



## Residential Listing input Form

**NOTE:** All listings must be entered into the MLS within one business day of any marketing.

### Autofill Tax Information

**LESS IS BEST on how much criteria to use when searching for the property record to auto fill in MLS.** Just the house number or the owner's last name is usually all that is needed to find the record.

\*County: Calhoun Owner Last Name: Wilson Street Number of Address: 1964

### Property Type and Location

Check One: ☐ Condo ☐ Farm ☐ Manufactured ☐ Single Family ☐ Townhouse

Status:

☐ Coming Soon\* **Date to Change to Active Status (Activation Date) on or before** \_\_\_\_\_

☐ Active ☐ Contingent ☐ Pending ☐ Sold

**\*NOTE:** A Coming Soon status means no showings, and the maximum term possible is 15 days. The Coming Soon Addendum is required to be uploaded as a document to the listing in MLS. The addendum is visible only by the listing office.

Address #: 1964 Pre Directional: \_\_\_\_\_ Street Name: Cedar Springs Dr Post Directional: \_\_\_\_\_

Unit #: \_\_\_\_\_ (Condos Only) Lot #: \_\_\_\_\_ (new construction) City: \_\_\_\_\_

State: AL Zip Code: 36265 Parcel ID: 1202090002039000  
1202090002040000

Tax District: Jacksonville (this specifies the municipality the property is in – if the property is in an unincorporated area, the MLS selection for this field is "County")

Legal Description: SEC 09 T14S R08E BEG 400 W OF SE COR OF SW1/4 OF SE1/4 S9 TH S 155 SW 200 N 200 NE 200 S 45 TO POB

Flood Plain (verify with FEMA) ☐ Yes ☐ No **Seller Initials:** ☐ Initial ☒ OS ML CD # Acres: 1.28

Market Area: Calhoun Subdivision: none

Driving Directions *Must be complete turn-by-turn directions beginning with a main Interstate or Highway. "See Map", "GPS" or similar phrases are **not** allowed.*

### VOW (Virtual Office Websites)

Display on Internet: ☒ Yes ☐ No

Display Address: ☒ Yes ☐ No

Allow AVM (Automated Value): ☒ Yes ☐ No

Allow Comments: ☒ Yes ☐ No

## Listing Terms

Listing Date (marketing date) 1/11/25 Expiration Date 7/11/25 List Price 219,000

Listing Agent Randy Carroll Office Taylor Real Estate Solutions

Co-Listing Agent \_\_\_\_\_ Office \_\_\_\_\_

Co-Listing Agent \_\_\_\_\_ Office \_\_\_\_\_

Listing Type ☐ Exclusive Right w/ Prospect Resv. ☐ Exclusive Agency ☒ Exclusive Right to Sell

Listing Type II ☒ Full Service ☐ Limited Service Broker Relationship ☐ Agency ☐ Transaction Broker

Commission-Selling Agent: 3 Commission Type ☐ \$ - flat fee ☒ % of gross sale price

Owner Name: Wilson Properties of Alabama Series Owner Phone: 2562839820

AN-Financing ☒ Cash ☒ Conventional ☒ FHA ☐ FHA203 Rehab ☐ Lease Purchase\*

☐ Owner Held Mortgage ☐ VA ☐ USDA Rural

\*If Lease Purchase is selected: Lease Rate \_\_\_\_\_ Lease Down payment \_\_\_\_\_

Bonus: ☐ Yes ☐ No If yes, Bonus Expiration Date: \_\_\_\_\_ Bonus Terms: \_\_\_\_\_

Dual Rate Commission ☐ Yes ☐ No *This identifies there is a commission arrangement if the property is sold by the listing broker and a different commission if the sale results through the efforts of a cooperating broker. See Section 9.6 of the MLS Rules.*

Lockbox ☐ Combo Code 6375 ☐ Electric/Supra ☐ Key ☐ None

Showing Instructions ☐ Call Listing Agent ☐ Call Listing Office ☐ Call Owner ☐ Caution- Alarm ☐ Caution- Pet

☐ Model Home ☐ Showing Service ☐ No Appt Needed ☐ ShowingTime ☐ Agent must be present

## Property Details

Main Level Sqft 1440 Upper Level Sqft \_\_\_\_\_

Finished Bsmt Sqft \_\_\_\_\_ Unfinished Bsmt Sqft \_\_\_\_\_

Sqft Source ☒ Per Tax Report ☐ Per Appraiser ☐ Per Building Plan (new construction only) ☐ Per Seller

Split Foyer ☐ Yes ☐ No Split Level ☐ Yes ☒ No Tri-Level ☐ Yes ☒ No

# Levels ☐ 1-Story ☐ 1.5-Story ☐ 2+-Story Loft ☐ Yes ☒ No Garden/Patio Style ☐ Yes ☒ No

Historic Register ☐ Yes ☒ No Log Home ☐ Yes ☒ No

Year Built: 1970 Year Built Desc: ☒ Existing ☐ New Complete ☐ Proposed Construction ☐ Under Construction

Lead Paint Disclosure ☒ Yes ☐ No **Seller Initials:** Initial DS MB EB *If Yes, the completed disclosure form must be uploaded in MLS as a document which is available to agents and consumers.*

Covenants & Restr. ☐ Yes ☒ No Annual Tax Amount 1350 Termite Contract ☐ Yes ☒ No

If yes, Termite Company \_\_\_\_\_

Sales Type ☐ N/A ☒ As Is ☐ Court Approval Required ☐ Foreclosed

☐ Corporate Owned/REO ☐ Relocation ☐ Short Sale ☐ 3<sup>rd</sup> Party Approval

Right of Redemption ☐ Yes ☒ No Foreclosed Deed Date: \_\_\_\_\_ *Required if Right of Redemption is Yes*

**Schools:** *Verify with District or Board of Education*Elementary Pleasant Valley Jr/Middle Pleasant ValleyIntermediate \_\_\_\_\_ High Pleasant Valley# Total Bedrooms 2 # Main Level 2 # Upper Level \_\_\_\_\_ # Basement Level \_\_\_\_\_# Full Baths 1 # Half Baths \_\_\_\_\_# Garage Spaces Main Lvl \_\_\_\_\_ # Garage Spaces Bsmt Lvl \_\_\_\_\_ # Carport Spaces 1Garage Entry Location ☐ Front ☐ Rear ☐ SideParking Features: ☐ Assigned ☐ Attached ☐ Basement Parking ☐ Boat Parking ☐ Circular Drive☐ Detached ☒ Driveway Parking ☐ Lower Lvl ☐ Main Lvl ☐ Off Street Parking ☐ On Street Parking☐ Parking Deck ☐ RV Parking ☐ Unassigned Parking ☐ Uncovered Parking# of Fireplaces 1**Fireplace Location:**

☐ Bedroom ☐ Den ☐ Family Room ☐ Great Room ☐ Hearth/Keeping  
☐ Kitchen ☒ Living Room ☐ Master Bedroom ☐ Outdoors ☐ Patio ☐ Play/Rec Room

**Fireplace Type:**☐ Electric ☐ Gas ☒ Woodburning**Fireplace Details:**

☐ Blower Fan ☐ Brick ☐ Gas Starter ☐ Insert ☐ Marble ☐ Masonry  
☐ See-Through ☐ Stone ☐ Tile ☐ Ventless ☐ Gas Logs

**Energy/Green Features**

☒ Ceiling Fans ☐ Doub Paned Windows ☐ Elec Car Charger  
☐ Energy Monitor ☐ Energy Star Appliances ☐ Energy Star Windows  
☐ Furnace-90% Eff ☐ Generator ☐ HERS Rating 0-69  
☐ HERS Rating 70-85 ☐ HERS Rating 86+ ☐ Insulated Door  
☐ LED Lighting ☐ LEED ☐ Power Vent  
☐ Programmable Thermostat ☐ Ridge Vent ☐ SEER 15+  
☐ Solar Board ☐ Storm Door ☐ Storm Windows  
☐ Turbines ☐ Whole House Fan ☐ Radiant Barrier Decking

OnSite Agent: ☐ Yes ☒ No OnSite Days/Hours \_\_\_\_\_Waterfront: ☐ Yes ☒ No Waterfront Footage \_\_\_\_\_ Waterfront Name \_\_\_\_\_Ownership Type: ☒ Fee Simple ☐ Lease FeePool: ☐ Yes ☒ No *If yes, the Pool Type & Features fields are required* Pool Type: ☐ Community ☐ Personal

Pool Features: ☐ Above Ground ☐ Cleaning System ☐ Heated ☐ Indoor  
☐ In-Ground ☐ Perimeter Fencing ☐ Salt Water

Internet Service Availability: ☐ Yes ☐ No ☒ Unknown If yes, ISP Provider Name: \_\_\_\_\_

Rooms Information – Room Name and Floor Level is required. The Dimensions field is optional

Room 1 Name:	Kitchen	Room 1 Level:		Room 1 Dimensions:	
Room 2 Name:	Dining	Room 2 Level:		Room 2 Dimensions:	
Room 3 Name:	Family Room	Room 3 Level:		Room 3 Dimensions:	
Room 4 Name:	Den	Room 4 Level:		Room 4 Dimensions:	
Room 5 Name:	Bedroom	Room 5 Level:		Room 5 Dimensions:	
Room 6 Name:	Bedroom	Room 6 Level:		Room 6 Dimensions:	
Room 7 Name:	Bathroom	Room 7 Level:		Room 7 Dimensions:	
Room 8 Name:		Room 8 Level:		Room 8 Dimensions:	
Room 1 Name:		Room 1 Level:		Room 1 Dimensions:	
Room 9 Name:		Room 9 Level:		Room 9 Dimensions:	
Room 10 Name:		Room 10 Level:		Room 10 Dimensions:	
Room 11 Name:		Room 11 Level:		Room 11 Dimensions:	
Room 12 Name:		Room 12 Level:		Room 12 Dimensions:	
Room 13 Name:		Room 13 Level:		Room 13 Dimensions:	
Room 14 Name:		Room 14 Level:		Room 14 Dimensions:	
Room 15 Name:		Room 15 Level:		Room 15 Dimensions:	

Room selections:

Bedroom | Bonus Room | Breakfast Room | Den/Family Room | Dining Room | Exercise Room | Full Bath | Great Room | Half Bath  
In-Law Suite | Keeping Room | Kitchen | Laundry Room | Library | Living Room | Living/Dining | Loft | Master Bath | Master  
Bedroom | Media Room | Mudroom | Music Room | Office/Study | Play/Rec Room | Sunroom | 2nd Kitchen | 2nd Master

Property Fees

Condo Fee:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Condo Fee Amount:		per	<input type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Yearly	
Association Fee:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Association Fee Amount:		per	<input type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Yearly	
Fees Include (required if Condo or Association fee is marked Yes):									
<input type="checkbox"/> Cable TV	<input type="checkbox"/> Electricity	<input type="checkbox"/> Garbage Collection	<input type="checkbox"/> Gas (FEE)	<input type="checkbox"/> Common Grounds Maintenance					
<input type="checkbox"/> Insurance- Building	<input type="checkbox"/> Management Fee	<input type="checkbox"/> None	<input type="checkbox"/> Other	<input type="checkbox"/> Pest Control					
<input type="checkbox"/> Recreation Facility	<input type="checkbox"/> Reserve for Improvements	<input type="checkbox"/> Sewage Service	<input type="checkbox"/> Utilities for Comm Areas						
<input type="checkbox"/> Water	<input type="checkbox"/> Personal Lawn Care	<input type="checkbox"/> Internet							
Garbage Fee:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Included	Fee Amount:		per	<input type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Yearly

Fire Fee: ☐Yes ☒No ☐Included Fee Amount:\_\_\_\_\_ per ☐Monthly ☐Quarterly ☐Yearly

Fire District: \_\_\_\_\_

Library Fee: ☐Yes ☒No ☐Included Fee Amount:\_\_\_\_\_ per ☐Monthly ☐Quarterly ☐Yearly

HOA Management HOA Name:\_\_\_\_\_ HOA Phone:\_\_\_\_\_

Agent Notes (Not visible to consumers. Agent-to-agent communication):

Consumer Notes (Required) NOTE: Contact/Branding information prohibited from a consumer released field including names, phone numbers, emails, website or URL’s, any vendor or 3rd party service provider info, owner info.

Features Check all that apply. Features are keyword searchable.

AMENITIES

- ☐1 Airstrip
- ☐2 BBQ Area
- ☐3 Beach
- ☐4 Bike Trails
- ☐5 Boat Launch
- ☐6 Boat Storage Facility
- ☐7 Boats Not Allowed
- ☐8 Boats-Motorized Allowed
- ☐9 Boats-Non Motor Only
- ☐10 Clubhouse
- ☐11 Common Elevator
- ☐12 Fishing
- ☐13 Gate Attendant
- ☐14 Gate Entrance/Comm
- ☐15 Golf
- ☐16 Golf Access
- ☐17 Golf Cart Path
- ☐18 Horse Facilities
- ☐19 Laundry Facilities
- ☐20 Marina
- ☐21 Park
- ☐22 Playground
- ☐23 Pond
- ☐24 Private Lake
- ☐25 Retirement Senior
- ☐26 River
- ☐27 Sauna/Spa
- ☐28 Sidewalks
- ☐29 Skiing Allowed
- ☐30 Street Lights
- ☐31 Swimming Allowed
- ☐32 Swimming Not Allowed
- ☐33 Tennis Courts
- ☐34 Walking Paths
- ☐35 Boat Slip
- ☐36 Water Access

ATTIC ☐ Yes ☐ No If YES, then select Attic Feature(s)

- ☐1 Pull-Down
- ☐2 Walk-In
- ☐3 Walk-Up
- ☒4 Other

FOUNDATION If Basement is selected as the Foundation, fields for Basement Style, Style II and Style III are required

- ☐1 Basement
- ☒2 Crawl Space
- ☐3 Slab
- ☐4 Pillars/Support

BASEMENT STYLE (Select 1)

- ☐Full Basement
- ☐Partial Basement

BASEMENT STYLE II (Select 1)

- ☐All Finished
- ☐Both Finished and Unfinished
- ☐All Unfinished

BASEMENT STYLE III

- ☐Daylight Basement
- ☐Plumbing Stubbed in Basement
- ☐Poured Concrete Walls
- ☐Concrete Block
- ☐Rock/Stone

BED/BATH FEATURES

- ☐1 Double Shower
- ☐2 Garden Tub
- ☐3 Jetted Tub
- ☐4 Linen Closet
- ☐5 Separate Shower
- ☐6 Separate Vanities
- ☐7 Shared Bath
- ☐8 Sitting Area in Master
- ☐9 Split Bedrooms
- ☒10 Tub/Shower Combo
- ☐11 Walk-In Closets
- ☐12 Dressing Room

CEILINGS

- ☐1 Cathedral/Vaulted
- ☐2 9 Feet + Ceilings
- ☐3 Crown Molding
- ☐4 Smooth Ceilings
- ☐5 Tray Ceilings
- ☒6 Other

CONSTRUCTION

- ☐1 1 Side Brick
- ☐2 2 Sides Brick
- ☐3 3 Sides Brick
- ☐4 4 Sides Brick
- ☐5 Brick Over Foundation
- ☐6 Concrete/Block
- ☐7 EIFS
- ☐8 Shingle
- ☐9 Siding-Hardiplank
- ☐10 Siding-Other
- ☒11 Siding-Vinyl
- ☐12 Siding-Wood
- ☐13 Stone
- ☐14 Stucco
- ☐15 Wood

COOLING

- ☐1 3+ Systems
- ☐2 Central
- ☐3 Dual Systems
- ☐4 Electric
- ☐5 Heat Pump
- ☐6 Hydroheat System
- ☐7 No Air
- ☐8 Piggyback System
- ☐9 Window Units
- ☐10 Zoned
- ☐11 Split Systems

DECKS ☐ Yes ☐ No

- ☐1 Covered Deck
- ☐2 Open Deck
- ☐3 Screen Deck

EXTERIOR FEATURES

- ☐1 Balcony
- ☐2 Barn
- ☐3 Boat House Private
- ☐4 Dock Private
- ☐5 Fenced Yard
- ☐6 Fireplace
- ☐7 Gazebo
- ☐8 Greenhouse
- ☐9 Grill
- ☐10 Guest Quarters
- ☐11 Lighting System
- ☐12 None
- ☐13 Porch
- ☐14 Porch Screened
- ☐15 Sprinkler System
- ☐16 Storage Building
- ☐17 Storm Shelter-Public
- ☐18 Storm Shelter-Private
- ☐19 Workshop

FLOORS

- ☐1 Brick
- ☒2 Carpet
- ☐3 Concrete
- ☒4 Hardwood
- ☐5 Hardwood Under Carpet
- ☐6 Hardwood Laminate
- ☐7 Marble
- ☐8 Parquet
- ☐9 Slate
- ☐10 Stone
- ☒11 Tile
- ☐12 Vinyl
- ☐13 Subflooring
- ☐14 Cork

HEATING

- ☐ 1 3+ Systems
- ☒ 2 Central
- ☐ 3 Dual Systems
- ☐ 4 Electric
- ☐ 5 Forced Air
- ☐ 6 Gas Heat
- ☐ 7 Gas Jets
- ☐ 8 Heat Pump
- ☐ 9 Humidfier
- ☐ 10 Hydroheat System
- ☐ 11 No Heat
- ☐ 12 Piggyback System
- ☐ 13 Propane Gas
- ☐ 14 Solar
- ☐ 15 Space Heaters
- ☐ 16 Steam Heat
- ☐ 17 Zoned Window Unit(s)

INTERIOR FEATURES

- ☐ 1 Bay Window
- ☐ 2 Central Vacuum
- ☐ 3 Elevator
- ☐ 4 French Doors
- ☐ 5 Handiman Special
- ☐ 6 Home Theater
- ☐ 7 Intercom System
- ☐ 8 Multiple Staircases
- ☒ 9 None
- ☐ 10 Recess Lighting
- ☐ 11 Safe Room/Storm Cellar
- ☐ 12 Sauna/Spa
- ☐ 13 Security System
- ☐ 14 Sound System
- ☐ 15 Split Bedroom
- ☐ 16 Textured Walls
- ☐ 17 Wet Bar
- ☐ 18 Workshop

KITCHEN FEATURES, COUNTERTOPS, EQUIPMENT

Kitchen Features

☐ Breakfast Bar

☒ Eating Area

☐ Island

☐ Pantry

☐ Butler Pantry

Kitchen Countertops

☐ Laminate

☐ Solid Surface

☐ Stone

☐ Tile

☐ Butcher Block

☐ None

Kitchen Equipment

☐ Compactor Built-In

☐ Convection Oven

☐ Cooktop-Electric

☐ Cooktop-Gas

☐ Dishwasher Built-In

☐ Disposal

☐ Freezer

☐ Ice Maker Built-In

☐ Indoor Grill

☐ Microwave Built-In

☐ None

☒ Oven-Electric

☐ Oven-Gas

☐ Self-Cleaning

☐ Double Oven

☐ Plumbed for Gas in Kitchen

☒ Refrigerator

☐ Some Stainless Appliances

☐ Stove-Electric

☐ Stove Gas

☐ Warming Drawer

LAUNDRY INFORMATION

☐ Yes☐ No

If Yes, additional laundry fields required

Dryer Hookup

☒ Dryer-Electric

☐ Dryer-Gas

Laundry Features

☐ Floor Drain

☐ Chute

☒ Utilities in Garage

☐ Utility Sink

☒ Washer Hookup

Laundry Location

☐ Basement

☐ Main Level

☐ Upstairs

Laundry Space

☐ Closet

☐ Room

☐ Basement Area

☒ Garage Area

☐ Other

LOT INFORMATION

Lot Description

☐ Acreage

☐ Corner Lot

☐ Cul-de-sac

☐ Golf Community

☐ Golf Lot

☐ Heavy Treed

☐ Horses Permitted

☐ Interior Lot

☐ Irregular Lot

☐ Pasture

☒ Some Trees

☐ Subdivision

☐ Vacant Lot

Lot View

☐ City View

☐ Lake/Water View

☐ Mountain View

☐ Golf View

☐ Yes

☐ No

OCCUPANCY

- ☐ 1    Lease Back
- ☐ 2    Occupied-Owner
- ☐ 3    Occupied-Tenant
- ☐ 4    Vacant

PATIO    ☐ Yes    ☐ No

- ☐ 1    Covered
- ☐ 2    Open
- ☐ 3    Screened

PROPERTY ACCESS

- ☐ 1    Alley
- ☐ 3    Dirt Road
- ☐ 5    Paved Road
- ☐ 7    Public Road
- ☐ 2    Curb and Gutters
- ☐ 4    Gravel Road
- ☐ 6    Private Road
- ☐ 8    Other

UNDERGROUND UTILITIES                      ☐ Yes    ☒ No

SEWER/SEPTIC    *Seller Initials:* \_\_\_\_\_

- ☐ 1    Connected
- ☒ 2    Septic
- ☐ 3    Other

SPECIAL NEEDS

- ☐ 1    Barrier Free Counters
- ☐ 3    Low Counters
- ☐ 5    Stall Shower
- ☐ 7    Wide Doors
- ☐ 2    Chair Lift
- ☐ 4    Ramps
- ☐ 6    Support Rails

WATER

- ☐ 1    Private Water
- ☒ 2    Public Water
- ☐ 3    Well Water
- ☐ 4    No Water

WATER HEATER


- ☒ 1    Electric
- ☐ 3    Solar
- ☐ 5    2+ Water Heaters
- ☐ 2    Gas
- ☐ 4    Tankless
- ☐ 6    None

WINDOW TREATMENTS TO REMAIN *(Select 1)*

- ☒ All
- ☐ Some to Remain


By Seller's signature(s) below, Seller acknowledges that Seller personally reviewed the information set forth above in this Seller Information Sheet and verifies, and does hereby represent and warrant, that all said information was provided by Seller and is accurate to the best of Seller's knowledge.

Seller Signature & Date: 

DocuSigned by:  
  
6C4C360F369F491...

1/12/2025

Seller Signature & Date: 

DocuSigned by:  
  
27D4ECC26ABC4BD

1/15/2025