

Commercial Lease

MLS Data Listing Input Form

Required fields are denoted with a red asterisk (*) and conditionally required fields are denoted with a double red asterisk (**).

Status

*Listing Status: Active (Property is open to offers and IS available for showings)

Basics

Listing Information:

*List Price: List Price Low: *Parcel Number/Tax ID: One Time Listing YN? Yes No

Rent Min: Rent Max: Additional Parcels? Yes No

Additional Parcels (Separated By Comma): Zoning Code:

Seller Consider Concessions? Yes No

*Listing Contract Date: *Expiration Date:

*Legal Description:

Flood Zone Classification:

A AR B, X (shaded)
 AE, A1-A30 A99 C, X (unshaded)
 AH V D
 AO VE, V1-V30

Flood Zone Source:

FEMA
 Elevation Certificate
 LSU AG
 Other

Zoning Type:

Agricultural Open
 Commercial Other
 Industrial Residential
 MultiUse See Remarks

Parish/City/Subdivision:

*Parish/County: *City:

Address Information:

*Street #: Str Number Ext:

Str Direction Prefix: East North Northeast Northwest South Southeast Southwest West

*Street Name:

Str Suffix: Alley Cove Highway Parkway Point Terrace None
 Avenue Cut / Cutoff Interstate Pass / Bypass Rise Trace Other
 Boulevard Drive Island Pathway Road Trail
 Causeway Expressway Lane Pike Run Turnpike
 Circle Freeway Loop Place Square Walk
 Court Heights Mall Plaza Street Way

Str Suffix Modifier: Str Direction Suffix: E N NE NW S SE SW W

Unit #: *State:

*Postal Code: Postal Code +4: *City Limits: Yes No Country:

*Directions:

Basic Information:

*Property Sub Type: Agriculture High Tech-Flex Mixed Use Office Specialty
 Business Hotel/Motel Mobile Home Ranch Unimproved Land
 Farm Industrial Multi Family Retail Warehouse

Industrial Type:

High Tech/R&D Warehouse/Distribution
 Manufacturing Warehouse/Office

Retail Center Type:

Community/Specialty Mixed Use Regional Center
 Grocery Anchor Power Unanchored

Investment Property?

Yes No

Office Class: A B C Year Built: Year Built Source: Appraiser Builder Other See Remarks
 Assessor Estimated Estimated Public Records Seller

*Total Area (sf): Living Area Source: Appraiser Estimated Public Records *Lot Size Area:
 Assessor Other

*Lot Size Type: Acres Square Feet Leasable Area: Residential Sqft: Lot Size Dimensions:

Lot Dimensions Source: Appraiser Builder GIS Calculated Other Plans See Remarks Taped
 Assessor Estimated Not Taped Owner Public Records Survey

Condo Area: Condo Area Units: Square Feet Square Meters Industrial Sqft: High Tech Flex Sqft:

Office Sqft: Retail Sqft: Total Building NRA: Largest Contiguous Sqft:

Building Name: Building Status: Demolished Land Under Construction
 Existing Proposed Under Renovation

Builder Name:

Current Use: Agricultural Horses Investment Place of Worship See Remarks
 Church Improved Multi-Family Recreational Storage
 Commercial Industrial Parking Lot Residential Unimproved

Stories Total: Occupancy: Available Occupied Vacant Current use Comments:

Sale Considered? Yes No Total Monthly Rent: Divisible Sqft:

Park Name:

Commercial Lease

MLS Data Listing Input Form

Required fields are denoted with a red asterisk (*) and conditionally required fields are denoted with a double red asterisk (**).

Basic Information (continued):

Existing Lease Type:	<input type="checkbox"/> Absolute Net <input type="checkbox"/> CPI Adjustment <input type="checkbox"/> Escalation Clause	<input type="checkbox"/> Full Service <input type="checkbox"/> Gross <input type="checkbox"/> Ground Lease	<input type="checkbox"/> Industrial Gross <input type="checkbox"/> Modified Gross <input type="checkbox"/> Net	<input type="checkbox"/> NN <input type="checkbox"/> NNN <input type="checkbox"/> Oral	<input type="checkbox"/> Other
Asset Class:	<input type="checkbox"/> Farm/Ranch <input type="checkbox"/> High Tech-Flex <input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Industrial <input type="checkbox"/> Mobile Home Park <input type="checkbox"/> Multi-Family	<input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Specialty		

Business Type:

<input type="checkbox"/> Accounting	<input type="checkbox"/> Books/Cards/Stationary	<input type="checkbox"/> Electronics	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Real Estate
<input type="checkbox"/> Medical Office	<input type="checkbox"/> Build to Suit	<input type="checkbox"/> Employment	<input type="checkbox"/> Laundromat	<input type="checkbox"/> Recreation
<input type="checkbox"/> Administrative and Support	<input type="checkbox"/> Butcher	<input type="checkbox"/> Farm	<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Regional Center
<input type="checkbox"/> Adult Family Home	<input type="checkbox"/> Cabinets	<input type="checkbox"/> Fast Food	<input type="checkbox"/> Live/Work	<input type="checkbox"/> Rental
<input type="checkbox"/> Advertising	<input type="checkbox"/> Candy/Cookie	<input type="checkbox"/> Financial	<input type="checkbox"/> Locksmith	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Car Wash	<input type="checkbox"/> Fitness	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Retail
<input type="checkbox"/> Animal Grooming	<input type="checkbox"/> Carpet/Tile	<input type="checkbox"/> Florist/Nursery	<input type="checkbox"/> Medical	<input type="checkbox"/> Saddlery/Harness
<input type="checkbox"/> Appliances	<input type="checkbox"/> Child Care	<input type="checkbox"/> Food & Beverage	<input type="checkbox"/> Mixed	<input type="checkbox"/> Showroom
<input type="checkbox"/> Aquarium Supplies	<input type="checkbox"/> Church	<input type="checkbox"/> Forest Reserve	<input type="checkbox"/> Mobile/Trailer Park	<input type="checkbox"/> Single-Tenant
<input type="checkbox"/> Arts and Entertainment	<input type="checkbox"/> Clothing	<input type="checkbox"/> Franchise	<input type="checkbox"/> Multi-Tenant	<input type="checkbox"/> Special Use
<input type="checkbox"/> Athletic	<input type="checkbox"/> Commercial	<input type="checkbox"/> Furniture	<input type="checkbox"/> Music	<input type="checkbox"/> Sporting Goods
<input type="checkbox"/> Auto Body	<input type="checkbox"/> Computer	<input type="checkbox"/> Gas Station	<input type="checkbox"/> Nursing Home	<input type="checkbox"/> Stand-Alone
<input type="checkbox"/> Auto Dealer	<input type="checkbox"/> Condominium	<input type="checkbox"/> Gift Shop	<input type="checkbox"/> Office	<input type="checkbox"/> Storage
<input type="checkbox"/> Auto Glass	<input type="checkbox"/> Construction/Contractor	<input type="checkbox"/> Government	<input type="checkbox"/> Office Supply	<input type="checkbox"/> Strip Mall
<input type="checkbox"/> Auto Parts	<input type="checkbox"/> Convalescent	<input type="checkbox"/> Grocery	<input type="checkbox"/> Other	<input type="checkbox"/> Toys
<input type="checkbox"/> Auto Rent/Lease	<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Hardware	<input type="checkbox"/> Pad(s)	<input type="checkbox"/> Transportation
<input type="checkbox"/> Auto Repair-Specialty	<input type="checkbox"/> Dance Studio	<input type="checkbox"/> Health Food	<input type="checkbox"/> Paints	<input type="checkbox"/> Travel
<input type="checkbox"/> Auto Service	<input type="checkbox"/> Decorator	<input type="checkbox"/> Health Services	<input type="checkbox"/> Parking	<input type="checkbox"/> Upholstery
<input type="checkbox"/> Auto Stereo/Alarm	<input type="checkbox"/> Deli/Catering	<input type="checkbox"/> Hobby	<input type="checkbox"/> Pet Store	<input type="checkbox"/> Utility
<input type="checkbox"/> Auto Tires	<input type="checkbox"/> Dental	<input type="checkbox"/> Home Cleaner	<input type="checkbox"/> Photographer	<input type="checkbox"/> Variety
<input type="checkbox"/> Auto Wrecking	<input type="checkbox"/> Distribution	<input type="checkbox"/> Hospitality	<input type="checkbox"/> Pizza	<input type="checkbox"/> Video
<input type="checkbox"/> Bakery	<input type="checkbox"/> Doughnut	<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Printing	<input type="checkbox"/> Wallpaper
<input type="checkbox"/> Bar/Tavern/Lounge	<input type="checkbox"/> Drugstore	<input type="checkbox"/> Ice Cream/Frozen Yogurt	<input type="checkbox"/> Professional Service	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Barber/Beauty	<input type="checkbox"/> Dry Cleaner	<input type="checkbox"/> Industrial	<input type="checkbox"/> Professional/Office	<input type="checkbox"/> Wholesale
<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Education/School	<input type="checkbox"/> Jewelry	<input type="checkbox"/> Ranch	

Description

Public Remarks:

The Public Remarks may only contain a description of the property, its features, its location or community, specific terms to or exclusions from a sale (or lease). All text must be entered in the English language ONLY. The following are NOT allowed to appear in the property description: Gate/Alarm Codes, Lockbox Combo, FSBO, Vacant, Occupied, Open House Information, Showing Instructions, Email Addresses, Website Addresses, Phone Numbers, Agent, Assistant, Co-Lister or Owner Names, or any language that violates Fair Housing/HUD Guidelines.

Exclusions:

Inclusions:

Virtual Tour URL Unbranded (NO Agent/Broker Information):

The Virtual Tour Field shall contain ONLY a live link to a Virtual Tour of the property. The Virtual Tour may not include such things as: agent/broker photos, agent/broker names, phone numbers, web site addresses, email addresses or advertising other than about the property. No messages or solicitations of any kind. Begin your URL with HTTP:// or HTTPS://. For example http://www.virtualtoursite.com/etc.

Syndication Remarks & Branded Virtual Tour:

Syndication Remarks:

Syndication Remarks may contain information intended specifically for the consumers; this includes contact and other non-confidential information. Syndication Remarks is used in place of the Property Description for syndication display. If left blank during input, syndication websites will continue to receive the text you place in the "Property Description" field.

Virtual Tour URL Branded (Agent/Broker Information):

This Virtual Tour may include Agent/Office branding and will only be used in our Syndication data feeds. Begin your URL with HTTP:// or HTTPS://. For example http://www.virtualtoursite.com/etc.

Required fields are denoted with a red asterisk (*) and conditionally required fields are denoted with a double red asterisk (**).

Features

Building Details:

*Lot Features:

- Agricultural
- Agricultural - Dairy
- Agricultural - Other
- Agricultural - Row/Crop
- Agricultural - Tree/Orchard
- Corner Lot
- Cul-De-Sac
- Front Yard
- Irregular Lot
- Landscaped
- No Landscaping
- On Golf Course
- Pasture
- Paved
- Ranch
- Secluded
- Sprinkler System
- Sprinklers Drip System
- Treed Lot
- Utilities - Overhead

Heating:

- Baseboard
- Butane
- Central
- Electric
- ENERGY STAR Qualified Equipment
- Fireplace(s)
- Floor Furnace
- Forced Air
- Heat Pump
- High Efficiency
- Humidity Control
- Natural Gas
- None
- Pellet Stove
- Propane
- Radiant
- Solar
- Space Heater
- Wall Furnace
- Wood
- Wood Stove
- Window Unit(s)

Construction Materials:

- Aluminum Siding
- Asphalt
- Block
- Blown-In Insulation
- Brick
- Brick Veneer
- Cedar
- Cellulose Insulation
- Concrete
- Drywall Walls
- Fiberglass Siding
- Flagstone
- Frame
- Hardboard
- HardiPlank Type
- Log
- Log Siding
- Masonite
- Metal Siding
- Other
- Plaster
- Redwood Siding
- See Remarks
- Shake Siding
- Shingle Siding
- Spray Foam Insulation
- Steel
- Steel Siding
- Stone
- Stone Veneer
- Stucco
- Synthetic Stucco
- Unknown
- Vertical Siding
- Vinyl Siding
- Wood Siding

Building Features:

- Elevators
- Living Quarters
- Phone System
- Rec Room
- TV System

Fence:

- Barbed Wire
- Block
- Brick
- Chain Link
- Cross Fenced
- Electric
- Invisible
- Livestock
- Masonry
- None
- Partial
- Privacy
- Redwood
- Security
- Split Rail
- Stone
- Stucco Wall
- Vinyl
- Wire
- Wood
- Wrought Iron

Cooling:

- Ceiling Fans
- Central Air
- One
- Electric
- Multi Units
- ENERGY STAR Qualified Equipment
- High Efficiency
- Humidity Control
- None
- SEER Rated 13-15
- SEER Rated 16+
- Wall/Window Unit(s)

Waterfront Features:

- Across the Road from Lake/Ocean
- Beach Access
- Beach Front
- Fishing in Community
- Includes Dock
- Lake
- Lake Front
- Lake Privileges
- Navigable Water
- Pond
- River Front
- Waterfront With Home Across Road

Security Features:

- 24 Hour Security
- Automatic Gate
- Carbon Monoxide Detector(s)
- Card/Code Access
- Closed Circuit Camera(s)
- Fire and Smoke Detection System
- Fire Rated Drywall
- Fire Sprinkler System
- Firewall(s)
- Gated Community
- Security Lights
- Security System
- Smoke Detector(s)
- Window Bars
- Wired for Alarm System

Roof:

- Asbestos Shingle
- Seal Tab
- Asphalt
- Composition
- Concrete
- Copper
- Flat
- Foam
- Metal
- Mixed
- None
- Other
- Ridge Vents
- Shake
- Shingle
- Slate
- Spanish Tile
- Stone
- Synthetic
- Tar/Gravel
- Tile
- Wood

Utilities

Utilities:

- Cable Available
- Cable Connected
- Cable Not Available
- Electricity Available
- Electricity Connected
- Electricity Not Available
- Natural Gas Available
- Natural Gas Connected
- Natural Gas Not Available
- None
- Other
- Phone Available
- Phone Connected
- Phone Not Available
- Propane
- See Remarks
- Sewer Available

Utilities continued:

- Sewer Connected
- Sewer Not Available
- Underground Utilities
- Water Available
- Water Connected
- Water Not Available

Watersource:

- Community
- None
- Other
- Private
- Public
- See Remarks
- Well

Electric:

- 220 Volts
- 220 Volts For Spa
- 220 Volts in Garage
- 220 Volts in Kitchen
- 220 Volts in Laundry
- 220 Volts in Workshop
- 220V Other - See Remarks
- 440 Volts
- Electricity - On Property
- Electricity - Unknown

Electricity Provided By:

- Ashley-Chicot Electric
- Claiborne Electric
- Concordia Electric
- Dixie Electric
- Northeast Louisiana Power
- Panola-Harrison Electric
- Pointe Coupee Electric
- South Louisiana Electric
- Southwest Louisiana Electric
- Southeastern Electric
- Washington-St. Tammany Electric
- Beauregard
- Cleco
- Entergy
- Jeff Davis
- Other

Voltage:

Amperage:

Phase:

Clearance Height Min:

Clearance Height Max:

Commercial Lease

MLS Data Listing Input Form

Required fields are denoted with a red asterisk (*) and conditionally required fields are denoted with a double red asterisk (**).

Features (continued)

Garage and Parking:

Parking Total: _____ **Uncovered Spaces:** _____ **Carpport Spaces:** _____ **Parking Ratio:** _____

Land & Terms

Land Information:

Land Use: Industrial Mobile Home Park Multi-Family Office Other Retail

Number of Buildings: _____ **Topography:** _____ **Number of Units Total:** _____ **Zoning:** _____

Number of Units Leased: _____ **anchors / Co-Tenants:** _____

Move In:

Owner Pays: All Utilities Cable TV Electricity Exterior Maintenance Gas Grounds Care HVAC Maintenance Insurance Janitorial Service Management None Other Parking Fee Pest Control Pool Maintenance Repairs Roof Security See Remarks Sewer Snow Removal Taxes Telephone Trash Collection Water

Tenant Pays: ADA Upgrades All Utilities Association Fees Cable TV Electricity Exterior Maintenance Gas Grounds Care HVAC Maintenance Insurance Janitorial Service Management None Other Parking Fee Pest Control Pool Maintenance Repairs Roof Maintenance Security See Remarks Sewer Snow Removal Taxes Telephone Trash Collection Water

Office & MLS

Listing Information:

***Dual Variable Compensation?** Yes No

***Listing Service:** Full Service Limited Service **Start Showing Date:** _____ **Sign on Property?** Yes No

***Listing Agreement:** Exclusive Right To Lease Exclusive Right With Exception Open

Contact Information:

***Showing Contact Type:** Agent None Occupant Other Owner Property Manager See Remarks

Showing Contact Name: _____ **Showing Contact Phone:** _____ **Ext:** _____

Occupant Information:

***Occupant Type:** Owner Tenant Vacant **Owner Name:** _____

Owner Phone:

Showing Information:

*Showing Instructions:

*Lock Box Location:

Key Safe Description: Call Listing Office Combo Multacc None Risco See Remarks Seller Providing Access SentiLock Supra

Lock Box Version: Supra Supra BT Supra BT LE **Lock Box Serial Number:** _____

Showing Requirements:

24 Hour Notice Appointment Only Call Listing Agent Call Listing Office Call Manager Call Owner Call Tenant Combination Lock Box Day Sleeper Do Not Show Email Listing Agent Key In Office Lockbox No Lockbox No Sign Occupied Pet(s) on Premises Restricted Hours Security System See Remarks Showing Service Text Listing Agent To Be Built Under Construction

Contact Information:

Other Phone Description: _____ **Other Phone Number:** _____ **Ext:** _____

***Preferred Order of Contact** — Select up to 6 contact options using the numbers 1 to 6 to specify the order.

_____ Agent Cell Ph _____ Agent Pager Ph _____ Co-Agent Direct Ph _____ Co-Agent Text Message _____ Office Ph
_____ Agent Direct Ph _____ Agent Text Message _____ Co-Agent Email _____ Co-Agent Toll Free _____ Other
_____ Agent Email _____ Agent Toll Free _____ Co-Agent Fax _____ Co-Agent Voice Mail
_____ Agent Fax _____ Agent Voice Mail _____ Co-Agent Home Ph _____ Offers Email
_____ Agent Home Ph _____ Co-Agent Cell Ph _____ Co-Agent Pager Ph _____ Office Fax

Required fields are denoted with a red asterisk (*) and conditionally required fields are denoted with a double red asterisk (**).

Office & MLS (continued)

Private Remarks:

MLS:

Ad Number:

Before selecting "No" on any of the below options written authorization from the seller is required.

*Internet Entire Listing Display? Yes No

*Internet Address Display? Yes No

*Internet Consumer Comment? Yes No

*Internet Automated Valuation Display? Yes No

*Neighborhood Market Report Seller Participant? Yes No

Agent Information:

*List Agent MLS ID:

Co-List Agent MLS ID:

List Team ID:

Co-List Team ID:

Offers Email:

*List Agent Email Confidential:

Photographer MLS ID:

BRE - Listing Agent

Listing Agent information:

List Agent:

List Agent State License Number:

Co-Listing Agent information:

Co-List Agent:

Co-List Agent State License Number:

Signatures

*Agent Signature:

Date:

*Sellers Signature:

Date:

*Broker/Participant's Signature:

Date:

*Sellers Signature:

Date: