [Construction Materials]
<b>Masonry</b>	The property has masonry wall(s). [Fencing]
<b>Masonry</b>	The fireplace is made of masonry. [Fireplace Features]
<b>Masonry - All Sides</b>	All walls of the exterior bonded with brick, concrete or stone and backing are so bonded as to exert a common action under load. [Construction Materials]
<b>Masonry - Partial</b>	One, Two, or Three walls on the exterior bonded with Brick, concrete or stone and backing are so bonded as to exert a common action under load. Use See Remarks to specify how many walls. [Construction Materials]
<b>Materials and Construction</b>	Specific property features that contribute to material resource efficiency and energy efficiency in the home's construction and operations. [Green Energy Efficient]
<b>Maximum Lease</b>	This is the largest time frame a lease offer will be accepted.
<b>Media Center/Movie Theatre</b>	The community has shared television and video equipment designed to reproduce in the home the experience of being in a movie theater. [Community Features]
<b>Media Room</b>	A room that is specifically geared for the watching of movies, TV or other forms of multimedia.
<b>Media/Home Theater</b>	Room used for entertaining or watching television/movies.
<b>Medical/Dental</b>	The land is currently used for medical/dental business
<b>Membrane</b>	A type of roofing material used mostly on flat or nearly flat roofs to prevent leaks and watershed on the roof. Membrane roofs are most commonly made from synthetic rubber, thermoplastic (PVC or similar material), or modified bitumen. [Roof]
<b>Mesh Fence</b>	Fence made up of a network of wire or thread.
<b>Metal</b>	The fireplace is make of metal. [Fireplace Features]
<b>Metal</b>	The roof is made wholly/partially of metal. [Roof]
<b>Meter Description</b>	Describes the type of utility meter on the property.
<b>Mgmt Company</b>	Name of the Management Company for the property.
<b>MI (mortgage insurance)/Lenders Approval</b>	When mortgage insurance is required for loan approval. Many lenders insure their mortgages against loss due to a borrower's default. Mortgage lenders/investors typically permit cancellation of mortgage insurance when the homeowner builds up enough equity in the home.
<b>Microwave</b>	The property includes a microwave. [Appliances]
<b>Microwave Oven</b>	An appliance that uses electromagnetic waves to create thermal heating in food instead of traditional stove reheating/cooking.
<b>Mid Rise</b>	A four to ten floor building with elevator service.
<b>Mid Rise (4-7 Stories)</b>	The unit is part of a mid rise (4-7 stories) complex. [Unit Style]
<b>Middle or Junior Other</b>	If the listing is not in the state of Texas, manually type in the name of the Middle or Junior School the property is associated with. Only input school when "Other" is selected for both School District and Middle or Junior.
<b>Middle or Junior School</b>	The name of the junior or middle school having a catchment area that includes the associated property.
<b>Middle Unit</b>	It is preceded by the initial unit and followed by the final unit. [Unit Style]
<b>Middle/Intermediate School</b>	Describes the Middle/Intermediate School associated with the property.
<b>Milo-crops</b>	Sorghum of a drought-resistant variety that is an important grain.
<b>Mineral Interest/Rights/Estate</b>	The privilege of gaining income from the sale of oil, gas, and other valuable resources found on land.
<b>Mineral Wool</b>	A broad term used typically to refer to rock wool and slag wool. In some countries, this term is also used to refer to fiber glass.
<b>Mini Farm</b>	A property with barns, sheds, fences common on farms but with very small acreage.
<b>Mini- Storage</b>	The land is currently used for mini-storage business
<b>Mini-Golf</b>	The community has a shared miniature golf course. [Community Features]
<b>Minimum Lease</b>	This is the smallest time frame a lease offer will be accepted.

<b>Mini-Split System</b>	Provide heating and air conditioning with one or more small wall- or ceiling-mounted units tied to a single outdoor compressor, allowing the zone serviced by each indoor unit to be controlled (usually with a handheld remote) separately from others in the home. Systems may be ductless (meaning there are no duct losses of conditioned air) or multi-port ducted, where several adjoining rooms are serviced by a small single unit. Systems are typically highly efficient and very quiet.
<b>Misting System</b>	The property has a misting system, a fixture that sprays mists of water for dust control or to help cool down a patio/porch and its occupants. [Exterior Features]
<b>Mixed</b>	The roof is made wholly/partially of mixed materials. [Roof]
<b>Mixed Use</b>	The property is designed be used in more than one way. i.e. Office and Retail. [Property Sub Type]
<b>MLS Area</b>	The major marketing area name, as defined by ACTRIS MLS.
<b>MLS#</b>	The number automatically assigned by the MLS system to the particular listing.
<b>Mo. (monthly) Pet Rent</b>	An additional monthly charge/rent for pets on the premises.
<b>Mobile Home</b>	The property includes a mobile home. [Other Structures]
<b>Mobile Home</b>	A factory built house that is transported to the lot, retains axles and was built prior to June 15, 1976. [Property Sub Type]
<b>Mobile Home Park</b>	Any plot of ground upon which two or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation. [Property Sub Type]
<b>Modified for Hearing Impaired</b>	Described as a home that has amenities for a hearing impaired occupant.
<b>Modified for Wheelchair</b>	Home is accessible for physically impaired occupants.
<b>Modified Gross Lease</b>	Modified Gross means, that the Owner or Landlord, is responsible for the major expense items, but the tenant is responsible for their directly related expenses
<b>Modified Site</b>	Home is adjusted for a disabled individual or occupant.
<b>Modified Terms Lease</b>	Owner or landlord changed some of the obligations and responsibilities under the lease of the new owner.
<b>Modular</b>	A modular home is factory constructed and delivered to the home site in modules where it is assembled on foundation walls which have been constructed on the site. [Property Sub Type]
<b>Money Order</b>	A printed order for payment of a specified sum, issued by a bank or post office.
<b>Month to Month</b>	The length of the lease is month to month.
<b>Monthly</b>	Fee is paid or received once a month. [Association Fee Frequency]
<b>Monthly Payment</b>	Describes the current monthly payment on the loan.
<b>Mortgage</b>	A legal document that pledges a property to the lender as security for payment of a debt.
<b>Mortgage Insurance (MI)</b>	Insurance written by an independent mortgage insurance company protecting the mortgage lender against loss incurred by a mortgage default. Usually required for loans with an LTV of 80.01% or higher.
<b>Mortgage Co.</b>	The lender that creates a lien upon all Real Estate as security for payment for the specified debt.
<b>Mortgage Disability Insurance</b>	A disability insurance policy which will pay the monthly mortgage payment in the event of a covered disability of an insured borrower for a specified period of time.
<b>Mortgagee</b>	The lender in a mortgage, typically a bank.
<b>Mortgagor</b>	The borrower in a mortgage, typically a homeowner.
<b>Mosquito System</b>	The patio/porch has a mosquito repellent system, an application system designed to spray pesticides in a fine mist to kill mosquitoes and other insects outdoors. Misting systems include spray nozzles that are mounted around the perimeter of the dwelling in the lawn or landscaping, or on parts of the house or fence. The spray nozzles are connected by tubing to a supply of insecticide. Some misting systems may be turned on at preset intervals using a timer. [Patio and Porch Features]
<b>Move-In Requirements</b>	Documentation or actions necessary before the property can be possessed.
<b>MUD (Municipality Utility District)</b>	A utility that serves a limited geographic area, formed as a municipality rather than a private corporation to take advantage of lower interest rates available to municipal bonds. Allows development in an area that might otherwise not have utility services.
<b>Multi Family</b>	A structure or complex with 5 or more units that are individual dwellings. [Property Sub Type]
<b>Multi Units</b>	The cooling system includes more than one unit. [Cooling]
<b>Multi/Split</b>	A split-level home (also called a tri-level home) is a style of house in which the floor levels are staggered, so that the "main" level of the house (e.g. the level that usually contains the front entry), is partway between the upper and lower floors. [Levels]
<b>Multi-Level</b>	The property has more than two stories.
<b>Multi-level Floor Plan</b>	The unit has a floor plan of multiple levels. [Unit Style]
<b>MultiLots (Adjacent)</b>	Multiple unimproved Parcels being sold as a package. [Property Sub Type]

<b>Multiple Dwelling</b>	The SQFT total entered into Living Area represents the combined area of multiple dwellings included as part of the listing. [Living Area Source]
<b>Multiple Locations</b>	The washer and/or dryer are located in multiple locations on the property. [Laundry Location]
<b>Multiple Lots (Adjacent)</b>	Multiple unimproved Parcels being sold as a package.
<b>Multiple Machines (laundry)</b>	Refers that more than one washer/dryer can occupy the space.
<b>Multiple Pets Allowed</b>	More than one pet is allowed on the premises.
<b>Multiple Yards</b>	More than one yard is part of the property.
<b>Multi-Plex</b>	A multiple family dwelling with 5-9 units.
<b>Multi-Zoning</b>	Describes a property that has multiple zoning codes from the county and/or city.
<b>Murphy Bed</b>	A bed that can be folded or swung into a cabinet when not being used.
<b>NAHB (National Association of Home Builders)</b>	Trade Association that seeks to ensure housing is a national priority and that Americans have access to safe, decent and affordable housing through ownership or renting.
<b>NAHB-NGBS (National Green Building Standard)</b>	A green building certification created by the National Association of Home Builders (NAHB) for both new construction and remodeled residential units based on lot development, resource, water, and energy efficiency, indoor environmental quality, and education. Buildings are scored by independent third-party verifiers in seven categories with both mandatory requirements and points, achieving level classified by Bronze, Silver, Gold or Emerald certification designations.
<b>Native Plants</b>	The lot's landscaping includes native plants. [Lot Features]
<b>Natural Acres</b>	The part of the land covered by natural environment.
<b>Natural Building</b>	The structure was made wholly or partly with natural building. Involves a range of building systems and materials (straw, earth materials, rock, etc.) that place major emphasis on sustainability. Ways of achieving sustainability through natural building focus on durability and the use of minimally processed, plentiful or renewable resources, as well as those that, while recycled or salvaged, produce healthy living environments and maintain indoor air quality. [Construction Materials]
<b>Natural Gas</b>	Describes flammable gas, consisting largely of methane and other hydrocarbons, occurring naturally underground, that is supplied through pipes within the home.
<b>Natural Gas Available</b>	Refers to the ability to install gas utilities by the owner or by a third party.
<b>Natural Gas not Available</b>	Refers to the inability to have natural gas connected on the property.
<b>Natural Gas on Property</b>	Refers to the property having the connections installed and working.
<b>Natural Grass-crops</b>	The land is used to produce introduced and native grasses for pasture, grazing, and hay crops.
<b>Natural Stone Counters</b>	Counters/work surfaces in kitchen composed of natural stone such as granite, limestone, marble, soapstone, gabbro, slate, etc.
<b>Natural Woodwork</b>	The property or room has features made from real wood. [Interior Features]
<b>Near Golf Course</b>	The lot is near a golf course. [Lot Features]
<b>Near Public Transit</b>	The lot is near public transportation. [Lot Features]
<b>Needed</b>	Owner will need to supply once purchased.
<b>Negative Edge Pool</b>	This type of swimming pool is also referred to as infinity swimming pools or infinity edge pools. These are designed to look like the pool extends all the way out to the horizon. The edge of the pool is level with the surrounding land.
<b>Negotiable</b>	Timing of the passing of possession to the buyer is negotiable. [Possession]
<b>Negotiable</b>	The evidence to possess the land is negotiable as to who will hold the information. [Title]
<b>Neighbor Above</b>	An occupant above, or at the top of, the property or dwelling. [Unit Style]
<b>Neighbor Below</b>	An occupant below, or at the bottom of, the property or dwelling. [Unit Style]
<b>Neighborhood</b>	The property has a view of the neighborhood. [View]
<b>Nest Thermostat</b>	The community provides a Nest Thermostat for residents. [Community Features]
<b>Net Lease</b>	A lease whereby, in addition to the rent stipulated, the lessee (tenant) pays some or all of the perproperty expenses that would normally be paid by the property owner. These may include taxes, insurance, maintenance, repairs, utilities, and other items.
<b>Net Leased Indust/ NNN-Single Tenant</b>	Describes an Industrial property with a triple net lease where the single tenant agrees to pay all taxes, insurance and maintenance (the three nets) in addition to normal fees such as rent, utilities, etc.
<b>Net Leased Office/ NNN-Single Tenant</b>	Describes an Office with a triple net lease where the single tenant agrees to pay all taxes, insurance and maintenance (the three nets) in addition to normal fees such as rent, utilities, etc.
<b>Net Leased Retail/ NNN-Single Tenant</b>	Describes a Retail Office with a triple net lease where the single tenant agrees to pay all taxes, insurance, and maintenance (the three nets) in addition to normal fees such as rent, utilities, etc.
<b>Net Net (NN) Lease</b>	Describes a double net lease where the lessee is responsible for taxes and insurance (two of the three nets). The landlord is responsible for any expenses incurred for structural repairs and common area maintenance.

<b>Net Operating Income</b>	Income from property or business after operating expenses have been deducted, but before deducting income taxes and financing expenses(interest and principal payments).
<b>Net Rentable Area</b>	In a building or project, floor space that may be rented to tenants. The area upon which rental payments are based. Generally excludes common areas and space devoted to the heating, cooling, and other equipment of a building.
<b>Net Rentable Area Source</b>	Describes the Source of the Net Rentable Area data.
<b>New Construction</b>	The property has not been lived in; the deed has not be changed from the builder. [Property Condition]
<b>New Design</b>	A home with more modern features in its build.
<b>New Loan Amount</b>	The amount of the loan for the newly purchased property.
<b>New Year Built</b>	Describes the year the dwelling was constructed, not lived in.
<b>NGBS New Construction</b>	Home Innovation Research Labs certifies homes to the ICC-700 National Green Building Standard(tm) (NGBS), which has undergone the full consensus process and received approval from the American National Standards Institute (ANSI). Home Innovation Research Labs provides project certification to the NGBS. NGBS applies to both single-family homes and multifamily buildings. Certification options also exist for new construction, remodel projects (both whole-home and functional areas such as a kitchen or bathroom) and land development/subdivision. Homes may qualify for a bronze, silver, gold, or emerald certification level depending on the number of green building practices met. [Green Building Verification Type]
<b>NGBS Small Projects Remodel</b>	Home Innovation Research Labs provides project certification to the NGBS. NGBS applies to both single-family homes and multifamily buildings. Certification options also exist for new construction, remodel projects (both whole-home and functional areas such as a kitchen or bathroom), and land development/subdivision. For the Small Projects Remodel, the functional area (kitchen, bathroom, basement, addition) is either certified or not. Unlike other NGBS certifications, multiple certification levels (bronze, silver, gold, or emerald) do not exist for this certification option. [Green Building Verification Type]
<b>NGBS Whole-Home Remodel</b>	Home Innovation Research Labs provides project certification to the NGBS. NGBS applies to both single-family homes and multifamily buildings. Certification options also exist for new construction, remodel projects (both whole-home and functional areas such as a kitchen or bathroom), and land development/subdivision. Homes may qualify for a bronze, silver, gold, or emerald certification level depending on the number of green building practices met. [Green Building Verification Type]
<b>Night Security/Patrol</b>	The community provides a night security/patrol service. [Community Features]
<b>No Adjoining Neighbor</b>	No occupant surrounds the property or dwelling. [Unit Style]
<b>No Backyard Grass</b>	The backyard does not have any grass coverage.
<b>No Carpet</b>	Indicates the home has no carpet installed in any areas.
<b>No Dining</b>	No eating or dining area in the home.
<b>No Exterior Steps</b>	No existing stairs or steps outside or around the home/dwelling. [Exterior Features]
<b>No Fence</b>	There is no enclosed gate in or around the property.
<b>No Heat</b>	Means no circulatory heating system in place.
<b>No Interior Steps</b>	No existing stairs or steps inside the home/dwelling. [Interior Features]
<b>No Known Defects</b>	The building has no known imperfections or shortcomings.
<b>No W/D Connections</b>	No existing washer/dryer wiring or connections.
<b>Non Assumable Lien</b>	Limits the transfer of a lien from one owner to the new purchaser regardless of the debt or balance owed.
<b>Non- Privacy Fence</b>	A fence or enclosing with view of the property from the street.
<b>Non-Conforming Loan</b>	Also called a jumbo loan. Conventional home mortgages not eligible for sale and delivery to either Fannie Mae (FNMA) or Freddie Mac (FHLMC) because of various reasons, including loan amount, loan characteristics or underwriting guidelines. Non-conforming loans usually incur a rate and origination fee premium. The current non-conforming loan limit is ,601 and above.
<b>Non-Visible Easements</b>	Refers to the right of way path or land not easily accessed or visible by owner or other person(s).
<b>Not Available</b>	Describes lines/pipes not at the street.
<b>Not Containing</b>	Describes a search in the MLS in an open text field that defines letters/words that will not be included in the results.
<b>Not Equal</b>	Describes a search in the MLS in an open text field that defines letters/words that will not match what is entered in the search, or be included in the results.
<b>Not Starting</b>	Describes a search in the MLS in an open text field that defines letters/words that will not start with what is entered in the search, or be included in the results.
<b>Note</b>	A written agreement containing a promise of the signer to pay to a named person, or order, or bearer, a definite sum of money at a specified date or on demand.
<b>Notice Of Default</b>	There is a notice of default on the listed property. [Special Listing Conditions]



<b>Notice of Trustee's Sale</b>	Sale of property in foreclosure by the trustee, rather than through a judicial sale.
<b>Number of Buildings</b>	Total number of separate buildings included in the income property
<b>Nursery</b>	A place where young plants and trees are grown for sale or for planting elsewhere
<b>Oak Wilt Test</b>	Oak trees have been tested for Oak Wilt.
<b>Oats-crop</b>	The land is used to produce oats.
<b>Occupancy</b>	Percentage of currently rented units in a building, city, neighborhood, or complex.
<b>Occupant</b>	The current occupant of the property.
<b>Occupant</b>	The showing contact is the occupant. [Showing Contact Type]
<b>Occupant Phone</b>	The phone number of the person(s) currently occupying the property.
<b>Occupant Type</b>	A field that describes the type of occupant, i.e. Owner, Tenant, Vacant.
<b>Off Site</b>	The property has off site parking. [Parking Features]
<b>Off Street</b>	The property has off street parking. [Parking Features]
<b>Office</b>	The property is designed to be used as office space. [Property Sub Type]
<b>Office Bldg.</b>	Building used for business purposes or to house a business.
<b>Office Equipment</b>	Equipment used for the function of an office's task.
<b>Office/Condo</b>	Individual apartment-like office that can be purchased as an individual unit and that has separate owners. Office condos are often created as part of a mixed- use renovation in downtown areas of medium to smaller cities.
<b>office/Medical Bldg.</b>	Describes office housed in a Medical business/clinic.
<b>Office/Study</b>	A room in a house which is used for paperwork, computer work, or reading.
<b>Offices</b>	Describes the number of offices on the property; a structure used primarily for the conduct of business, such as administration, clerical services, and consultation with clients and associates.
<b>Off-Street Parking</b>	Designated parking spaces associated with a particular building or other structure which are not located on public streets.
<b>OLP (Original List Price)</b>	The List Price of the listing when it was first entered.
<b>On Golf Course</b>	The property line backs up to a golf course.
<b>On Property</b>	Lines/pipes are connected to the street.
<b>On Site Renewable Energy</b>	Refers to the ability to recycle energy on the property for other uses.
<b>One Time</b>	Fee is paid or received once and is not reoccurring. [Association Fee Freequency]
<b>Online App/Inst</b>	There is an online application and specific instructions. The field in the MLS is used to provide a url for the online application or additional instructions for the application process.
<b>Online Services</b>	The community offers online services. [Community Features]
<b>Onsite Recycling Center</b>	Property includes sufficient built-in storage space and/ or containers for temporary storage of recyclable materials and/or compost collection. [Green Sustainability]
<b>On-Site Renewable Energy</b>	Refers to electrical power generated on the property's site from natural resources, such as wind, solar, and/or hydroelectric power.
<b>On-Site Retail</b>	The community has retail stores on site accessible by residents. [Community Features]
<b>Open</b>	The property has open or unassigned parking. [Parking Features]
<b>Open Floorplan</b>	A generic design term for a floor plan that makes use of large open spaces and avoids the use of small enclosed spaces. [Interior Features]
<b>Open House</b>	A method of showing a home for sale whereby the home is left open for inspection, viewing or touring by interested parties.
<b>Open Lot</b>	The lot is open, free range land with little trees or vegetation. [Lot Features]
<b>Open Parking Covered</b>	Onsite parking with shelter, such as a carport.
<b>Open Parking Uncovered</b>	Onsite parking with no shelter.
<b>Open Space</b>	Refers to a room without a designated use and that has the potential for development.
<b>Open to Family Room</b>	Describes a room that opens to the family room, an informal, all-purpose room in a house similar to a living room.
<b>Operating Data Year</b>	The fiscal year the information is gathered from.
<b>Operating Expense</b>	The costs associated with the operation and maintenance of an income-producing property
<b>Operation</b>	Describes the type of business the land is mainly used for.
<b>Option Period</b>	A situation in which a buyer puts down money for the right to purchase a piece of real estate within a set time period, but does not have an obligation to buy.
<b>Option Period Date</b>	The Date in which the Option Period will end.
<b>Option to Renew Lease</b>	Describes whether or not the current tenant/occupant has the option to renew the lease at the end of the term.
<b>Orchard</b>	The property has a view of the orchard(s), a piece of land planted with fruit trees. [View]
<b>Orchard(s)</b>	The lot includes one or more orchards. [Lot Features]
<b>Organic-Crops</b>	Form of agriculture that relies on techniques such as crop rotation, green manure, compost and biological pest control to grow crops without the use of genetically modified seed, synthetic pesticides and fertilizers.
<b>Origination Fee</b>	A fee imposed by a lender to cover certain processing expenses in connection with making a real estate loan. Usually a percentage of the amount loaned, such as one percent.

<b>Other</b>	Describes some feature other than those available in the list.
<b>Other Comm/Income-See Remarks</b>	Describes field used to note any other type of income.
<b>Other Disclosures</b>	Pertains to other information regarding the property not attached to any other legal documentation.
<b>Other Real Estate Owned (REO)</b>	Generally, foreclosed property held by lending institutions. An account at banks or savings and loan associations that includes property other than real estate used for bank operations.
<b>Other Structures</b>	A list of structures other than the main dwelling. For example, Guest House, Barn, Shed, etc.
<b>Out of Area City</b>	If the property does not fall within the Areas covered by the ACTRIS MLS, the Area and County are Other. This allows you to manually type in the City name where the property is located.
<b>Out of Area County</b>	The name of the County, if it falls outside of ACTRIS boundaries.
<b>Out of State City</b>	Open text field to type the city of the property, if located outside of Texas.
<b>Out of State County</b>	Open text field to type the county of the property, if located outside of Texas.
<b>Out of State School District</b>	The name of the School District, if it falls outside of Texas.
<b>Outbuilding</b>	The property includes an outbuilding, a building, such as a shed, barn, or garage, on the same property but separate from a more important one, such as a house.. [Other Structures]
<b>Outdoor Bar</b>	An area outside consisting of usually a tall table or fixture, used to serve food/ drinks.
<b>Outdoor Grill</b>	The property has an outdoor grill. [Exterior Features]
<b>Outdoor Kitchen</b>	The property includes an outdoor kitchen. [Other Structures]
<b>Outdoor Living Features</b>	Features or amenities on the property outside of the main dwelling or on the home's backyard landscape, such as a kitchen or enclosed living area.
<b>Outdoor Pool</b>	The pool is outdoors. [Pool Features]
<b>Outside</b>	The washer and/or dryer are located outside of the property. [Laundry Location]
<b>Outside</b>	The property has an outdoor fireplace. [Fireplace Features]
<b>Outside</b>	The property has outside parking which is not enclosed. [Parking Features]
<b>Outside Storage</b>	Describes buildings or structures used for storing something outside the main building.
<b>Oven</b>	The property includes an oven. [Appliances]
<b>Oven Electric</b>	An oven that is heated by electricity, typically by way of heating coils. [Appliances]
<b>Oven Free-Standing Electric</b>	The oven is free standing, not built-in, and uses electricity to produce heat. [Appliances]
<b>Oven Free-Standing Gas</b>	The oven is free standing, not built-in, and uses gas to produce heat. [Appliances]
<b>Oven Gas</b>	An oven that is heated by gas. [Appliances]
<b>Oven-Double</b>	A built-in oven fixture that has either two ovens, or one oven and one microwave oven. It is usually built into the kitchen cabinet. [Appliances]
<b>Over 65</b>	A full or partial retraction of property from the tax base, based on the age of the owner. [Tax Exemptions]
<b>Overhead Crane</b>	Also known as a bridge crane, a type of crane where the hook-and-line mechanism runs along a horizontal beam that itself runs along two widely separated rails.
<b>Overhead Utilities</b>	Describes utility lines that are hung overhead from power lines.
<b>Oversized</b>	The property has parking for oversized vehicles. [Parking Features]
<b>Owned by Lender</b>	The property is owned by a bank or lending company.
<b>Owner</b>	The owner provided the year built. [Year Built Source]
<b>Owner</b>	The owner provided the measurement of the area. [Living Area Source]
<b>Owner</b>	The showing contact is the owner. [Showing Contact Type]
<b>Owner</b>	The occupant is the owner. [Occupant Type]
<b>Owner Financing</b>	A debt instrument taken back by the seller as part of the purchase price for a property. Such financing is used as an inducement to a sale when normal third- party financing is expensive or unavailable and in situations where the existing, first-lien loan may be assumed by the buyer but the difference between the existing debt and sales price exceeds the cash resources of the buyer.
<b>Owner May Carry</b>	The seller may be interested in carrying the mortgage note. [Acceptable Financing]
<b>Owner Name</b>	Name of the owner of the property being sold. Name may be withheld, with written permission from the owner on file at the agent's office.
<b>Owner Name Search</b>	Searches the current owner of the property.
<b>Owner Pays</b>	Descriptive of utilities and bills paid by the owner of the property, not the tenant.
<b>Owner Phone</b>	The phone number of the owner of the property.
<b>Owner/Agent</b>	The owner of the property is also the Real Estate agent and has an active real estate license.
<b>Owner/Occupied</b>	Describing if the owner of the property is currently occupying all or part of the property.
<b>Ownership Type</b>	Descriptive of the percentage of ownership of a property, such as Fee-Simple, Common, Fractional, or other.
<b>Package Service</b>	The community offers a package service where it will hold onto any packages delivered to residents. [Community Features]

<b>Packing Shed</b>	The property includes a packing shed. [Other Structures]
<b>Paddocks</b>	The property allows horses and has an enclosed living area for your horse(s). A paddock is also known as a sacrifice area which got its name because the owner was sacrificing some of their land for the benefit of the horse. [Horse Amenities]
<b>Paid By</b>	Describes who pays for a particular utility.
<b>Palpation Chute</b>	A portion of the livestock chute where the animal is held for examination or other purposes. [Horse Amenities]
<b>Paneled</b>	A single piece of material, usually flat and cut into a rectangular shape, that serves as the visible and exposed covering for a wall. Wall panels are functional as well as decorative, providing insulation and soundproofing, combined with uniformity of appearance, along with some measure of durability or ease of replace ability
<b>Panic Alarm</b>	The property has a panic alarm. [Security Features]
<b>Panoramic</b>	The property has a panoramic view. [View]
<b>Panoramic View</b>	Bird's eye view: a situation or topic as if viewed from an altitude or distance.
<b>Pantry</b>	A small room or closet where food, dishes and utensils are stored. [Interior Features]
<b>Papered</b>	Describes decorative wall covering consisting of paper often colored and printed with designs and pasted to a wall.
<b>PAR (Property Archive Report)</b>	The history of changes made on a listing, such as Price Change, Status Change, Listing Agent Change, etc.
<b>Parcel Number (PID)</b>	A number used to uniquely identify a parcel or lot. This number is typically issued by the county or county assessor.
<b>Park</b>	The community has a park. [Community Features]
<b>Park/Greenbelt</b>	The property has a park/greenbelt view. [View]
<b>Parking</b>	Parking is included in the fee paid to the Association. [Association Fees Include]
<b>Parking Features</b>	A list of features or description of the parking included in the sale/lease.
<b>Parking Fee</b>	The fee that is paid to park in the parking lot, garage or space.
<b>Parking Fee Frequency</b>	How frequently the Parking Fee must be paid.
<b>Parking Fee From</b>	The minimum amount that must be paid for parking.
<b>Parking Fee To</b>	The maximum amount that must be paid for parking.
<b>Parking Garage</b>	A multi-story building with the sole purpose to park multiple vehicles in a confined space.
<b>Parking Lot</b>	The property has access to a parking lot. [Parking Features]
<b>Parking Pad</b>	The property has a parking pad. [Parking Features]
<b>Parking Permit Required</b>	Parking at the property or on the street requires a permit. [Parking Features]
<b>Parking Ratio</b>	Number of parking spaces per 1,000 square feet of gross leasable area.
<b>Parking Spaces</b>	The description of the parking in and around the property.
<b>Parking Total</b>	The total number of parking spaces, including Driveway and Carport(s), included in the sale.
<b>Parquet Flooring</b>	Flooring composed of wooden blocks arranged in a geometric pattern.
<b>Partial</b>	The property is partially fenced. [Fencing]
<b>Partial Fence</b>	A fence or enclosure either only on the back, front, or side of the house or dwelling.
<b>Partial Insulation</b>	Only partially installed insulation, not complete.
<b>Partially Cultivated</b>	Partial alteration to physical or chemical properties of the soil or vegetation by former agricultural use.
<b>Party Wall</b>	Wall common to two adjoining buildings or rooms.
<b>Passenger Elevator(s)</b>	A platform or compartment housed in a shaft for raising and lowering people between floors of a building.
<b>Pasture</b>	The property includes or has access to a pasture for horses. [Horse Amenities]
<b>Pasture</b>	The property has a view of the pasture, land covered with grass and other low plants suitable for grazing animals, esp. cattle or sheep.. [View]
<b>Patio</b>	The property has a patio. [Patio and Porch Features]
<b>Patio and Porch Features</b>	A list of features or description of the patio or porch included in the sale/lease.
<b>Patio Covered</b>	The property has a covered patio or porch.
<b>Patio Uncovered</b>	Descriptive of a paved outdoor area adjoining a house, not covered with a roof.
<b>Paved</b>	The property has paved parking. [Parking Features]
<b>Paved</b>	Durable (hard and smooth) surface material laid down on an area intended to sustain vehicular or foot traffic, such as a road or walkway.
<b>Paved/Curbed/Gutters</b>	Durable (hard and smooth) surface with a stone or concrete edging to a street or path and a shallow trough fixed beneath the edge of a roof for carrying off rainwater.
<b>Paver Block</b>	The property has parking on paver blocks. [Parking Features]
<b>Payment Due</b>	The day of the month payment is due.
<b>Pecan-Crops</b>	The land is used to harvest pecan trees
<b>Pellet Stove</b>	The property has a stove that burns compressed wood or biomass pellets to generate heat. [Fireplace Features]
<b>Pending (P)</b>	An offer has been accepted and the listing is no longer on market. For Lease Listings: The lease has been signed.

<b>Pending Date</b>	The date the status of the listing was changed to Pending or Pending Taking Back-Ups.
<b>Per Person</b>	Each individual pays the amount.
<b>Per Pet</b>	Describes if the pet deposit is just a flat, all-covering fee, or if the deposit is per each pet.
<b>Percentage of Gross Lease</b>	Landlord Is responsible of paying a portion of property expenses such as taxes,insurance,utilities and repairs.
<b>Percolation (Perc)Test</b>	A procedure to measure the drainage characteristics of the soil on a lot. The results are required to properly design a septic system.
<b>Pergola</b>	The property includes a pergola, an archway in a garden or park consisting of a framework covered with trained climbing or trailing plants.. [Other Structures]
<b>Perimeter</b>	The property has a perimeter fence. [Fencing]
<b>Perimeter Fence</b>	The percentage of the property where a fence encircles the entire property as a whole.
<b>Perlite</b>	A volcanic glass that can be expanded through heating to produce a light, airy material used, among things, as infill insulation.
<b>Permanent</b>	The foundation is permanent and not temporary or movable. [Foundation Details]
<b>Permeable Paving</b>	The property has preamble paving that allows fluids to run through the paving to the below ground or channeling. [Exterior Features]
<b>Personal Property</b>	Property of owner included in sale.
<b>Personal Property Tax</b>	Descriptive of a tax levied on an individual's personal property by the county or state in which they reside, excluding real property. Personal property is movable and cannot be fixed permanently to a location (art, furnishings, cars, boats, and other valuable assets).
<b>Pest Control</b>	Pest Control is included in the fee paid to the Association. [Association Fees Include]
<b>Pest Tubes in Walls</b>	A series of small, connectorless, plastic tubes installed in the wall during construction that are periodically (usually through annual contract) injected with a small amount of insecticide as a means of treating or preventing some pest activity. [Exterior Features]
<b>Pet (s) on Premises</b>	There are pet(s) in or around the property.
<b>Pet Addendum</b>	A special addendum required for pet(s) on the premises.
<b>Pet Amenities</b>	The community offers amenities for the resident's pets. Ex. Waste bags. [Community Features]
<b>Pet Deposit</b>	Descriptive of a deposit required for any pets on the premises.
<b>Pet Description</b>	Defining the type of pets that are allowed on the property.
<b>Pet(s) on Premises</b>	There are currently pets at the property. [Showing Requirements]
<b>Pets</b>	Describes whether or not pets are allowed on the property (y/n).
<b>PGE/PUD Energy</b>	Property owned as a group, where individuals own the specific piece of land and structure they occupy, but also have a divided interest in a common area. A board, often referred to as a Homeowners Association, will govern the development.
<b>PHIUS+</b>	Super-insulated homes that have met certification requirements demonstrating minimal or no heating and cooling system. [Green Building Verification Type]
<b>Phone Available</b>	Descriptive of wiring and phone poles in and around the property.
<b>Phone not Available</b>	No connections or the inability to install a telephone system on the property.
<b>Phone on Property</b>	A telephone is already working and assigned to the property.
<b>Photovoltaic</b>	The process of converting light directly into electricity using specially designed silicon cells.
<b>Picket Fence</b>	A wooden fence made of spaced uprights connected by two or more horizontal rails.
<b>Picnic Area</b>	The community has a shared picnic area for residents. [Community Features]
<b>Pie Shaped Lot</b>	The lot is pie, or triangle shaped. Typically narrow at the front and wide at the back, the reverse, a wide front, could be referred to as pie shaped or reverse pie shaped. [Lot Features]
<b>Pilings Foundation</b>	A type of foundation by which poles are driven in the ground as the base of a home or structure.
<b>Pillar/Post/Pier</b>	The foundation of the property is made wholly or partially of pillar/post/pier. A type of foundation with built-in crawl space under the structure. May be used with any shed, barn, or other unoccupied structure. [Foundation Details]
<b>Pipe</b>	The property has pipe fencing. [Fencing]
<b>Pipe Fence</b>	A fence constructed of metal plumbing pipe.
<b>Pipeline</b>	A conduit or network of pipes used to carry liquids such as water, sewage, gasoline, and oil.
<b>PITI (Principal, interest, taxes, insurance)</b>	The components of a monthly mortgage payment.
<b>Place of Worship</b>	The land is currently used for a place or worship
<b>Planned Social Activities</b>	The community has a schedule of regular, planned social activities for residents. Ex. Movie night, bingo. [Community Features]
<b>Planned Unit Development (PUD)</b>	A zoning classification that allows flexibility in the design of a subdivision. Planned Unit Development zones generally set an overall density limit for the entire subdivision, allowing the dwelling units to be clustered to provide for common open space.
<b>Plans &amp; Specs</b>	The arrangement of rooms in a building; built without a tenant or buyer/user.
<b>Plantable</b>	The land is currently used as a plantable field

<b>Plantation Shutters</b>	The property has plantation shutters, a solid and stable window covering usually consisting of a frame of vertical stiles and horizontal rails (top, center and bottom). [Window Features]
<b>Plaster</b>	The structure was made wholly or partly with plaster. Layer of well-mixed lime and sand, sand and cement, or lime putty applied as a more or less even coat on a wall or ceiling to provide a smooth hard surface. [Construction Materials]
<b>Playground</b>	The property has a playground. [Exterior Features]
<b>Playground</b>	The community has a playground. [Community Features]
<b>Playscape</b>	Designed and integrated set of playground equipment, often made of wood.
<b>Plumbed For Ice Maker</b>	The property has plumbing for an ice maker. [Appliances]
<b>Plumbed for Icemaker</b>	Plumbing is in place to the refrigerator for an automatic icemaker.
<b>Plunge Pool</b>	Deep basin excavated at the foot of a waterfall by the action of the falling water.
<b>Pocket Doors</b>	A sliding door that slides along its length and disappears, when open, into a compartment in the adjacent wall. Pocket doors are used for architectural effect, or when there is no room for the swing of a hinged door.
<b>Points</b>	Prepaid interest assessed at closing by the lender. Each point equals 1 percent of the loan amount. (2 points on a \$100,000 mortgage would cost \$2,000) [Buyer Incentive]
<b>Polystyrene</b>	A type of plastic foam. It is often used in insulation, plates, egg cartons, coffee cups and disposable food containers. Anything made of this product is not very biodegradable and is also difficult to recycle.
<b>Pond</b>	The property has a view of a pond. [View]
<b>Pond</b>	The property is on or adjacent to a pond. [Waterfront Features]
<b>Pond on Lot</b>	Descriptive of land including a small body of water.
<b>Ponds</b>	The number of ponds on the property.
<b>Pool</b>	The community has a pool. [Community Features]
<b>Pool</b>	The property has a view of the pool. [View]
<b>Pool Cover</b>	The pool has a cover. [Pool Features]
<b>Pool House</b>	The property includes a pool house. [Other Structures]
<b>Pool Sweep</b>	The pool has an automatic sweep or cleaner. [Pool Features]
<b>Pool/Spa Combo</b>	The pool includes a spa. [Pool Features]
<b>Pools</b>	The number of pools on the property.
<b>Porch</b>	The property has a porch. [Patio and Porch Features]
<b>Porch Enclosed</b>	A porch that has a roof and walls, and often a door that opens into the enclosed area. Many homes feature an enclosed porch to shield the front door and the area in front of the front door from the elements outside, and to provide a protected area for guests.
<b>Porch Open</b>	Descriptive of a porch that is not enclosed, and projecting in front of an entrance of a building or home.
<b>Portable Dishwasher</b>	The property includes a portable dishwasher. [Appliances]
<b>Possession</b>	A list defining when possession will occur. i.e. COE, COE+1, etc.
<b>Post Fence</b>	Descriptive of a fence containing long poles, either whole or split, that are erected horizontally joining sections to form a zigzag pattern fence-line. May also be called a split rail fence.
<b>Postal Code</b>	The postal code portion of a street or mailing address.
<b>Posted Date</b>	The date the record was posted.
<b>Poultry</b>	The land is currently used as a poultry farm
<b>Poultry Coop</b>	The property includes a poultry coop, a small house where, typically, chickens or other fowl are kept safe and secure.. [Other Structures]
<b>Poultry Farm</b>	Descriptive of a farm used to raise chickens/hens/turkeys.
<b>Pre-Foreclosure</b>	Transaction in which a third-party buyer purchases a property after the underlying mortgage has been posted for foreclosure, but before the property has been repossessed by the lender or liquidated to pay the debt. [Special Listing Conditions]
<b>Preliminary Taxes</b>	Taxes sent out during the first part of the year with the proposed values for that year's tax amount.
<b>Prepays</b>	Those expenses of property which are paid in advance of their due date and will usually be prorated upon sale, such as taxes, insurance, rent, etc.
<b>Prepayment Penalty</b>	A charge imposed by a mortgage lender on a borrower who wants to pay off part or all of a mortgage loan in advance of schedule.
<b>Prewired</b>	The property is prewired for a security system. [Security Features]
<b>Primary Bedroom</b>	The property has a fireplace in the primary bedroom. [Fireplace Features]
<b>Primary Bedroom on Main</b>	The primary bedroom is on the main level of the structure. [Interior Features]
<b>Principal</b>	Amount of debt, not including interest. The face value of a note or mortgage.
<b>Prior Foundation Repair</b>	The foundation has been restored previously.
<b>Prior Residence Information</b>	The previous address, landlord and move-in/out date information from the applicant.
<b>Privacy</b>	The property has privacy fencing. [Fencing]

<b>Privacy Fence</b>	The use of fences to protect privacy, usually by preventing outsiders from seeing onto a property.
<b>Private</b>	The property has private parking. [Parking Features]
<b>Private</b>	The lot is private or features that provide privacy form adjacent areas such as neighbors or roads. [Lot Features]
<b>Private</b>	The pool is privately owned and/or secluded. [Pool Features]
<b>Private Back Yard</b>	A backyard with barriers that shield it from the surrounding properties.
<b>Private Dock</b>	A dock attached with the property designated only for the owner of the land. [Exterior Features]
<b>Private Entrance</b>	The property has a private entrance. [Exterior Features]
<b>Private Garden</b>	A garden separated usually by a wall or ivy.
<b>Private Golf Course</b>	A facility/golf course where play is restricted to members and their guests.
<b>Private Hangar</b>	A large building at the airport where planes are stored or repaired, that is privately used.
<b>Private Landing Strip</b>	An airfield without normal airport facilities that is privately used.
<b>Private Maintained Road</b>	The lot has a road that is privately maintained. [Lot Features]
<b>Private Mortgage Insurance (PMI)</b>	Insurance provided by nongovernment insurers that protects lenders against loss if a borrower defaults. Fannie Mae generally required private mortgage insurance for loans with loan-to-value (LTV) percentages greater than 80%.
<b>Private Pool Features</b>	A list of features or description of the private pool included in the sale/lease.
<b>Private Remarks</b>	Remarks that may contain security or proprietary information and should be restricted from public view.
<b>Private Restrooms</b>	A room with a toilet and sink designated for an employee(s) and not patrons.
<b>Private Road</b>	Driveway leading up to a private house.
<b>Private Road Lot</b>	Land accessed only from the property's owner.
<b>Private Sewer</b>	Refers to a private waste system on the property versus a shared system amongst neighbors.
<b>Private Yard</b>	The property has a private yard. [Exterior Features]
<b>Probate</b>	To establish the validity of the will of a deceased person.
<b>Probate Listing</b>	The listed property is a probate sale. [Special Listing Conditions]
<b>Procuring Causee</b>	The broker whose actions resulted in completion of the sales transaction.
<b>Professional Fitness Center</b>	The community has a professional fitness center, such as a privately-owned gym. [Community Features]
<b>Professional License</b>	Gives a 'permission to practice.' Such licenses are usually issued in order to regulate some activity that is deemed to be dangerous or a threat to the person or the public or which involves a high level of specialized skill.
<b>Profit &amp; Loss Statement</b>	Summary of the revenues, costs, and expenses of a company during an accounting period.
<b>ProForma/Projected</b>	A method of calculation for financial statements designed to draw focus to specific figures when an earnings announcement is issued by a company and made available to the public in advance of a planned transaction such as an acquisition or a merger.
<b>Programmable Thermostat</b>	A thermostat that allows the homeowner to set the temperature at different levels at different times of day. For example, in winter, it could be set to be colder while occupants sleep and warmer as occupants awaken, then colder again as occupants are away at work.
<b>Propane</b>	The fireplace burns propane. [Fireplace Features]
<b>Propane Available</b>	The property has the ability to be set up for propane.
<b>Propane Cooktop</b>	The gas cooktop uses propane as its fuel and either has a local tank or runs on a house wide propane system. [Appliances]
<b>Propane Needed</b>	The property will need propane, but not currently on the property.
<b>Propane on Property</b>	The property has propane currently on it.
<b>Property Condition</b>	A list describing the condition of the property and any structures included in the sale.
<b>Property Insurance</b>	Insurance against direct loss or damage, consequential loss, loss due to liability for damages, or loss due to dishonesty or failure of others to perform their duty.
<b>Property Management</b>	The operation, control, and oversight of real estate as used in its most broad terms, and can involve the processes, systems and manpower required to manage the life cycle of all acquired property including acquisition, control, accountability, responsibility, maintenance, etc.
<b>Property Manager</b>	The showing contact is the property manager. [Showing Contact Type]
<b>Property Manager On-Site</b>	The community has a property manager on-site for residents to contact. [Community Features]
<b>Property Tax</b>	A government levy based on the market value of privately owned property.
<b>Property Type</b>	Determined by the Land Use Code in the County tax records.
<b>Prorated Rent</b>	Partial payment determined when not occupying the property the first date the original rental fee was due.

<b>Prospects Reserved</b>	An individual who, before the home was listed, spoke directly to the Realtor's client/seller about the possibility of purchasing their home after it is actually placed in the MLS. The homeowner may request that the agent include the person as an exclusion to the contract.
<b>Public Elevator(s)</b>	A platform or compartment housed in a shaft, available to the public, for raising and lowering patrons/customers between floors of a building.
<b>Public Golf Course</b>	A facility that provides at least limited access and which may or may not offer memberships to the public.
<b>Public Hangar</b>	A large building at the airport where planes are stored or repaired that is open to the public.
<b>Public Maintained Road</b>	The lot contains a road kept/maintained by the city, and not responsible by the property owner. [Lot Features]
<b>Public Ramp</b>	Community accessible slope or pathway used for loading and unloading.
<b>Public Records</b>	The year built was received from public records. [Year Built Source]
<b>Public Records</b>	The measurement of the area was received from public records. [Living Area Source]
<b>Public Remarks</b>	Text remarks that may be displayed to the public. In an MLS, it is the field where information is entered for the public. This information is intended to be visible on-line. This is typically information that describes the selling points of the building and/or land for sale. Exclude: any information pertaining to entry to the property, the seller and/or tenant, listing member contact information.
<b>Public Restrooms</b>	A room with a toilet and sink for patrons and customers
<b>Public Water System</b>	A government owned water system not sourced from the city or water district.
<b>Putting Green</b>	The community has a putting green for residents to practice their short game. [Community Features]
<b>Quadruplex</b>	A multi family structure with four independent units with shared walls or ceilings/floors. [Property Sub Type]
<b>Qualifying Ratios</b>	The ratio of your fixed monthly expenses to your gross monthly income, used to determine how much you can afford to borrow. The fixed monthly expenses would include PITI along with other obligations such as student loans, car loans, or credit card payments.
<b>Quarry Tile Flooring</b>	Glazed or unglazed ceramic tile made using an extrusion process.
<b>Quarterly</b>	Fee is paid or received every three months. [Association Fee Freequency]
<b>Racquetball</b>	The community has racquetball facilities. [Community Features]
<b>Radiant Barrier</b>	The structure was made wholly or partly with radiant barrier. [Construction Materials]
<b>Radiant Heat</b>	The process of emitting heat energy from a warm element such as a floor, wall or overhead panel rather than directly heating the air through conventional convection heating, such as through a radiator.
<b>Radiator</b>	Apparatus for heating of a room, which gives off heat to the space by radiation and convection.
<b>Rail Access/ Spur</b>	Descriptive of a rail spur connection consisting of a loading dock, platform, or other interface between an object and a railroad network where trains can leave the main track and park themselves in or beside the object for loading and unloading. Common feature for industrial facilities and warehouses.
<b>Rail Served</b>	Describes whether the building is served by railroad.
<b>Rainwater Collection</b>	Systems that store rainwater collected during periods of rain to provide water source for either interior (with appropriate filtration for potable water standards) or exterior use (for landscape irrigation). Systems range in size from small rain barrels connected to downspouts on gutter systems to large tanks that collect rain off of entire roof areas
<b>Raised</b>	The foundation of the property is raised. [Foundation Details]
<b>Raised Floor</b>	A type of floor used in office buildings (such as IT data centers) that provides an elevated structural floor above a solid substrate (often a concrete slab) to create a hidden void for the passage of mechanical and electrical services such as to carry cables, wiring, and electrical supply.
<b>Raised Hearth</b>	The fireplace has a raised hearth. [Fireplace Features]
<b>Rammed Earth</b>	The structure was made wholly or partly with rammed earth. [Construction Materials]
<b>Ranch</b>	A place where agricultural and similar activities take place, especially the raising of livestock. Select Ranch is the property does not have a house. [Property Sub Type]
<b>Range</b>	The property includes a range, which is a single unit that has both an oven and a cooktop. [Appliances]
<b>Range- Free Standing</b>	Descriptive of a range used in traditional installations (against the kitchen wall), and typically has a backsplash with a clock and controls that are on the front, the top, or the backsplash.
<b>Range Free-Standing</b>	The range is free standing, not built-in. [Appliances]
<b>Range Free-Standing Electric</b>	The range is free standing, not built-in, and uses electricity to produce heat for its oven and cooktop. [Appliances]
<b>Range Free-Standing Gas</b>	The range is free standing, not built-in, and uses gas to produce heat for its oven and cooktop. [Appliances]

<b>Range Hood</b>	The range has a hooded exhaust. [Appliances]
<b>Rate Cap</b>	A limit on how much the interest rate can change, either at each adjustment period or over the life of the loan.
<b>Rate Lock-In</b>	A written agreement in which the lender guarantees the borrower a specified interest rate, provided the loan closes within a set period of time.
<b>Rating Achieved</b>	The rating a Green Building Rating was given.
<b>Rating Year</b>	The year a Green Building Rating was given.
<b>Real Estate Owned (REO)</b>	The listed property is currently bank/lender owned. [Special Listing Conditions]
<b>Real Estate Tax</b>	Owner will be responsible for paying the RE tax on the property. Also known as millage tax, is an ad valorem tax that an owner is required to pay on the value of the property being taxed.
<b>Realtor.com</b>	Select if you wish your listing to be sent to the national REALTOR public web site, www.realtor.com.
<b>Rear Porch</b>	The property has a rear porch. [Patio and Porch Features]
<b>Rebate</b>	Compensation received from a wholesale lender which can be used to cover closing costs or as a refund to the borrower. Loans with rebates often carry higher interest rates than loans with "points" (see above).
<b>Reception Room</b>	A room in a hotel or other building used for functions such as parties and meetings.
<b>Recessed Lighting</b>	A light fixture installed into a hollow opening in the ceiling. [Interior Features]
<b>Recreation Room</b>	The property has a fireplace in the recreation room. [Fireplace Features]
<b>Recreational</b>	The building is used to play games and activities of leisure.
<b>Recreational Farm</b>	Descriptive of a farm maintained without expectation of being a primary source of income.
<b>Recyclable Materials</b>	Structure includes multiple products that have a significant amount of postconsumer recycled content. Major green building programs tend to use 25 percent postconsumer recycled content as a threshold. Postindustrial recycled content tends to count toward overall content, but to a less scale. Some more common examples of recycled content materials include masonry, paving stones, or foundations with fly ash; aluminum gutters and downspouts; decking; drywall fibers, insulation, and house wrap; vinyl plastics; countertops; and cabinets, interior doors, or trim. More details are available on Home Innovation Research Labs "Browse Green Certified Products" tool or LEED Environmentally Preferred Products credit table. [Green Sustainability]
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<b>Recycled/Bio-Based Insulation</b>	Insulation can be made from natural or recycled materials ranging from paper to soy to denim, using sustainable materials to improve energy efficiency. [Construction Materials]
<b>Recycling Area/Center</b>	The community has a shared recycling area or center. [Community Features]
<b>References Required</b>	Friends or family information required to support and ascertain the applicant.
<b>Refinancing</b>	The process of paying off one loan with the proceeds from a new loan using the same property as security.
<b>Refrigeration Unit</b>	A single assembly with a common frame or chassis, containing all or some of the components of a refrigerating machine. Electricity powers a motor that runs a pump to compress the refrigerant to maintain proper pressure.
<b>Refrigerator</b>	The property includes a refrigerator. [Appliances]
<b>Refrigerator Free-Standing</b>	The refrigerator is free-standing, not built-in. [Appliances]
<b>Refrigerator Maintained</b>	Describes if the Owner/Property Management maintains the refrigerator equipment.
<b>Refrigerator Sub-Zero Type</b>	A brand of residential major kitchen appliances including refrigeration and wine preservation products built in the USA. The company also manufactures kitchen appliances under the Wolf brand name.
<b>Refusal Hours</b>	The amount of time (hours) for the Right of Refusal.
<b>Region</b>	A section of the city or county for public use; an area or division having definable characteristics but not always fixed boundaries.
<b>Regionally-Sourced Materials</b>	Refers to building materials that were manufactured, extracted, harvested, or recovered within 500 miles of the building. Several major green building programs define regionally sourced as within a 500-mile radius. [Green Sustainability]
<b>Reinforced Floors</b>	Reinforced floors for bariatric needs, power wheelchairs, therapeutic tub or heavy medical equipment. [Accessibility Features]
<b>Religious Facility</b>	Descriptive of a building used as a place of worship.



<b>Relo (relocation) Addendum Required</b>	An addendum prepared by a Relocation company indicating their specific requirements. Typically used when an owner accepts a job with a relocation package but cannot sell their home before they need to move. The addendum removes all warranties, sells the house as-is, etc.
<b>Renewable Materials</b>	Structure includes materials that are naturally occurring, abundant, and/or fast-growing materials. Some products are certified to come from fast-growing or otherwise renewable sources such as flooring and wood products. Some materials may be bio-based, which means they have been processed from once-living materials such as paper, straw, soy, natural fibers, and crops. [Green Sustainability]
<b>Renewal Option</b>	The lease has a renewal option
<b>Renovation Description</b>	Describes the restoration of the primary residence. Generally, this includes repairs, improvements and additions to the permanent structure of the primary residence.
<b>Renovation Year</b>	The year in which major renovations were done.
<b>Rent Includes</b>	The payment of rent includes others bills.
<b>Rent Roll</b>	A list of tenants, generally with the lease rent and expiration date for each tenant.
<b>Rental Agreement</b>	Possession is stipulated in the rental agreement. [Possession]
<b>Rental Records</b>	Documentation of past and current tenants and rental amounts.
<b>REO (Real Estate Owned)</b>	Property acquired by a lender (bank, government agency, or government loan insurer) through foreclosure and held in inventory.
<b>Repair and Maintenance</b>	Owner will pay for any repairs and maintenance of property.
<b>Repairs</b>	An incentive that includes an amount of money at closing either paid by the current owner, or allowance in the sold price for making repairs on the property. Example: The owner will give the buyer \$5,000 for roof repairs. [Buyer Incentive]
<b>Reporting Act</b>	Stature regulating the use of credit information.
<b>Reports Available</b>	Descriptive of findings of any defects that are available for research.
<b>Required Documents/Agent Information</b>	Any type of addendum or additional information added onto the contract or needed by fellow agents.
<b>RES (Residential)</b>	Residential Property Type - Single Family Dwelling determined by the Land Use Code in the County tax records.
<b>Resale/Re-Lease</b>	The sale of a property previously bought/owned or leased. [Property Condition]
<b>Reserved</b>	The property has reserved parking. [Parking Features]
<b>Reserved Parking</b>	Parking used for permit only.
<b>Residence</b>	The property includes a residence structure. [Other Structures]
<b>Residential Income (RINC) [formerly Multi-Family MUL</b>	Residential Income (Multi-Family) property type describing a Duplex, Triplex or Fourplex dwelling.
<b>Residential Mortgage Credit Report (RMCR)</b>	A report requested by your lender that utilizes information from at least two of the three national credit bureaus, and information provided on your loan application.
<b>Residential Service Contract</b>	Home warranty or insurance contract, generally for one year, covering plumbing, electrical, and mechanical systems of the home.
<b>Resort</b>	A resort is a place used for relaxation or recreation. As a result, people tend to seek out a resort for holidays or vacations. Generally, a resort is distinguished by a large selection of activities, such as food, drink, lodging, sports, entertainment, and shopping.
<b>Restaurant</b>	The community has a restaurant. [Community Features]
<b>Restricted Access</b>	The property has restricted access. [Exterior Features]
<b>Restricted Hours</b>	The times when the property may be shown are restricted. [Showing Requirements]
<b>Restrictions</b>	Description of the type of restrictions on the property.
<b>Retail</b>	The property designed to be used as retail space. [Property Sub Type]
<b>Retail Bldg.-Other see Remarks</b>	Descriptive of retail building used for purposes other than those listed.
<b>Retail bldg.-Restaurant</b>	Descriptive of retail building used to sell restaurant supplies.
<b>Retail bldg.-Shopping/Strip Center</b>	Descriptive of retail building used for consumer purchases of goods/services.
<b>Riding Trail</b>	The property includes or has access to a riding trail(s). [Horse Amenities]
<b>Rilled Lot</b>	A small channel created by soil erosion and small enough to be obliterated by plowing.
<b>River</b>	The property has a river view. [View]
<b>River Front</b>	The property is located on or adjacent to the river front. [Waterfront Features]
<b>Road Frontage Description</b>	Describes land bordering a street.
<b>Road Maintenance Agreement</b>	The lot includes an agreement for maintaining the road. [Lot Features]
<b>Road Surface</b>	The construction of the street in and around the property.
<b>Road Surface Type</b>	Pick list of types of surface of the Road to access the property
<b>Rock Outcropping</b>	Rock features or barriers that transition a grading in the landscape. [Lot Features]
<b>Rolled/Hot Mop</b>	The roof is made wholly/partially of rolled/hot mop. [Roof]
<b>Rolling Lot</b>	Control of multiple lots tied up in land without paying full price on the first day the new owner took contractual control.
<b>Rolling Slope</b>	The slope of the property varies in a rolling or wavy fashion. [Lot Features]

<b>Roof</b>	For purposes of marketing, the property has a roof that has some green/efficient rating or quality. [Green Energy Efficient]
<b>Roof</b>	A list describing the type or style of roof. For example Spanish Tile, Composite, Shake, etc.
<b>Roof Turbine(s)</b>	The cooling utilizes a roof turbine. [Cooling]
<b>Rooftop Lounge</b>	The community has a lounge on the rooftop of a shared building. [Community Features]
<b>Rooftop Pool</b>	The pool is located on a rooftop. [Pool Features]
<b>Room Features</b>	A list of features present in the given room
<b>Room Features - RoomType - (Collection)</b>	This field is a repeating element for each type of room selected in the RoomType field. For every RoomType there are two possible implementations. For a flat implementation (RETS 1.x only), each RoomType used is expected to appear as the "[type]" in the related rooms field name. i.e. RoomKitchenFeatures. A relational implementation of rooms must omit the type from the field name and use RoomType to create a vertical representation of the various rooms. i.e. RoomFeatures with Kitchen in the relational table's RoomType field.
<b>Room Service</b>	The community offers room service for residents. [Community Features]
<b>Room Type Collection</b>	This field is a list of the types used in the rooms repeating elements. The Type is a list of possible room types. i.e. Bedroom, Bathroom, Living Room, Workshop, etc.
<b>Room Type Description - RoomType</b>	This field is a repeating element for each type of room selected in the RoomType field. For every RoomType there are two possible implementations. For a flat implementation (RETS 1.x only), each RoomType used is expected to appear as the "[type]" in the related rooms field name. i.e. RoomKitchenDescription. A relational implementation of rooms must omit the type from the field name and use RoomType to create a vertical representation of the various rooms. i.e. RoomDescription with Kitchen in the relational table's RoomType field.
<b>Room Type Features</b>	This field is a repeating element for each type of room selected in the RoomType field. For every RoomType there are two possible implementations. For a flat implementation (RETS 1.x only), each RoomType used is expected to appear as the "[type]" in the related rooms field name. i.e. RoomKitchenFeatures. A relational implementation of rooms must omit the type from the field name and use RoomType to create a vertical representation of the various rooms. i.e. RoomFeatures with Kitchen in the relational table's RoomType field.
<b>Rooms</b>	Descriptive of additional rooms included in the dwelling.
<b>Rooms Type Level</b>	This field is a repeating element for each type of room selected in the RoomType field. For every RoomType there are two possible implementations. For a flat implementation (RETS 1.x only), each RoomType used is expected to appear as the "[type]" in the related rooms field name. i.e. RoomKitchenLevel. A relational implementation of rooms must omit the type from the field name and use RoomType to create a vertical representation of the various rooms. i.e. RoomLevel with Kitchen in the relational table's RoomType field.
<b>Round Pen</b>	The property includes or has access to a round enclosure used for horse training. [Horse Amenities]
<b>ROW (Right of Way) Restriction</b>	A restriction that does not allow other parties to use the land, but simply pass through. Typically rights-of-way are issued to allow access to an adjoining property.
<b>Row Crop</b>	Descriptive of a crop planted in rows that is wide enough to allow it to be tilled or cultivated by machinery rather than broadcasting. Examples are corn, beans, peas, and mixed vegetables.
<b>Row Crop Operation</b>	Descriptive of farming that produces row crops.
<b>Row crops</b>	The land is currently used for row crops
<b>Rubber</b>	The roof is made wholly/partially of rubber. [Roof]
<b>Rural</b>	The property has a rural view. [View]
<b>RV Access/Parking</b>	The property has access/parking for recreational vehicles. [Parking Features]
<b>RV Carport</b>	The property has a carport for recreational vehicles. [Parking Features]
<b>RV Garage</b>	The property has a garage for recreational vehicles. [Parking Features]
<b>RV Gated</b>	The property has gated parking for recreational vehicles. [Parking Features]
<b>RV Hookup</b>	The property has hookups for recreational vehicles. [Exterior Features]
<b>RV/Boat Parking</b>	Descriptive of a parking space/garage large enough to fit a RV or boat.
<b>RV/Boat Storage</b>	The property includes RV or boat storage. [Other Structures]
<b>Rye-crops</b>	A tall, hardy, widely cultivated annual grass grown extensively as a grain, cover crop and forage. Consists of soft bluish-green leaves, bristly flower spikes, and light brown grain.
<b>Safe Emergency Egress from Home</b>	Minimum two, no-step, accessible egresses from Central Living Area. Window locks are 19 to 54 inches from the floor and can be opened with a closed fist. Emergency egress windows in sleeping areas require minimal effort to open. This is required to be considered Enhanced Accessible. [Accessibility Features]
<b>Sale Lease Back</b>	Lease in which a company sells an asset to another entity-- such as an insurance company, institutional investor, finance or leasing company--in exchange for cash, then leases back the same asset.
<b>Sales Restrictions</b>	Descriptive of limitations placed on the property.
<b>Saltwater</b>	The pool has a salt water system. [Pool Features]

<b>Saltwater Swimming Pool</b>	Pools that use a chlorine generator to produce chlorine from regular salt, so these pools require little to no other chemicals to maintain water quality. This process produces lower levels of chlorine and prevent algae growth but have less affect on swimmer health, lower odor, and do not cause fading of swimwear.
<b>Salvaged Materials</b>	Structure incorporates materials that were diverted from a landfill and/or sourced to give an otherwise unused item fresh use as an attached fixture. May include bricks, timbers, roofing, flooring, walls, cabinets, doors, etc. [Green Sustainability]
<b>Sandy Loam</b>	A soil mix of coarse sand, silt, clay, and organic matter.
<b>Satellite Dish Leased</b>	The property comes with a leased satellite dish. [Exterior Features]
<b>Satellite Dish- Leased</b>	Descriptive of a satellite dish that is leased.
<b>Satellite Dish Owned</b>	The property comes with an owned satellite dish. [Exterior Features]
<b>Satellite Dish- Owned</b>	Descriptive of a satellite dish that is owned.
<b>Sauna</b>	A small room or separate structure designed to produce heat, wet with steam, or dry, to induce perspiration. [Interior Features]
<b>Sauna</b>	The community has a shared sauna. [Community Features]
<b>SBA (small business administration) Type Loan</b>	A federal government agency in Washington, D.C., that encourages small business by providing loans for acquiring a business, refinancing, startup funds, equipment, partner buyout, or the for the purchase of real estate.
<b>SBA Type Loan</b>	The seller will accept a SBA Type Loan. SBA loan programs are the individual setups through which the SBA facilitates small business lending. [Acceptable Financing]
<b>Schedule of Personal Property</b>	Time frame for the release of the new property to the new owner.
<b>Scheduled Gross Income</b>	The rental rate of a property multiplied by the total rentable space.
<b>School District</b>	The name of the school district the property is zoned to attend and pay taxes to.
<b>Screen Enclosure</b>	The pool has a screened enclosure. [Pool Features]
<b>Screened</b>	The property has screened patio or porch. [Patio and Porch Features]
<b>Screened Patio/Porch</b>	A covered shelter projecting in front/back of the entrance of a building insulated with a mesh screen or wall.
<b>Screens</b>	The property has screens. [Window Features]
<b>SD Cond (Sold Condition)</b>	Describes the condition of the home/property at the time of sale.
<b>Sealed Attic Assembly</b>	Refers to a non-vented attic that is completely sealed and "within the thermal envelope," meaning it is within the insulated space of the home. This method of construction usually indicates that all of the mechanical systems (air conditioning, heating, and related ductwork) are also "within the thermal envelope" so that it has reduced loads from external weather conditions (hot summers or cold winters) and operates more efficiently to conserve energy.
<b>Sealed Combustion</b>	The fireplace has sealed combustion chamber. [Fireplace Features]
<b>Seasonal</b>	Fee is paid or received seasonally. [Association Fee Freequency]
<b>Second Kitchen</b>	Descriptive of a room that usually separates the stove from the rest of the home. It was mainly constructed in old homes as a means to protect the home in the event of a kitchen fire.
<b>Second Residence</b>	The property includes a second residence. [Other Structures]
<b>Section 8</b>	Privately owned rental dwelling units participating in the low-income rental assistance program created by 1974 amendments to Section 8 of the 1937 Housing Act. Under the program, landlords receive rent subsidies on behalf of qualified low-income tenants, allowing the tenants to pay a limited proportion of their incomes toward the rent.
<b>Secured</b>	The property has secure parking. [Parking Features]
<b>Secured Garage/Parking</b>	The property has a secured garage or parking area. [Security Features]
<b>Security</b>	The property has security fencing. [Fencing]
<b>Security</b>	Security is included in the fee paid to the Association. [Association Fees Include]
<b>Security Code Attachment</b>	An attachment type where the Listing Agent can place security codes such as alarms, gate, access codes in a secure attachment that is only visible to members of the MLS.
<b>Security Deposit</b>	A cash payment required by a landlord, to be held during the term of a lease to offset damages incurred due to actions of the tenant. Such damages may include physical damage to the property, theft of property, failure to pay back rent and breaking the lease. forfeiture of the deposit does not absolve the tenant of further financial liability.
<b>Security Deposit Payable To</b>	The person/entity the Security Deposit is payable to.
<b>Security Features</b>	A list describing the security features included in the sale/lease
<b>Security Fence</b>	The property has a security fence. [Security Features]
<b>Security Gate</b>	A movable metal fixture installed in front of a property to protect it from theft or vandalism. Usually can be opened to provide entrance by documented residents, tenants, or owners.
<b>Security Guard</b>	The property or community has a security guard. [Security Features]
<b>Security Lights</b>	The property has security lights, often used as a preventive and corrective measure against intrusions or other criminal activity on a physical piece of property. For most homes it is placed in the front and the sides of the home or dwelling.. [Security Features]

<b>Security Room</b>	A room used to monitor the safety of the property usually with cameras and alarms.
<b>Security Service</b>	The property has a security service. [Security Features]
<b>Security System</b>	The property has a security system. [Security Features]
<b>Security System</b>	The property has a security system that is a consideration when showing. [Showing Requirements]
<b>Security System Leased</b>	The property has a leased security system. [Security Features]
<b>Security System Owned</b>	The property has an owned security system. [Security Features]
<b>See Disclosure</b>	Descriptive of additional comments provided in the Seller's Disclosure that should be read by the buyer and Buyer's Agent.
<b>See EES (Energy, Environment, and Sustainability) Attachment</b>	Descriptive of additional property information contained in the Energy, Environment and Sustainability attachment.
<b>See Exterior features</b>	A list of features or description of the exterior of the property included in the sale/lease
<b>See Remarks</b>	See remarks for information about the source of the area measurement.
<b>See Showing Instructions</b>	Select this option to clarify that an agent needs to review your details located in the Showing Instructions open-text field. [Showing Requirements]
<b>See Through</b>	The property has a see-through fireplace, usually positioned between two rooms. [Fireplace Features]
<b>SEER Rated 13-15</b>	Refers to the energy efficiency rating or Seasonal Energy Efficiency Ratio (SEER) of 13 to 15 on a common central air conditioning system and air source heat pumps. The higher the rating, the more energy efficient it is.
<b>SEER Rated 16+</b>	Refers to the energy efficiency rating or Seasonal Energy Efficiency Ratio (SEER) of 16 or more on a common central air conditioning system and air source heat pumps. The higher the rating, the more energy efficient it is.
<b>Self Cleaning Oven</b>	The oven included with the property has a self-cleaning feature. [Appliances]
<b>Sell Workout</b>	A workout agreement is a mutual agreement between a lender and borrower to renegotiate terms on a loan that is in default. [Acceptable Financing]
<b>Seller</b>	The seller has the paper/title that is the evidence of possession of the land. [Title]
<b>Seller Carry Back</b>	An agreement in which the owner of a property provides financing, often in combination with an assumed mortgage.
<b>Seller Imposed</b>	Typically, those restrictions are created when the owner conveys land to a purchaser and the deed recites the specific restrictions to be imposed. As long as the restrictions do not violate local governmental, state, or federal law, they can be enforced by the seller and any other party authorized to enforce the restrictions as set forth in the deed.
<b>Seller Imposed Restriction</b>	Typically, those restrictions are created when the owner conveys land to a purchaser and the deed recites the specific restrictions to be imposed. As long as the restrictions do not violate local governmental, state, or federal law, they can be enforced by the seller and any other party authorized to enforce the restrictions as set forth in the deed.
<b>Seller Name Search</b>	Searches the most recent seller of the property.
<b>Seller Provided Survey Available</b>	Descriptive of information provided from the seller regarding the prosperities and the opinion of a property's value and character.
<b>Seller Rent Back</b>	Possession is determined by the details of the seller rent back agreement, which is in most cases the seller will remain resident. [Possession]
<b>Seller Type</b>	Descriptive of the person or entity that is selling the property.
<b>Seller's Disclosure</b>	Requires sellers to inform buyers about known problems with the house, as well as any remodel projects completed during the time they owned the home.
<b>Semi-Annually</b>	Fee is paid or received twice a year. [Association Fee Frequency]
<b>Semi-Monthly</b>	Fee is paid or received twice a month, generally on the 1st and 15th, but that may vary. [Association Fee Frequency]
<b>Separate Kitchen Facilities</b>	Defined as another section or extension, separate from the rest of the home or a property, designated for cooking or the preparation of food.
<b>Separate Living Quarters</b>	Defined as another section or extension, separate from the rest of the home or a property, designated for an individual to eat, sleep and inhabit separately.
<b>Separate Meter</b>	Descriptive of the type of meter on a commercial property.
<b>Separate Meters</b>	The cooling system has separate meters for its multiple units/zones. [Cooling]
<b>Separate Shower</b>	Descriptive of a self standing shower not connected to the tub.
<b>Separate Utilities</b>	Bills are paid by the owner or leasor of the property.
<b>Septic Certification</b>	Paperwork or document pertaining to the inspection of plumbing systems, and the passing and clearance of any issues.
<b>Septic Needed</b>	Descriptive of no septic systems installed on property.
<b>Septic Shared</b>	Descriptive of a septic system that is shared by more than one dwelling.
<b>Sewer</b>	Sewer is included in the fee paid to the Association. [Association Fees Include]
<b>Sewer</b>	Descriptive of the type of sewer or septic system for the property.
<b>Sewer on Property</b>	Refers to the waste system on the property shared by the housing community.
<b>Sewer Paid By</b>	The party that pays for the sewer fees.

<b>Shake</b>	The roof is made wholly/partially of shake. [Roof]
<b>Shared Bath</b>	A bathroom that has multiple doors shared/in common with a connecting bedroom, or that leads to multiple bedrooms.
<b>Shared Driveway</b>	The property has a shared driveway. [Parking Features]
<b>Shaving Bin</b>	The property includes or has access to a storage container for wood shavings that are use as ground cover for horses. [Horse Amenities]
<b>Shed</b>	The property includes a shed(s). [Other Structures]
<b>Shed(s)</b>	a simple roofed structure, typically made of wood or metal, used as a storage space, a shelter for animals, or a workshop.
<b>Sheds</b>	Descriptive of the number of sheds on the property.
<b>Sheet Rock</b>	Drywall, Plasterboard or gypsum board panels pressed between two thick sheets of paper to make interior walls and ceilings.
<b>Sheet Vinyl Flooring</b>	Flooring material made up on vinyl sheets or squares and available in many colors and patterns with a clear wear layer.
<b>Shingle</b>	The roof is made wholly/partially of shingle. [Roof]
<b>Shoals</b>	Shallow areas located offshore where eroded sand builds up.
<b>Shopping Mall</b>	The community has a shopping mall for the residents. [Community Features]
<b>Short Sale</b>	The listing is a short sale (short pay) and may require bank approval. [Special Listing Conditions]
<b>Short Sale Approved</b>	Descriptive of the sale of real property where the fair market sale price is less than the loan balance.
<b>Short Sale Potential</b>	A property where the lending company will consider a short sale.
<b>Show Room</b>	A large space used to display products for sale, such as automobiles, furniture, appliances, carpet or apparel.
<b>Showers-Office</b>	Descriptive of an enclosure in which a person stands under a spray of water to wash for private or managerial uses.
<b>Showers-Plant</b>	Descriptive of an enclosure in which a person stands under a spray of water to wash for employee uses.
<b>Showing Contact Name</b>	The name of the contact for the showing of the listed property.
<b>Showing Contact Phone</b>	A telephone number that should be called to arrange showing the property.
<b>Showing Contact Type</b>	The type of contact for the showing. i.e. Agent, Broker, Seller
<b>Showing Instructions</b>	Remarks that detail the seller's instructions for showing the subject property. Showing instructions may include: contact information, showing times, notice required or other information. These remarks are privileged and are not for public viewing.
<b>Showing Requirements</b>	A pick list of types of notice required to see the home. i.e. Appointment Required, Courtesy Call Only, Go Direct, etc.
<b>Showing Service</b>	A service used by a listing broker to provide showing services of listed properties. Ex. ShowingTime [Showing Requirements]
<b>Showing Service Phone</b>	If using a Showing Service (ex. ShowingTime) that uses a call center to arrange the showing, input the call center/service's phone number here. Must also select "Showing Service" from Showing Requirements.
<b>Shutters</b>	The property has shutters, each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.. [Window Features]
<b>Shutters</b>	Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.
<b>Side By Side</b>	The property has side by side parking spaces. [Parking Features]
<b>Side Porch</b>	The property has a side porch. [Patio and Porch Features]
<b>Sidewalk</b>	A paved path for pedestrians at the side of a road.
<b>Sidewalks</b>	The community streets have sidewalks. [Community Features]
<b>Siding-Aluminum</b>	The structure was made wholly or partly with aluminum siding. [Construction Materials]
<b>Siding-Board &amp; Batten</b>	The structure was made wholly or partly with board & batten siding. [Construction Materials]
<b>Siding-Cement</b>	The structure was made wholly or partly with cement siding. [Construction Materials]
<b>Siding-Metal</b>	The structure was made wholly or partly with metal siding, other than Aluminum. [Construction Materials]
<b>Siding-Redwood</b>	The structure was made wholly or partly with redwood siding. [Construction Materials]
<b>Siding-Shake</b>	The structure was made wholly or partly with shake siding. [Construction Materials]
<b>Siding-Vertical</b>	The structure was made wholly or partly with vertical siding. [Construction Materials]
<b>Siding-Vinyl</b>	The structure was made wholly or partly with vinyl siding. [Construction Materials]
<b>Siding-Wood</b>	The structure was made wholly or partly with wood siding. [Construction Materials]
<b>Sign</b>	Descriptive of a visible sign on the property.
<b>Sign On Property</b>	There is a visible sign on the property. [Showing Requirements]

<b>Sign-Building</b>	There is a sign advertising the business on display on the building.
<b>Sign-Freestanding</b>	Descriptive of business signage usually by the road, aimed primarily at the distant or motoring public. Typically internally illuminated, these are commonly found in shopping centers and other retail environments.
<b>Sign-Roof</b>	Sign structure that is erected on or above a roof, or that is installed directly on a roof's surface. Like a freestanding sign, it is aimed primarily at the distant or motoring public.
<b>Silestone/Corian Type Counters</b>	Solid-surface countertops made of manmade durable non-porous or natural quartz materials. Corian is synthetic marble and silestone is a man-made solid surface countertop made of quartz.
<b>Silo(s)</b>	Usually a tall, cylindrical structure in which fodder (animal feed) is stored; may be a pit dug for the same purpose.
<b>Single Family Resi</b>	A single family residence on real property. [Property Sub Type]
<b>Single Lot</b>	One unimproved Parcel being sold separately. [Property Sub Type]
<b>Single Pet Allowed</b>	Only a single pet is allowed on the premises.
<b>Single Wide</b>	A mobile home 14 feet (4.3 meters) in width, used as a permanent residence.
<b>Single-level Floor Plan</b>	The unit has a floor plan of a single-level. [Unit Style]
<b>Site Planned</b>	The property includes a document that describes how a parcel of land is to be improved. It includes the outlines of all structures and site improvements, such as driveways, parking lots, landscaping, and utility connections. [Property Sub Type]
<b>Site-Apartment</b>	Descriptive of site zoned or purposed for an apartment.
<b>Site-hotel/motel</b>	Descriptive of site zoned or purposed for a hotel/motel.
<b>Site-Industrial</b>	Descriptive of site zoned or purposed for industrial use.
<b>Site-Mixed Use</b>	Descriptive of site zoned or purposed mixed use.
<b>Site-Multi Family 5+ units</b>	Descriptive of site zoned or purposed for multi family dwelling.
<b>Site-Office</b>	Descriptive of site zoned or purposed for offices.
<b>Site-Pad</b>	Descriptive of site zoned or purposed for a pad site, a freestanding parcel of commercial real estate loacted in front of a larger shopping center or strip mall.
<b>Site-Retail</b>	Descriptive of site zoned or purposed for retail.
<b>Site-Single Family Development</b>	Descriptive of site zoned or purposed for residential or single family development.
<b>Sitting Room</b>	A room in a private house or establishment where people can sit and talk and relax.
<b>Sitting/Study Room</b>	A room in a house which is may be used for relaxing, reading and/or office work.
<b>Situs Address</b>	The physical location of a property from the county appraisal district.
<b>Skylight</b>	The property has skylight(s), a window installed in a roof or ceiling to allow natural light.. [Window Features]
<b>Skyline</b>	The property has a view of the skyline. [View]
<b>Slab</b>	The foundation of the property is made wholly or partially of a concrete slab. Poured concrete built directly on soil with no basement or crawl space. [Foundation Details]
<b>Slate</b>	The roof is made wholly/partially of slate. [Roof]
<b>Sloped Down</b>	The lot is sloped down, typically from the perspective of looking at the property from the street. [Lot Features]
<b>Sloped Lot</b>	Land with a sloping down hill design.
<b>Sloped Up</b>	The lot is sloped up, typically from the perspective of looking at the property from the street. [Lot Features]
<b>Slump Stone</b>	The property has slump stone wall(s). [Fencing]
<b>Small Aircraft Airport</b>	Descriptive of airport that services small aircraft of 12,500 pounds or less, the maximum certificated takeoff weight.
<b>Smallest Available Space</b>	The smallest area available to lease by the tenant.
<b>Smart Building</b>	A building that achieves significant energy savings by taking advantage of improved technology and materials in terms of structure, appliances, electrical systems, plumbing and HVACR.
<b>Smart Car Charging</b>	The community offers charging stations for electric/smart cars. [Community Features]
<b>Smart Home</b>	Smart Home features are a generic term for electronic automation of features such as lighting, heating/cooling, security and other amenities. The features are typically linked though an app or software via one or more third party services. The features are also known for their convenience and energy efficiency. [Interior Features]
<b>Smart Technology</b>	Smart Home (computer-controlled) and/or smart products— for example, voice activated controls, voice reminder, remote monitoring of individuals with dementia. [Accessibility Features]
<b>Smart Thermostat</b>	A heating/cooling control unit that has convenience and energy saving aspects. A smart thermostat may also integrate with a larger smart home system and typically operates through a third party service. [Interior Features]
<b>Smoke Detector(s)</b>	The property has smoke detector(s). [Security Features]
<b>Smoking Inside</b>	This is to inform the tenant if smoking is allowed inside the dwelling.
<b>Snow Removal</b>	Snow Removal is included in the fee paid to the Association. [Association Fees Include]

<b>Soaking Tub</b>	A bath tub that is typically deeper and may be shorter than traditional tubs. [Interior Features]
<b>Soil</b>	The type of soil on the property.
<b>Soil Test</b>	Geologic engineering tests to determine the capability of the soil to support proposed improvements or to determine the strength and properties of a required building foundation.
<b>Solar Assisted</b>	Panels usually installed on a roof that collect the sun's energy and convert it to electricity for use in the home.
<b>Solar Cover</b>	The pool has a solar cover. [Pool Features]
<b>Solar Heat</b>	The pool has some form of solar heating. [Pool Features]
<b>Solar Heated Pool</b>	Pool heated, powered, filtered and pumped with solar panels with the energy from the sun.
<b>Solar Hot Water</b>	The hot water heater has either a passive or active solar component. [Appliances]
<b>Solar Panels</b>	The property has solar panels on the roof, walls, or lot of the property. [Green Energy Efficient]
<b>Solar Screen</b>	A sun shading device, such as screens, panels, louvers, or blinds, installed to intercept solar radiation.
<b>Solar Screens</b>	The property has solar screens. [Window Features]
<b>Solar Tube(s)</b>	A reflective tube that extends from a light gathering surface on the roof of the structure down into a room where the outside light is distributed. [Interior Features]
<b>Solar Utilities</b>	Describes utilities derived from the use of solar power.
<b>Solar Water Heater</b>	Technology that uses the conversion of sunlight into renewable energy for water heating using a solar thermal collector.
<b>Sold (S)</b>	Listing status that indicates the listing has closed and/or funded.
<b>Sold As-Is</b>	Premises are accepted by a buyer or tenant as they are, including physical defects except latent defects; Without guarantees as to condition, as in a sale.
<b>Sold/Leased Comments</b>	Field in the MLS that should be used to explain repairs, commission concessions, or costs paid by the seller and designated for pertinent information that helped facilitate the transaction. It may not contain subjective congratulations or personal notes.
<b>Sorghum-crops</b>	Genus of numerous species of grasses, one of which is raised for grain and many of which are used as fodder plants, either cultivated or as part of pasture.
<b>Sound System</b>	The includes a sound system. This typically includes in-wall wiring and recessed/built-in speakers and a built in location for the amplifier and other audio equipment. [Interior Features]
<b>Spa Features</b>	A list of features or description of the spa included in the sale/lease.
<b>Spa/Hot Tub</b>	The community has a shared spa/hot tub. [Community Features]
<b>Space Heater</b>	A self-contained appliance, usually electric, for heating an enclosed room.
<b>Spanish Tile</b>	The roof is made wholly/partially of Spanish tile. [Roof]
<b>Special Addendum</b>	Most often refers to the specific addendums that indicate other requirements by lenders that are not clearly spelled out in the original contract.
<b>Special Assessment</b>	The amount of tax or special payment due to a municipality or association. An owner's or lessee's proportionate share of a common expense.
<b>Special Assessment District</b>	An area where a special assessment is imposed because of a public project that benefits the owners in the defined area.
<b>Special Listing Conditions</b>	A list of options that describe the type of sale if different than a standard sale. i.e. REO, Short Sale, Probate, Auction, Notice of Default, etc., at the time of listing. Select "None" if there are no special listing conditions.
<b>Special Showing Instructions</b>	Additional information for the buyer agent to view the property. Example: tenant contact information.
<b>Split Possible</b>	It may be possible that the lot could be split into two or more parcels. [Lot Features]
<b>Split Rail</b>	The property has split rail fencing. [Fencing]
<b>Split Rail Fence</b>	Zigzag patterned fence of logs split lengthwise, which are held together with spikes.
<b>Sport</b>	The pool has two shallow ends on opposite sides of the pool with a deeper center. [Pool Features]
<b>Sport Court</b>	The property has a shared sport court(s)/facility that can be used for various sports. Ex. Pickleball. [Exterior Features]
<b>Sport Court(s)/Facility</b>	The community has a shared sport court(s)/facility that can be used for various sports. Ex. Pickleball. [Community Features]
<b>Sport Facility</b>	A place where a pro- or semi-pro sport team plays.
<b>Sport Pool</b>	This type of pool typically is no deeper than five feet. Sport Pool, also known as Play pools, are generally built for cooling off and relaxing in, playing volleyball, other water sports, as well as for swimming laps.
<b>Spray Foam Insulation</b>	The structure was made wholly or partly with spray foam insulation. [Construction Materials]

<b>Spring Fed Creek</b>	A body of water, confined within a bed and banks and having a detectable current fed by a natural spring.
<b>Sprinkler - Automatic</b>	The lot comes with an automatic sprinkler system. [Lot Features]
<b>Sprinkler - Back Yard</b>	The lot contains an integrated system of piping and sprinklers installed in the back yard to water the ground. [Lot Features]
<b>Sprinkler - Drip Only/Bubblers</b>	The lot contains a subsurface irrigation systems that provide water to the plants at their root zone through a network of valves, pipes, tubing, and emitters. These irrigation components minimize evaporative water losses as they do not throw water in the air causing the evaporative losses and oversprays associated with sprinkler systems. [Lot Features]
<b>Sprinkler - In Front</b>	There are irrigation sprinklers on the front of the lot. [Lot Features]
<b>Sprinkler - In-ground</b>	The lot comes with underground sprinklers that function through a means of basic electronic and hydraulic technology. [Lot Features]
<b>Sprinkler - Manual</b>	The lot comes with a manual sprinkler system. [Lot Features]
<b>Sprinkler - Partial</b>	The lot contains a sprinkler system that only partially covers the lot. [Lot Features]
<b>Sprinkler - Rain Sensor</b>	The lot contains a component of an irrigation system that contains materials that swell when wet and prevent automatic sprinkler systems from coming on while it is raining or if it has recently rained. When these materials dry out, the irrigation system will resume operations on its normal cycle settings. [Lot Features]
<b>Sprinkler - Side Yard</b>	The lot contains a sprinkler system in the side yard. [Lot Features]
<b>Sprinkler System</b>	An integrated system of piping and sprinklers installed in an area to water the ground.
<b>SQFT (square footage)</b>	Defines the square footage of the living area, or liveable space (HVAC), of a dwelling that is heated or cooled. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. Residential building measurements are done from the exterior, with individual measurements rounded to the closest foot.
<b>SQFT Source</b>	The source of the SQFT data (for example, tax records, appraiser, etc.)
<b>SSQFT (Sold Price per Square Foot)</b>	Calculation derived by dividing the sold price by the square foot of the dwelling or building.
<b>Stable(s)</b>	The property includes or has access to horse stable(s). [Horse Amenities]
<b>Stable(s)</b>	The community has horse stables. [Community Features]
<b>Stackable W/D Connections</b>	The property has a stacked cloths washer and dryer connections. [Interior Features]
<b>Stainless Steel Appliance(s)</b>	Some or all of the appliances included in the property are stainless steal. [Appliances]
<b>Stair Lift</b>	Stair lift with motorized rail to climb interior or exterior stairway installed professionally. [Accessibility Features]
<b>Stairway</b>	Handrails on both sides of stairs, extended when possible, with shear force of 250 pounds. Interior and exterior stairs have adequate number of light fixtures for full coverage. Non-slip stair treads. If stairs are carpeted, covering is non-moveable, low-pile carpet. This is required to be considered Enhanced Accessible. Optional: Stair treads are in high contrast colors for increased visibility. [Accessibility Features]
<b>Standard Industrial Classification</b>	Federally designed standard numbering system classifying industries by a four-digit code, and used by government agencies to classify industry areas.
<b>Standard Status</b>	Formerly MLS Status
<b>Standby Generator</b>	Backup generator for refrigeration of medications, life-sustaining medical equipment or essential room temperature control. [Accessibility Features]
<b>Starts With</b>	When searching in an open text field, the word must begin with the typed entry.
<b>State</b>	The state in the listing address.
<b>State Land Use Code</b>	A coding system maintained by some states to designate the primary use of each property.
<b>Steel Construction</b>	Any of various alloys based on iron containing carbon (usually 0.1-1.7 per cent) and often small quantities of other elements such as phosphorus, sulphur, manganese, chromium, and nickel. Steels exhibit a variety of properties, such as strength, machinability, malleability, etc., depending on their composition and the way they have been treated
<b>Steep Slope</b>	The lot is sloped steeply. [Lot Features]
<b>Steep Topography</b>	An area where the difference in elevation between the existing ground and the proposed street grade at the property line is greater than 8 feet.
<b>Steps</b>	Any number of steps, up, down, in or around the dwelling.
<b>S-Tile Roof</b>	A ceramic roof material molded in the shape of an S for structure and design.
<b>Stilt Home</b>	Houses raised on piles over the surface of the soil or a body of water. Stilt houses are built primarily as a protection against flooding. [Unit Style]
<b>Stone</b>	The property has stone wall(s). [Fencing]
<b>Stone</b>	The property has a fireplace made with stone. [Fireplace Features]



<b>Stone</b>	The structure was made wholly or partly with stone. Usually consists of marble, granite, limestone, sandstone, and slate. After cutting and polishing, these materials are used in the primary construction of buildings for decorative facing materials applied to the exterior and interior of buildings. [Construction Materials]
<b>Stone</b>	The roof is made wholly/partially of stone. [Roof]
<b>Stone Counters</b>	The property or room has counters that are made of some type of stone.
<b>Stone Veneer</b>	The structure was made wholly or partly with stone veneer. Decorative building material manufactured to replicate the look of natural stone. The names artificial stones, stacked stone veneer, manufactured stone are also used for stone veneer. [Construction Materials]
<b>Stop Expense</b>	In a lease, stipulates an amount of operating expense above which the tenant must bear. often the base amount is the amount of expense for the first full year of operation under the lease.
<b>Storage</b>	The property or room has storage space. [Interior Features]
<b>Storage</b>	The property includes storage. [Other Structures]
<b>Storage</b>	The community has on-site storage for residents. [Community Features]
<b>Storage</b>	The property has storage in the parking area. [Parking Features]
<b>Storage Shed</b>	A building designed for extra space, with or without electricity, used to house tools or other possessions.
<b>Stories</b>	Descriptive of the amount/number of different levels in a dwelling.
<b>Storm Doors</b>	Storm doors help provide a pocket of air between the main door and the exterior of the home, creating an insulating effect. They can also help protect the main door from the elements such as wind, rain, and ice.
<b>Storm Window(s)</b>	The property has storm window(s). [Window Features]
<b>Storm Window(s)</b>	A window fixed on the outside of a normal window for protection and insulation in bad weather or winter.
<b>Storm Windows</b>	Storm windows are a single pane window often installed on the interior of the main windows of the home to help provide better insulation in the same way a storm door does. Sometimes if window replacement is cost prohibitive, adding storm windows can be the next best thing for saving energy.
<b>Straw</b>	The structure was made wholly or partly with straw. A building method that uses bales of straw as structural elements, building insulation, or both. This construction method is commonly used in natural building or "brown" construction projects, demonstrating a sustainable method for building from the standpoint of both materials and energy needed for heating and colling. [Construction Materials]
<b>Stream</b>	The property is on or adjacent to a stream. [Waterfront Features]
<b>Stream on Lot</b>	Descriptive of land with a creek on its property.
<b>Street Direction Prefix</b>	The direction indicator that precedes the listed property's street name.
<b>Street Direction Suffix</b>	The direction indicator that follows a listed property's street address.
<b>Street Lights</b>	The community streets have lighting. [Community Features]
<b>Street Name</b>	The street name portion of a listed property's street address.
<b>Street Number (#)</b>	The street number portion of a listed property's street address. In some areas the street number may contain non-numeric characters. This field can also contain extensions and modifiers to the street number, such as "1/2" or "-B". This street number field should not include Prefixes, Direction or Suffixes.
<b>Street Suffix</b>	The suffix portion of a listed property's street address.
<b>Street Surface</b>	Descriptive of the durable surface material laid down on an area intended to sustain vehicular or foot traffic, in and around the property.
<b>Street Traffic Count</b>	The recording of the vehicles and pedestrians passing a given point, usually in a day.
<b>Structure - No Value</b>	A structure, such as a barn or shed, that has no improvement value placed upon it.
<b>Stucco</b>	The structure was made wholly or partly with stucco. Stucco is a mixture of sand and cement used to cover the exterior surface or interior walls of a home or building. [Construction Materials]
<b>Sub Agency Compensation</b>	The total commission to be paid to the Sub Agency, expressed as either a percentage or a constant currency amount
<b>Sub Agency Compensation Type</b>	A list of types to clarify the value entered in the SubAgencyCompensation field. For example \$, % or some other clarification of the SubAgencyCompensation
<b>Sub-Agent</b>	Not as common as it used to be, but usually arises when a buyer, who is not represented, uses the services of a broker to view a property. That broker then owes a fiduciary duty to the listing broker and the seller—not the buyer—and the buyer is treated as customer of the broker. It is important that a broker in this situation obtain permission from the listing broker, and explain his or her role to the buyer to avoid any confusion.
<b>Subdivided</b>	The lot has been subdivided into two or more parcels. [Lot Features]
<b>Subdivision</b>	A neighborhood, community, complex or builder tract.
<b>Subdivision</b>	The land is currently used for property subdivisions [LAND property type]

<b>Subject To Tenant Rights</b>	The terms of the transfer of possession are subject to the rights of the current tenant. [Possession]
<b>Sublease</b>	A lease of a property by a tenant to a sub-tenant.
<b>Suburban</b>	The community is a suburban setting. [Community Features]
<b>Sun Room</b>	A structure usually constructed onto the side of a house with large windows and/or glass roof, designed to allow in a lot of sunlight, and which allows enjoyment of the surrounding landscape while being sheltered from adverse weather conditions such as rain and wind.
<b>Sundeck</b>	The community has a shared sundeck for residents. [Community Features]
<b>Sunken Living/Den</b>	A room at a sunken or lower level used to create height variances between rooms or areas and define functional zones.
<b>Surface Water</b>	Water above the surface of the land, including lakes, rivers, streams, ponds, floodwater, and runoff.
<b>Survey</b>	The process by which boundaries are measured and land areas are determined; the on-site measurement of lot lines, dimensions and positions of a building on a lot, including the determination of any existing encroachments or easements.
<b>Sustainability</b>	Specific property features that contribute to long-term benefits to the community. [Green Energy Efficient]
<b>Syndication Remarks</b>	Enter Public Remarks, but also able to include advertising remarks that will only be available to 3rd Party Publisher websites.
<b>Synthetic</b>	The roof is made wholly/partially of synthetic materials. [Roof]
<b>Synthetic Stucco</b>	The structure was made wholly or partly with synthetic stucco. [Construction Materials]
<b>Tack Room</b>	The property includes or has access to a room to store equipment such as saddles, stirrups, bridles, halters, reins, bits, harnesses, martingales, breastplates, etc. [Horse Amenities]
<b>Tandem</b>	The property has tandem parking. [Parking Features]
<b>Tankless Water Heater</b>	A tankless water heater is included with the property. [Appliances]
<b>Tanning Salon</b>	The community has a shared tanning salon for residents. [Community Features]
<b>TAR Listing Agreement</b>	The Texas Association of REALTORS® Listing Agreement
<b>Tar/Gravel</b>	The roof is made wholly/partially of tar/gravel. [Roof]
<b>Tax Annual Amount</b>	The annual property tax amount as of the last assessment made by the taxing authority.
<b>Tax Assessed Value</b>	The property value as of the last assessment made by the taxing authority.
<b>Tax Billing Address</b>	The mailing address for the owner of the property. May be different than the physical address of the property.
<b>Tax Block</b>	A type of legal description for land in developed areas where streets or other rights-of-ways delineate large parcels of land referred to as divided into lots on which homes or other types of developments are built. An example would read "Lot 12 of Block 45 of Tract 3002 of the City of San Dunes, Desert County." Such a description would also reference an official plat filed with the clerk or recorder for that area which shows the location of the block and often the dimensions of the lots therein.
<b>Tax Escalation</b>	Descriptive of a tax increase.
<b>Tax Exemptions</b>	A list of tax exemptions as they relate to the property
<b>Tax Legal Description</b>	A type of legal description for land in developed areas where streets or other rights-of-ways delineate large parcels of land referred to as divided into lots on which homes or other types of developments are built. An example would read "Lot 12 of Block 45 of Tract 3002 of the City of San Dunes, Desert County." Such a description would also reference an official plat filed with the clerk or recorder for that area which shows the location of the block and often the dimensions of the lots therein. The text here is also an index into the property as described by the County Recorder.
<b>Tax Lot</b>	A type of legal description for land in developed areas where streets or other rights-of-ways delineate large parcels of land referred to as divided into lots on which homes or other types of developments are built. An example would read "Lot 12 of Block 45 of Tract 3002 of the City of San Dunes, Desert County." Such a description would also reference an official plat filed with the clerk or recorder for that area which shows the location of the block and often the dimensions of the lots therein.
<b>Tax Rate</b>	The ratio of a tax assessment to the amount being taxed.
<b>Tax Record</b>	Information taken straight from the County Appraisal District tax record.
<b>Tax Return Available</b>	Descriptive of whether or not tax return information is available.
<b>Tax Year</b>	The year in with the last assessment of the property value/tax was made.
<b>Tear Down</b>	The value of the property is not in the dwelling, but in the land. The dwelling on the property has been determined to be torn down. [Property Condition]
<b>Temp Date</b>	The date the status of the listing was changed to Temporarily Off the Market.
<b>Tenant</b>	The occupant is a tenant. [Occupant Type]
<b>Tenant Access Cargo Elevator</b>	The community has a shared tenant access cargo elevator for residents. [Community Features]

<b>Tenant Expenses</b>	The utilities and bills paid by the tenant, not the owner.
<b>Tenant House(s)</b>	Additional building on the property for the lessor to occupy.
<b>Tenant Pays</b>	The utilities and bills paid by the tenant, not the owner.
<b>Tenants-in-Common</b>	An undivided interest in property taken by two or more persons. The interest need not be equal. Upon death of one or more persons, there is no right of survivorship.
<b>Tennis Court(s)</b>	The property has one or more tennis courts. [Exterior Features]
<b>Tennis Court(s)</b>	The property includes a tennis court(s). [Other Structures]
<b>Tennis Court(s)</b>	The community has a shared tennis court(s) for residents. [Community Features]
<b>Tentative Close Date (TCD)</b>	The approximate date of when the construction will be complete and/or the contract will be finalized.
<b>Terazzo Flooring</b>	A sturdy flooring finish of marble chips mixed with cement mortar. After drying, the surface is ground and polished.
<b>Terrace</b>	The property has a terrace. [Patio and Porch Features]
<b>Texas Vet</b>	Refers to an individual that has served in the armed forces or military. [Acceptable Financing]
<b>Text Listing Agent</b>	Text message the listing agent to arrange a showing of the property. [Showing Requirements]
<b>Texture</b>	A rough or grainy surface quality.
<b>Therapeutic Whirlpool</b>	Therapeutic whirlpool, properly installed. [Accessibility Features]
<b>Thermal Windows</b>	Windows designed with multiple panes to trap air and provide greater insulation.
<b>Thermostat</b>	For purposes of marketing, the property has thermostat(s) that have some green/efficient rating or quality. [Green Energy Efficient]
<b>Tile</b>	The pool is tiled. [Pool Features]
<b>Tile</b>	The roof is made wholly/partially of tile. [Roof]
<b>Tile Counters</b>	The property or room has counters that are made of some type of tile. [Interior Features]
<b>Tile Hard Flooring</b>	Manufactured piece of hard-wearing material such as ceramic, stone, metal, or even glass used to make up flooring.
<b>Tillable Acres</b>	Arable farmland capable of being farmed productively.
<b>Timber</b>	The land is currently used for timber
<b>Timber Farm</b>	A privately owned forest managed on a multiple use basis with timber production as an important management goal.
<b>Timeshare</b>	Ownership that involves the acquisition of a specific period of time or percentage of interest in a vacation home or resort.
<b>Tinted Windows</b>	The property has tinted windows, windows that have a coating applied to them to block out sunlight and harmful UV rays. [Window Features]
<b>Title</b>	The evidence one has of right to possession of land.
<b>Title Insurance</b>	Insurance against loss resulting from defects of title to a specifically described parcel of real property.
<b>Title Search</b>	An investigation into the history of ownership of a property to check for liens, unpaid claims, restrictions or problems, to prove that the seller can transfer free and clear ownership.
<b>To Be Built</b>	The property has yet to begin construction. [Property Condition]
<b>To-Be-Built</b>	Home that has been designed but no construction has taken place.
<b>Toilets</b>	Descriptive of the number of toilets/stalls in a building.
<b>Tools (acquisition incl)</b>	Tools from the property included in sale.
<b>Topo Level Terrain</b>	Descriptive of the level, vertical and horizontal dimension of the land surface.
<b>Topo- Sloping Terrain</b>	Descriptive of land made up of inclined hills or foothills view.
<b>Topo-Cleared Terrain</b>	Descriptive of virgin land not developed.
<b>Topography</b>	The state of the surface of the land included with the property. i.e. flat, rolling, etc.
<b>Topography Map</b>	A map displaying the state of the surface of the land; may be rolling, rough, flat, etc.
<b>Topo-Hill Country Terrain</b>	Region of Central Texas that features tall rugged hills that consist of thin layers of soil lying on top of either limestone or granite.
<b>Total Actual Rent</b>	The amount of rent that is currently being collected for the whole property. This is a calculated field in the MLS from the Rent fields for each unit.
<b>Total Annual Operating Expenses</b>	All expenses for the year added together.
<b>Total Approx. Sqft-Bldg</b>	The approximate total amount of square footage of the bldg.
<b>Total Approximate Net Rentable Space</b>	In a building or project, approximate floor space that may be rented to tenants; area upon which rental payments are based.
<b>Total Appx sqft-Land</b>	The approximate amount of square footage of the land.
<b>Total Assessment Value</b>	The assessed values for the land and building added together.
<b>Total Available Space</b>	The whole area available to lease by the tenant.
<b>Total Baths</b>	The total number of baths in a dwelling, adding Full and Half Baths together.
<b>Total Debt Ratio</b>	Monthly debt and housing payments divided by gross monthly income. Also known as Obligations-to-Income Ratio or Back-End Ratio.

<b>Total Points</b>	Buyer and Seller Points added together for the transaction.
<b>Tower (14+ Stories)</b>	The unit is part of a tower (14+ stories) complex. [Unit Style]
<b>Townhouse</b>	A dwelling unit, generally having two or more floors and attached to other similar units via party walls. [Property Sub Type]
<b>Track Lighting</b>	A type of lighting where the light fixtures are mounted on a track allowing for adjustment of the position of the lights. [Interior Features]
<b>Trade Name (acquisition incl)</b>	The name of the business or dwelling included in the sale.
<b>Trailer Storage</b>	The property includes or has access to a place to store a horse trailer. [Horse Amenities]
<b>Trash</b>	Trash is included in the fee paid to the Association. [Association Fees Include]
<b>Trash Compactor</b>	The property has a trash compactor, a machine or mechanism used to reduce the size of waste material or soil through compaction.. [Appliances]
<b>Trash Pickup - Door to Door</b>	The community has a shared program to pickup trash door to door for residents. [Community Features]
<b>Trash Removal</b>	Owner will pay to have trash taken off property.
<b>Tray Ceiling(s)</b>	A ceiling with a inverted tray or recessed area, often rectangular, that adds depth and interest
<b>Tree Farm</b>	The land is currently used as a tree farm.
<b>Trees - Heavy</b>	The lot has a heavily wooded area as part of the parcel. [Lot Features]
<b>Trees - Large (Over 40 Ft)</b>	The lot contains large trees over 40 feet tall. [Lot Features]
<b>Trees- Many</b>	The lot has many trees. [Lot Features]
<b>Trees - Medium (20 Ft - 40 Ft)</b>	The lot has medium-sized trees (20 to 40 feet tall). [Lot Features]
<b>Trees - Moderate</b>	The lot has a moderate amount of trees. [Lot Features]
<b>Trees - Small (Under 20 Ft)</b>	The lot has small trees under 20 feet tall. [Lot Features]
<b>Trees - Sparse</b>	The lot has a sparse amount of trees. [Lot Features]
<b>Trees/Woods</b>	The property has a view of the trees or woods. [View]
<b>Triple Net (NNN)</b>	Lease under which the tenant pays all operating expenses of the property. The landlord receives a net rent.
<b>Triple Pane Windows</b>	The property has triple pane windows, made with three panes of glass. Each of the 3 panes has a spacer around the edges to give them a uniform space between layers. A seal between each pane makes the windows airtight and allows for pockets of gas to fill the space for improved insulation and makes for a more energy efficient window. [Window Features]
<b>Triple Wide</b>	Triple-wides and even homes with four, five, or more units are also built, although not as commonly.
<b>Triplex</b>	A multi family structure with three independent units with shared walls or ceilings/floors. [Property Sub Type]
<b>Truck Crop Operation</b>	Horticultural practice of growing one or more vegetable crops on a large scale for shipment to distant markets. Farming food crops such as tomatoes, potatoes, peas, etc.
<b>Truck Well</b>	Descriptive of loading dock or bay used to receive trucks and their merchandise.
<b>Truth-in-Lending Act</b>	A federal law requiring a disclosure of credit terms using a standard format. This is intended to facilitate comparisons between the lending terms of different financial institutions.
<b>Turbines</b>	Device that converts the flow of a fluid (air, steam, water, or hot gases) into mechanical motion for generating electricity.
<b>Type of Home Allowed</b>	Descriptive of the type of dwelling allowed by deed and/or land restrictions.
<b>Type Of Property</b>	Descriptive of the commercial property type.
<b>U.S Highway</b>	integrated system of roads and highways in the United States numbered within a nationwide grid.
<b>Unassigned</b>	The property has unassigned or open parking. [Parking Features]
<b>Under Construction</b>	The property is still under construction and building has not been completed. [Property Condition]
<b>Underground</b>	The property has underground parking. [Parking Features]
<b>Underground Utilities</b>	The community provides underground utilities for residents. [Community Features]
<b>Unfinished</b>	Refers to the walls being incomplete on a property or structure.
<b>Unimproved Land</b>	Commercial land that has not been built upon or improved
<b>Unimproved Road</b>	Descriptive of road that is not paved or repaired (dirt road, potholes, etc.)
<b>Unit</b>	Descriptive of a suite of rooms making up a residence for 1 tenant. It is characterized by a private entrance and some method of individuality from other units in the building or complex.
<b>Unit Max</b>	The maximum number of bedrooms and bathrooms per unit.
<b>Unit Number (#)</b>	Text field containing the number or portion of a larger building or complex. Unit Number should appear following the street suffix or, if it exists, the street suffix direction, in the street address. Examples are: "APT G", "55", etc.
<b>Unit Style</b>	Description of the individual unit type/style available to possess.
<b>Units</b>	Descriptive of the number of total units available on the property.

<b>Universal Land Use Code</b>	A universal coding system offered by First American CoreLogic that enables users to employ a simplified and consistent coding system for their searches in all counties. The Universal Land Use code is routinely featured on Realist searches and data presentations as a drop down list.
<b>Unpaved</b>	The property has parking on an unpaved surface. [Parking Features]
<b>Updated A/C unit (&lt;12 SEER)</b>	A/C unit with SEER rating less than 12.
<b>Updated A/C Unit(&gt;13 Seer)</b>	A/C unit with SEER rating greater than 13.
<b>Updated/Remodeled</b>	The property has been remodeled or updated in some fashion. May include painting, repairing, and replacing of fixtures and equipment. [Property Condition]
<b>Upgraded EE (energy efficient) Features</b>	Describes whether or not the property has Upgraded Energy Efficient Features. If answered Yes, then the seller should complete and submit the EES Attachment. The attachment is located on ABoR.com at <a href="http://www.abor.com/mls/EES.pdf">http://www.abor.com/mls/EES.pdf</a>
<b>Upper Level</b>	The washer and/or dryer are located on the upper level of the property. [Laundry Location]
<b>Urethane</b>	A synthetic chemical structure formed by one of three specific chemical reactions. See Polyurethane.
<b>USDA Eligible</b>	Also known as the USDA Rural Development Guaranteed Housing Loan Program, a mortgage loan offered to rural property owners by the United States Department of Agriculture.
<b>USDA Loan</b>	The seller may accept a loan from an approved provider that follows the guidelines of, and is insured by, the US Department of Agriculture. [Acceptable Financing]
<b>Utilities</b>	Utilities is included in the fee paid to the Association. [Association Fees Include]
<b>Utilities</b>	A list of the utilities for the property being sold/leased.
<b>Utilities Available</b>	Describes lines/pipes that stop at the street.
<b>Utility Easement</b>	Use of another's property for the purpose of laying gas, electric, water, and sewer lines.
<b>Utility Room</b>	A room equipped with appliances for washing and other domestic work.
<b>U-Verse</b>	The community provides U-Verse Internet/Cable service for residents. [Community Features]
<b>VA (Veteran Affairs)</b>	Department of Veterans Affairs, a government agency that provides certain services to discharged service members.
<b>VA Loan</b>	The seller may accept a loan from an approved provider that follows the guidelines of, and is insured by, the US Department of Veteran's Affairs. [Acceptable Financing]
<b>Vacancy Amount</b>	The amount of the property that is not currently leased by tenants.
<b>Vacant</b>	The property is vacant. [Occupant Type]
<b>Valet</b>	The property has valet parking available. [Parking Features]
<b>Valet Parking</b>	The community has a shared valet parking for residents. [Community Features]
<b>Varies By Unit</b>	The security features vary from unit to unit. [Security Features]
<b>Varies by Unit</b>	The cooling equipment varies by unit. [Cooling]
<b>Varies by Unit</b>	The parking varies from unit to unit. [Parking Features]
<b>Vaulted Ceiling</b>	A ceiling formed in any variety of curved shape, which arches above the floor within a home.
<b>Vaulted Ceiling(s)</b>	From the Italian word Volta, is typically a high ceiling with no attic between the ceiling and the roof. When a vaulted ceiling has two angles that meet in the center of the room, you may use Cathedral Ceiling(s)
<b>Vendor leases</b>	A situation where a retail vendor aligns with a leasing company to provide vendor leasing. The vendor establishes a deal with a financing source so that the vendor can offer leases to customers.
<b>Vented Exhaust Fan</b>	The cooktop has an exhaust fan that is vented. [Appliances]
<b>Ventless</b>	The property has a ventless fireplace. [Fireplace Features]
<b>Vermiculite</b>	One of a group of micaceous hydrated silicate minerals related to the chlorites and used in lightweight insulating concrete.
<b>Video Tour URL - Branded</b>	A URL for a branded video tour of the property. Branded Video Tours may include contact information and other marketing material. A video tour can include, but is not limited to, a video walk-through of the property or a drone video filming the exterior of the property.
<b>Video Tour URL - Unbranded</b>	A URL for an unbranded video tour of the property. Unbranded Video Tours are NOT allowed to include contact information and other marketing material. Unbranded Video Tours have primary exposure <strong>inside</strong> of the MLS and is the link attached to the "drone" icon on listing displays.
<b>View</b>	A view as seen from the listed property.
<b>Views</b>	There are views from the lot. [Lot Features]
<b>Vineyard</b>	The property has a view of the vineyard(s). [View]
<b>Vinyl</b>	The property has vinyl fencing. [Fencing]
<b>Vinyl</b>	The pool has a vinyl surface. [Pool Features]
<b>Vinyl Fence</b>	Fence made using vinyl or related materials. It is used for agricultural fencing, horse racing and residential use.
<b>Vinyl Windows</b>	A window whose frame materials are made of vinyl. [Window Features]

<b>Virtual Tour - Branded</b>	A URL for a branded virtual tour of the property. Branded Virtual Tours may include contact information and other marketing material. Branded Virtual Tours have primary exposure outside of the MLS on 3rd Party Publisher sites.
<b>Virtual Tour - Unbranded</b>	A URL for an unbranded virtual tour of the property. Unbranded Virtual Tours are NOT allowed to include contact information and other marketing material. Unbranded Virtual Tours have primary exposure inside of the MLS and is the link attached to the "reel" icon on listing displays, as well as the "View Virtual Tour" link.
<b>Visible Easements</b>	Refers to the right of way path or land easily accessed by owner or other person(s).
<b>Visitable</b>	The home is "visitable" for all guests: a person in a wheel chair can easily enter the home and access the main Common Area, a half-bathroom at minimum, and the hall leading to that bathroom. [Accessibility Features]
<b>Visitor Bathroom</b>	Bathroom that is closest to Common Area. Minimum half bath. Door has minimum 32-inch clear width opening; lever handles. Minimum 60-inch turnaround or other approved turnaround configuration (30" x 48" clear space if door opens out.). Grab bar installed in toilet area with proper blocking. This is required to be considered Visitable. [Accessibility Features]
<b>Walk/Bike/Hike/Jog Trail(s)</b>	The community has a walk/bike/hike/jog trail(s). [Community Features]
<b>Walker-Accessible Stairs</b>	Treads are minimum 25 inches deep, with maximum 4 inches rise, minimum 36 inches wide. May be a custom feature in addition to approach with ramp. [Accessibility Features]
<b>Walk-in Closet</b>	A closet measuring a minimum of 84" wide by 72" deep that is large enough that you can actually step inside and move about, rather than just reach in with your hands.
<b>Walk-In Closet(s)</b>	A closet that is a small room with an entryway. [Interior Features]
<b>Walk-in Pantry</b>	A storage room with a walkway used for food, utensils, cleaning products etc. that is large enough that you can actually step inside and move about, rather than just reach in with your hands.
<b>Walk-In Shower</b>	A vertical standing wash area in the bathroom that can be accessed without having to step up or over, to enter. Sometimes considered a "walk-behind" as they are often behind a solid wall or glass block.
<b>Wall Insulation</b>	Insulation placed in the walls of a structure that reduces or prevents the transmission of heat or sound or electricity.
<b>Wall Unit</b>	A piece of furniture having various sections, typically shelves and cabinets, desgned to stand against a wall.
<b>Wall Unit (heater)</b>	A hanging mounted heater that can also plug into an outlet.
<b>Wall/Window Unit(s)</b>	The cooling system is mounted in an opening in the wall or in a window. [Cooling]
<b>Warehouse</b>	The listing is for a warehouse business. [Property Sub Type]
<b>Warming Drawer</b>	The property has a warming drawer. [Appliances]
<b>Warranty</b>	A written guarantee, issued to the purchaser of an article by its manufacturer, promising to repair or replace it if necessary within a specified period of time.
<b>Wash Rack</b>	The property includes or has access to a rack used to confine/restrain a horse for purposes of washing the horse. [Horse Amenities]
<b>Washed/Dryer Connections</b>	Descriptive of a home/dwelling that has wiring for laundry equipment.
<b>Washer</b>	The property includes a clothes washer. [Appliances]
<b>Washer Hookup</b>	The property has a hookups for a cloths washer.
<b>Washer Maintained</b>	Referees to whether the Owner/Property Management maintains the equipment.
<b>Washer/Dryer</b>	The property includes a cloths washer and dryer. [Appliances]
<b>Washer/Dryer</b>	Raised clothes washer and/or dryer, front controls, side opening, both open to center. [Accessibility Features]
<b>Washer/Dryer Stacked</b>	The property has a stacked cloths washer and dryer. [Appliances]
<b>Water</b>	Water is included in the fee paid to the Association. [Association Fees Include]
<b>Water</b>	The property has a water view. [View]
<b>Water Access Type</b>	The type of access to the body of water close to the property.
<b>Water Bed Deposit</b>	A fee in place that guarantees payment in the event of damage to a unit due to a leak or break in the waterbed.
<b>Water Body Name</b>	The name, if known, of the body of water on which the property is located. The property must be adjacent to or located on the Body of Water, not just near it.
<b>Water Capacity/Quality Report</b>	Describes the measurement of the tank's ability to hold water and the outcomes of its purity or lack thereof.
<b>Water Conservation</b>	Specific property features that contribute to efficient use of water resources from both indoor and landscape uses.
<b>Water District</b>	Any district, including any multipurpose district, created by the private and special laws of the State to perform the functions of a water utility.
<b>Water Dockage</b>	Descriptive of facilities for docking vessels.
<b>Water Heater</b>	For purposes of marketing, the property has a water heater that have some green/efficient rating or quality. [Green Energy Efficient]

<b>Water Heater – Electric</b>	A tank device for heating water and storing heated water using electricity as the heat source.
<b>Water Heater – Gas</b>	Uses a tank (typically 40-, 50-, or 75-gallon) for storing and heating water using natural gas or propane.
<b>Water Heater – Geothermal</b>	Uses energy extracted from the natural heat of the earth (ground source) or exchanges heat with a body of water (water source) to provide hot water.
<b>Water Heater – Recirculating</b>	System that can be activated by the push of a button or by a thermostat, timer or motion sensor, and generally consist of a pump, an integrated electronic controller, and a zone valve that operate continuously, or by timer or motion sensor, to ensure that hot water is always available without any waiting time during the defined period of operation, but use energy continuously during those periods even if water is not being used.
<b>Water Heater – Solar</b>	Consists of special solar panels on the roof that provide the main source for heating water for the home. The system uses a storage tank to store the heated water and usually uses either electric or gas back-up for periods when the sun does not provide enough heat (i.e. cloudy days).
<b>Water Heater – Tankless</b>	Delivers hot water at a preset temperature when needed, but without requiring the storage of water. Tankless water heaters have an electric, gas, or propane heating device that is activated by the flow of water.
<b>Water Heater-Electric</b>	The property has an electric water heater. [Appliances]
<b>Water Heater-Gas</b>	The property has a gas water heater. [Appliances]
<b>Water Heater-Tankless</b>	efficient appliance that uses a heat exchanger to heat water only when it's needed
<b>Water Paid By</b>	The party that pays for the water fees.
<b>Water Purifier</b>	The property has a water purifier. [Appliances]
<b>Water Purifier Owned</b>	The property has a water purifier that is owned and not rented/leased. [Appliances]
<b>Water Purifier Rented</b>	The property has a water purifier that is on a rental or lease agreement. [Appliances]
<b>Water Softener</b>	The property has a water softening system. [Appliances]
<b>Water Softener Owned</b>	The property has a water softening system that is owned and not rented/leased. [Appliances]
<b>Water Softener Rented</b>	The property has a water softening system that is on a rental or lease agreement. [Appliances]
<b>Water softener-leased</b>	Describes whether or not the device or substance that softens hard water by removing certain minerals, is leased.
<b>Water softener-owned</b>	Describes whether or not the device or substance that softens hard water by removing certain minerals, is owned.
<b>Water Source</b>	A list of the source(s) of water for the property.
<b>Water/Sewer Expense</b>	Total expenses paid for water/sewer in the one year.
<b>Water/Well Report</b>	Describes the location, ownership, construction details and lithology of a completed well.
<b>Water/Well Test</b>	A test that is conducted by a licensed well driller, a licensed pump installer, a hydrogeologist, or an engineer to determine the sustained production capability of the well.
<b>Waterfall</b>	The pool has a waterfall. [Pool Features]
<b>Waterfall</b>	The lot has a waterfall. [Lot Features]
<b>Waterfront</b>	The property is located on or adjacent to the waterfront. [Waterfront Features]
<b>Waterfront Features</b>	Features of the waterfront on which the property is located. The waterfront feature(s) must be on/adjacent to the property, not just near it.
<b>WaterSense Certified Home</b>	EPA WaterSense is a set of optional construction practices and technologies (above minimum code requirements) that builders can follow to ensure a home uses less water while still providing the same level of comfort and convenience. WaterSense also applies to specific plumbing fixtures (see InteriorFeatures) and should not be confused with the whole-house label. [Green Building Verification Type]
<b>WaterSense Fixture(s)</b>	Water fixtures that are backed by independent, third-party certification and meet EPA's specifications for water efficiency and performance. [Interior Features]
<b>Weekly</b>	Fee is paid or received weekly. [Association Fee Frequency]
<b>Well Needed</b>	A well will be needed to supply water to the property.
<b>Well on Property</b>	A well is currently on the property.
<b>Well Shared</b>	A well that is shared among multiple properties.
<b>Wells</b>	Descriptive of the number of wells on the property.
<b>Wet Bar</b>	Commonly a built-in fixture for the storage, preparation, serving and/or consumption of drinks that has a faucet and sink. [Interior Features]
<b>Wetland</b>	Land consisting of marshes or swamps; saturated land.
<b>Wetlands</b>	The lot is located near or within wetlands. [Lot Features]
<b>Wetlands Approval/Waiver</b>	A consultant makes a site visit to gather field information about the topography, soils and vegetation. From this, a determination can be made as to whether or not any wetlands are present. Then this document is given to solidify the findings of the consultant.

<b>Wetlands Delineation Map</b>	The wetland points can be mapped by either using a compass and measuring tape (single family properties only), GPS mapping equipment or a surveyor.
<b>Wheat-crops</b>	Any of various Old World annual grasses of wide climatic adaptability that are cultivated in most temperate areas for the wheat they yield.
<b>Whole House Fan</b>	The property has a whole house fan. [Cooling]
<b>Wide Doors</b>	Allows a wheelchair easy access in and out of the home.
<b>Wildlife</b>	A full or partial retraction of property from the tax base, based on animal life on the property. [Tax Exemptions]
<b>Wind Turbines</b>	Refers to electrical power supplied by an onsite wind turbine. [Green Energy Efficient]
<b>Wind Utility</b>	An eco friendly natural resource using wind and turning mills to power homes.
<b>Window Bars</b>	The property has window bars. [Security Features]
<b>Window Bars with Quick Release</b>	The property has window bars with a quick release mechanism. [Security Features]
<b>Window Coverings</b>	The property has window coverings, material used to cover a window to manage sunlight, to provide additional weatherproofing, to ensure privacy or sometimes security, or for purely decorative purposes. [Window Features]
<b>Window Features</b>	A list of features or description of the windows included in the sale/lease.
<b>Window Treatments</b>	The property has window treatments, interior decoration (curtains, blinds, valences, etc) for a window or window frame. [Window Features]
<b>Window Unit</b>	A heating or cooling system in a non-load bearing device to fill a hole in a wall or window opening, consisting of both frame & sash parts.
<b>Windows</b>	For purposes of marketing, the property has windows that have some green/efficient rating or quality. [Green Energy Efficient]
<b>Windows &amp; Doors</b>	Refers to the type of windows and doors installed on the home's exterior and certain features of those devices.
<b>Wine Cooler</b>	The property includes a wine cooler. [Appliances]
<b>Wine Refrigerator</b>	The property includes a wine refrigerator. [Appliances]
<b>Wine Room</b>	Storage room for wine in bottles or barrels .
<b>Wire</b>	The property has wire fencing. [Fencing]
<b>Wire Barb Fence</b>	Fence consisting of strong wire with sharply pointed barbs at close intervals.
<b>Wire Smooth Fence</b>	Essentially the same product as barbed wire with no barbs - either a two-wire twist or a single strand. Its primary advantage is that it is less likely to cause lacerations and cuts if an animal becomes entangled in it or rubs against it.
<b>Wired for Cable</b>	Home has capability/connections for cable, but non installed.
<b>Wired for Data</b>	The property has been wired for data, typically Category 5 or 6 wiring for the support of ethernet data communications. [Interior Features]
<b>Wired for Security</b>	Electrical system in place for the installing of a home security system.
<b>Wired for Sound</b>	The property has been wired for a built-in sound system. This typically includes in-wall wiring and recessed/built-in speakers and a location for audio equipment. The wiring is in place, but equipment may not be included. [Interior Features]
<b>Wired for Stereo</b>	Electrical system in place for speakers or amplified sound.
<b>Wired for Surround Sound</b>	System installed by the builder for surround sound equipment.
<b>Withdrawn (W)</b>	The listing is no longer available; the contract was terminated before the expiration date.
<b>Withdrawn Date</b>	The date the status of the listing was changed to Withdrawn.
<b>Wood</b>	The property has wooden fencing. [Fencing]
<b>Wood</b>	The roof is made wholly/partially of wood. [Roof]
<b>Wood Fence</b>	Freestanding structure made up of wood materials designed to restrict or prevent movement across a boundary.
<b>Wood Frames</b>	The property has wood framed windows. [Window Features]
<b>Wood Shake</b>	Descriptive of rough shingles split from a piece of log, usually cedar, used for roofing and siding.
<b>Wood Under Carpet Flooring</b>	Wood flooring that is currently covered by carpeting.
<b>Wooded-Heavy</b>	Refers to land that is made up of a thick forest area.
<b>Wooded-Medium</b>	Refers to land that is made up of a moderate forest.
<b>Wooded-Sparse</b>	Refers to land filled with scattered/sparse trees.
<b>Workshop</b>	The property includes a workshop. [Other Structures]
<b>Workshop in Garage</b>	The property has workshop in the garage. [Parking Features]
<b>Workshop Room</b>	A room that houses tools and supplies.
<b>Wrap Around</b>	The property has wrap around patio or porch. [Patio and Porch Features]
<b>Written Application (+)</b>	Indicates that the application and other supportive documentation is needed.
<b>Written Application Only</b>	No other supported documents needed other than the application.
<b>Wrought Iron</b>	The property has wrought iron fencing. [Fencing]
<b>Wrought Iron Fence</b>	Descriptive of iron alloy with a very low carbon content in contrast to cast iron. This is what gives it a "grain" resembling wood, which is visible when it is etched or bent to the point of failure.



<b>Xeriscape</b>	The lot contains creative landscaping for water and energy efficiency and lower maintenance. The seven xeriscape principles are: good planning and design; practical lawn areas; efficient irrigation; soil improvement; use of mulches; low water demand plants; good maintenance. [Lot Features]
<b>Year Built</b>	The year when real property improvements were placed into service (home was built), or when construction of the improvements was completed. Remodels do not count unless it was torn down completely.
<b>Year Built Source</b>	The source of the Year Built. If any option other than Public Records is selected, documentation should be attached to the listing.
<b>Year Established</b>	The time the business was founded.
<b>Year-Round Creek</b>	Refers to a creek with a constant flow of water and doesn't experience a drought.
<b>Years Established</b>	Descriptive of how long the property/business existed.
<b>Years On Lease</b>	The amount of years left on the current lease of the property.
<b>Zero Clearance</b>	The property has a zero clearance fireplace. Zero clearance fireplaces are built to be placed almost directly against combustible materials like wood, walls, or paneling. [Fireplace Features]
<b>Zero Down</b>	General term referring to real estate acquisition strategies based on seller-provided financing and/or existing loan assumption and minimal use of cash down payments. It is a method of achieving maximum profits from real estate investments. [Acceptable Financing]
<b>Zero Energy Ready Home</b>	DOE Zero Energy Ready Home is a set of optional construction practices and technologies (above minimum code and ENERGY STAR Certified Home requirements) that builders can follow to ensure high-performance homes so energy efficient all or most annual energy consumption can be offset with renewable energy. Guidelines are outlined in the "DOE Zero Energy Ready Home National Program Requirements." [Green Building Verification Type]
<b>Zero Lot Line</b>	The structure comes up to, or very near the property line. Attached single family residences, row homes, garden homes, patio homes all may be zero lot line homes. [Lot Features]
<b>Zone Air/Heat</b>	Descriptive of dividing your central air/heat system into up to multiple zones for independent temperatures in various areas of your home.
<b>Zoned</b>	The cooling system has more than one zone. [Cooling]
<b>Zoned Sprinkler</b>	A system that is adjusted to irrigate different parts of the lawn in segments to meet the needs of the lawn. I.e.: the shrub bed needs less water than a grass lawn so its timing to release the water will be different.
<b>Zoning</b>	An area set off by local ordinance for specific use, subject to certain restrictions or conditions.
<b>Zoning Description</b>	A list of descriptions of the zoning of the property. The zoning codes are often non-descriptive and variant. Zoning Description is a more descriptive form of the zoning for the property, i.e. Agricultural, Residential, Rezone Possible, etc. Specific zone codes must be added to the Zoning field.