



Profile Sheet Explanations-Features

The following information relates to the **Features** section of both the Profile Sheets and the Add/Edit Listing page in Listing Management.

Form of Ownership *Required: Yes # features allowed: One (1)*

Fee Simple	Ownership in which the purchaser(s) own both the land and the buildings that are on the property. <i>Abbr: FeeSimple</i>
Condo (Fee Simple)	Ownership in which the purchaser(s) own their unit, essentially everything from the drywall in, as well as a proportionate share of the common area amenities. <i>Abbr: Condo-FeeSim</i>
Co-op	Ownership in which the purchaser(s) do not "own" the unit. Instead, the purchaser owns proportionate shares in the co-op as a whole, that give them the right to occupy their unit and enjoy the common areas and amenities, much like owning stock in a company. <i>Abbr:CoOp</i>
Other	Ownership that does fit in to one of the other forms listed here. <i>Abbr: OtherOwn</i>
Lot Lease	Ownership in which the land is leased only, on which the tenant usually owns a building or is required to build as specified in the lease agreement. The land and lease are owned independently. <i>Abbr:LotLease</i>

Type *Required: Yes # features allowed: One (1)*

Single/Detached	A free-standing residential building that does not share a party wall with another property. <i>Abbr: Single/Detac</i>
Twin/Semi-Detached	A pair (two) of houses built side by side as units sharing a party wall. <i>Abbr: Twin/Semi-De</i>
Row/Townhouse/Cluster	A group of homes built side by side with the dividing walls being common on each. <i>Abbr: Row/Townhous</i>
Unit/Flat	A self-contained housing unit that occupies only part of a building. <i>Abbr: Unit/Flat</i>
Mobile Home	A factory-assembled residence consisting of one or more modules, in which a chassis and wheels are an integral part of the structure, and can be readied for occupancy without removing the chassis and/or wheels. <i>Abbr: MobileHome</i>

Design *Required: Yes # features allowed: One (1)*

1 Story	A dwelling built low to the ground with habitable rooms on only one level (excluding the basement, if present). The inside floor and the outdoor ground levels should be similar. <i>Abbr: 1-Story</i>
2 Story	A dwelling with habitable rooms on two similarly sized floors (excluding the basement). <i>Abbr: 2-Story</i>
3 Story+	A dwelling with habitable rooms on 3 or more floors (excluding the basement). Properties that are technically only 2½ stories should be entered as 3+ Story dwellings in the MLS. <i>Abbr: 3+Story</i>
1.5 Story	Dwellings that have habitable rooms on two floors (excluding the basement, if present). The upper floor is usually smaller in square feet. <i>Abbr: 1.5-Story</i>
Split/Multi-Level	A dwelling with habitable rooms on at least two but usually three or more levels (excluding basement). The floor levels are separated from each other by less than a full story. <i>Abbr: Split/MultiL</i>
Bi-Level	A dwelling with habitable rooms on two levels. The level of the main entrance is between the upper and lower levels (sometimes referred to as a split foyer entrance). <i>Abbr: Bi-Level</i>
Raised Ranch	A dwelling with habitable rooms on two levels. Differs from a Bi-Level because the main entrance opens directly to the upper level. <i>Abbr: RaisedRanch</i>
Lo-Rise (1-4 Stories)	A multiple unit building of four stories or fewer. <i>Abbr: LoRise1-4st</i>
Hi-Rise (5+ Stories)	A multiple unit building of five stories or greater. <i>Abbr: HiRise5+sto</i>
Other	Dwellings that do not conform to any of the above designs such as A-Frames, Converted Barns, Domes and below ground structures. <i>Abbr: OtherDesign</i>

Style *Required: No* *# features allowed: Unlimited*

Bungalow	A bungalow usually consists of one and a half stories with most of the living spaces on the ground floor, low-pitched roof and horizontal shape, living room at the center of the home and connecting rooms without hallways. <i>Abbr: Bungalow</i>
Cape	Characteristics include a steep roof with side gables, a small roof overhang and 1 or 1½ stories. They are also typically made of wood and covered in wide clapboard or shingles and have a symmetrical appearance with a door in the center. <i>Abbr: Cape</i>
Carriage House	A small building usually near a large residence or part of an estate, used for keeping coaches, carriages, or other vehicles. Many old carriage houses are used for secondary suites, guest houses, automobile garages, offices and workshops. <i>Abbr: CarriageHous</i>
Colonial	Homes that usually consist of a symmetrical façade, rectangular in shape, 2 to 3 stories. They also have, brick or wood siding, a gable roof, pillars and columns and have multi-pane, double-hung windows with shutters. <i>Abbr: Colonial</i>
Contemporary	Many contemporary homes have an odd, irregular shape, lack of ornamentation, tall, over-sized windows, have an open floor plan and use natural materials such as cedar or stone. <i>Abbr: Contemporary</i>
Converted Barn	A structure that was previously used as a barn, but which is now a livable space. <i>Abbr: ConvertBar</i>
Dutch	Characteristics include stone or brick construction, Dutch doors (upper and lower halves can be opened independently), matching chimneys on each side and wide, slightly flared eaves. <i>Abbr: Dutch</i>
Farmhouse	Usually feature large, wrap-around porches and a gabled roof. Additionally, the interior of a farm house has a large family area as well as a formal dining area and a cluster of bedrooms. <i>Abbr: Farmhouse</i>
French	Can be distinguished by their distinctive hipped roofs and flared eaves. Other characteristics include brick, stone or stucco siding, dormers, multi-paned windows, and arched doorways. <i>Abbr: French</i>
Normandy	Some Normandy homes feature a small, round tower topped by a cone-shaped roof and may resemble miniature castles with arched doorways set in imposing towers. <i>Abbr: Normandy</i>
Ranch	Single story homes with a low pitched roof, rectangular, L-shaped or U-shaped design, large windows and usually have an emphasis on openness (few interior walls). <i>Abbr: Ranch</i>
Traditional	<i>Abbr: Traditional</i>
Tudor	Typically have decorative half-timbering on the exterior of the home, a steeply pitched roof, prominent cross gables, tall, narrow windows and small window panes. <i>Abbr: Tudor</i>
Victorian	Homes that usually have a square, symmetrical shape, porches with spindles, low pitched, pyramid shaped roof and have a front gable with side wings. <i>Abbr: Victorian</i>
Air Lite	A row or twin home with a living room as the ground floor front room and the dining room and kitchen arranged side by side to each other at the back of the ground floor. <i>Abbr: AirLite</i>
Straight Through	A row or twin home with ground floor rooms running sequentially from the front to the back of the house and without a hallway. To get from the front room to the back room requires walking through the middle room(s). <i>Abbr: StraightThru</i>
Trinity	A small three story row or town home with one room on each floor. <i>Abbr: Trinity</i>
End Unit/Row	A row home or townhouse that that shares only one common dividing wall. <i>Abbr: EndUnit/Row</i>
Single Wide	A mobile home measuring eighteen feet or less in width and ninety feet or less in length, able to be towed as a single unit. <i>Abbr: SingleWide</i>
Double Wide	A mobile home measuring twenty feet or more wide and are 90 feet in length, and are towed to their site in two separate units, which are then joined together on-site. <i>Abbr: DoubleWide</i>
Other	A style of home that does not fit any of the criteria listed here. <i>Abbr: OtherStyle</i>
Reverse	The master bedroom is located on the main level, and depending on the design, will share floor space with the kitchen, a family room, and at least one bathroom. Additionally, the other bedrooms are typically found on the lower level of the home. <i>Abbr: Reverse</i>

Open Loft	A large, open space generally built from a former industrial building. <i>Abbr: OpenSpaceLoft</i>
Loft with Bedrooms	A large, open space generally built from a former industrial building designed to house resident(s) that also contains at least one (1) bedroom. <i>Abbr: LoftWithBdrms</i>
Log Cabin	A small house built from logs. It usually constitutes a simple one or one and a half story structure. <i>Abbr: LogCabin</i>

Earliest Possession *Required: No* # features allowed: **One (1)**

Immediate	The seller is offering immediate occupancy of the property. <i>Abbr: Immediate</i>
Less than 30 Days	The seller is offering occupancy between 0-30 days after the sale of the property. <i>Abbr: <30Days</i>
30-90 Days	The seller is offering occupancy between 30 and 90 days after the sale of the property. <i>Abbr: 30-90Days</i>
90+ Days	The seller is offering occupancy anytime after 90 days after the sale of the property. <i>Abbr: 90+Days</i>
Negotiable	The seller is willing to negotiate when the buyer(s) will take possession of the property. <i>Abbr: Negotiable</i>
Subject to Lease	The buyer(s) cannot take possession until the current lease is expired on the property. <i>Abbr: SubjToLease</i>

Property Condition *Required: No* # features allowed: **One (1)**

Average or Above	The structure, including walls, ceilings and floors are in average to above average condition. <i>Abbr: Average+</i>
Fix-Up/Needs TLC	A property that needs work, either structurally and/or cosmetically. <i>Abbr: FixUp/TLC</i>
Shell	Typically consists of the foundation and the frame of the home including only exterior windows and doors. Some shell homes will also install the roof and siding. The buyer is then responsible for completing interior of the home. <i>Abbr: Shell</i>

Interior Features *Required: No* # features allowed: **Unlimited**

Security System	An installed security system that secures a home from various threats including home intrusion is present and working. The owner may need to contract with their own security provider in order to have the system working. <i>Abbr: SecuritySys</i>
Skylight(s)	A window in a roof that admits natural light. <i>Abbr: Skylight(s)</i>
Cathedral/Vault Ceiling	A high, open usually slanting or pointed ceiling. <i>Abbr: Cathedral/Va</i>
9 Foot+ Ceilings	Ceilings that are at least nine feet from the floor. <i>Abbr: 9Ft+Ceiling</i>
Ceiling Fan(s)	At least one ceiling fan is located in the home. <i>Abbr: CeilingFan(s)</i>
Whole House/Attic Fan	A fan which regulates the heat level of a building's attic by exhausting hot air. <i>Abbr: Attic/HseFan</i>
Stained/Leaded Glass	There is stained or leaded glass. Leaded glass is small panes held in place with lead strips. <i>Abbr: Stain/LeadGl</i>
Cable TV Wired	The home is wired for cable television. <i>Abbr: CableTVWired</i>
Whirlpool/Hot Tub	There is either a whirlpool or a hot tub located inside the home. <i>Abbr: Whirlpool/Ho</i>
Sauna	There is a sauna located inside of the home. <i>Abbr: Sauna</i>
Wood Stove	There is a wood stove located inside of the house. <i>Abbr: WoodStove</i>
Central Vacuum	The home contains a vacuum cleaner built into the fabric of a building, with a central motor and dirt bag and distributed points where a hose and appliances may be plugged in. <i>Abbr: CentralVacuu</i>
Sprinkler System	A fire sprinkler operating system is located inside. <i>Abbr: SprinklerSys</i>

Air Filtration System	The home contains an air filtration system which cleans the air circulating through the home. <i>Abbr: AirFilterSys</i>
Water Treatment System	The home contains a water treatment system which improves the quality of your water in the home. <i>Abbr: WaterTreatSy</i>
Elevator	The home features an elevator. <i>Abbr: Elevator</i>
Second Kitchen	The home features a second kitchen, in addition to the main kitchen. <i>Abbr: 2ndKitchen</i>
Exposed Beams	The home features exposed beams on the wall, ceiling, or both. <i>Abbr: ExposedBeams</i>
Wet/Dry Bar	A bar inside the home that may contain running water. <i>Abbr: Wet/DryBar</i>
Intercom	The home features an intercom which allows individuals to communicate throughout the various rooms. <i>Abbr: Intercom</i>
Bay Window	A window space projecting outward from the main walls of a building and forming a bay in a room, either square or polygonal. <i>Abbr: BayWindow</i>
Stall Shower	A single shower unit not located in a bathtub is located within the home. <i>Abbr: StallShower</i>
Water Conserving Appliances	The home includes water conserving appliances, such as a dishwasher, water heater, washer, etc... <i>Abbr: WaterConservApl</i>
Energy Efficient Windows	The home features energy efficient windows which are qualified by the energy star logo. <i>Abbr: EnrgyEfficntWdws</i>
Replacement Windows	New windows that mount within the frame of the existing window cutout. <i>Abbr: ReplacementWdws</i>

Accessibility Features *Required: Yes* # features allowed: **Unlimited**

Mobile Impaired Modifications	Modifications have been made for individuals who cannot move around the home easily. <i>Abbr: MobilmprMods</i>
Visual Impaired Modifications	Modifications have been made to assist visually impaired individuals. <i>Abbr: VislImprMods</i>
Hearing Impaired Modifications	Modifications have been made to assist hearing impaired individuals. <i>Abbr: HearlImprMods</i>
No Modifications/Unknown	There have been no modifications made to the home to accommodate disable or impaired occupants. Or the seller is unaware of any modifications made to the home. <i>Abbr: NoModifs/Unk</i>

Main Entrance *Required: No* # features allowed: **Unlimited**

Foyer/Vestibule	When entering the home, you enter into a small entry area or room just off the front door. <i>Abbr: Foyer/VestEn</i>
Center/Entrance Hall	When entering the home, you enter into a hallway. <i>Abbr: Center/EntrH</i>
Living Great Room	When entering the home, you enter into the living/great room. <i>Abbr: LR/GREnr</i>
Cathedral/Multi-Story Ceiling	The entryway has a cathedral or multi-story ceiling view. <i>Abbr: CathCeilEntr</i>

Main Bedroom *Required No* # features allowed: **Unlimited**

Whirlpool	The main bedroom suite features a whirlpool. <i>Abbr: WhirlpoolMnB</i>
Full Bath	The master suite features a full bathroom, consisting of at least a toilet, bathtub and sink. <i>Abbr: FulBathMnBed</i>
Partial Bath	The master suite features a partial bath containing just a toilet and sink. <i>Abbr: PartBathMnBe</i>
Dressing Room	The master suite features a dressing room in which to change clothes. <i>Abbr: DressRmMnBed</i>
Sitting Room/Area	The master suite features a separate area for sitting, reading, etc... <i>Abbr: SitAreaMnBed</i>
Walk-In Closet(s)	The master suite features a closet that is large enough to walk around in. <i>Abbr: WalkInClstMB</i>

Other Rooms Required: **No** # features allowed: **Unlimited**

Sun/Florida Room	A room having many windows or has walls consisting primarily of windows, and often including glass ceilings or multiple skylights. <i>Abbr: Sun/FlaRoom</i>
In-Law Suite	A private living area within the home. Usually consists of a private, full bathroom and a door that separates it from the rest of the home. Usually also contain a separate entrance and a full kitchen. <i>Abbr: InLawSuite</i>
Den/Study/Library/Office	A room in the home used for reading, writing, studying, etc... <i>Abbr: Den/Study/Li</i>
Great/Gathering Room	A large open room in the home often featuring a high or vaulted ceiling, used primarily for daily living. Can be a replacement for a living room. <i>Abbr: Great/GathRm</i>
Utility/Mud Room	A secondary, utility, or family entrance to a residence, configured as an open foyer or large enclosed vestibule, usually entering from the side or back of the residence, with storage for outerwear. <i>Abbr: Util/MudRoom</i>
Workshop	A room which provides both the area and space to store tools (or machinery). <i>Abbr: Workshop</i>
Loft	Typically refers to an upper story, attic or basement in a building, directly under the roof. <i>Abbr: Loft</i>
Game/Media Room	A room which can be used for a variety of purposes, such as parties, games and other everyday or casual use. <i>Abbr: Game/MediaRm</i>
Professional Office	A dedicated office space, which often includes a phone jack, cable TV hookup, space for a desk, network connections and other essentials needed to work out of the home. <i>Abbr: ProfOffice</i>
Retail/Commercial Space	Space in a building and/or an open area that is used for sales by a retail operation and that is accessible to customers. <i>Abbr: Com/RetailSp</i>

Kitchen Required: **Yes** # features allowed: **One (1)**

Full Eat-In Kitchen	Contains enough space to comfortably contain a table and chairs. <i>Abbr: EatInKitchen</i>
Full with Breakfast Room	Generally a small eating area off the kitchen or dining room. <i>Abbr: KitW/BrkfstR</i>
Full with Eating Bar/Nook	A raised counter, in which light meals may be eaten, often seated on stools. A nook describes an interior angle formed by two meeting walls. <i>Abbr: KitW/NookBar</i>
Full (Not Eat-In)	A kitchen that does not contain enough space to comfortably contain a table and chairs. <i>Abbr: FullKit-NoEI</i>

Kitchen Fixtures Required: **No** # features allowed: **Unlimited**

Island Work Space	A separate counter located in the center of the kitchen. <i>Abbr: KitIsland</i>
Pantry	A small room, closet, or cabinet dedicated to food storage and/or storing kitchenware. <i>Abbr: KitPantry</i>
Double Sink	A sink that features two separate basins for washing, drying, etc... <i>Abbr: KitDoubleSin</i>
Cook Top	Cooking surface, without an attached oven, typically found on the island or built in to the counter top. <i>Abbr: KitCookTop</i>
Built-In Range	A stove/oven that is built in to the cabinetry and is part of the kitchen. <i>Abbr: KitBuiltInRa</i>
Wall Oven	An oven that is built into the wall, separate from the cook top. <i>Abbr: WallOven</i>
Double Oven	Two ovens that are built into the wall, separate from the cook top. <i>Abbr: DoubleOven</i>
Self Cleaning Oven	An oven that uses high temperature to burn off leftovers from baking, without the use of any chemical agents. <i>Abbr: SelfClnOven</i>
Commercial Range	A commercial range typically consists of at least 6 burners, cast-iron grates, and provides more BTU's than the normal, residential range. <i>Abbr: KitCommRange</i>

Built-In Dishwasher	The dishwasher is built into the cabinetry and is part of the kitchen. <i>Abbr: BuiltInDishW</i>
Built-In Refrigerator	The refrigerator is built into the cabinetry and is part of the kitchen. <i>Abbr: BuiltInRefig</i>
Garbage Disposal	An electric device in a kitchen drain that gets rid of food waste by shredding it to tiny bits that wash down. <i>Abbr: Disposal</i>
Trash Compactor	A machine or mechanism used to reduce the size of waste material or soil through compaction. <i>Abbr: Compactor</i>
Energy Efficient Appliances	The kitchen has appliances that are certified as Energy Star. To meet these qualifications, the appliance must have an Energy Star label that estimates how much energy the appliance uses, compares energy use of similar products, and lists approximate annual operating costs. <i>Abbr: EnrgyEfficntApl</i>

Cooking Fuel *Required: Yes* # features allowed: **Unlimited**

Gas	<i>Abbr: GasCooking</i>
Electric	<i>Abbr: ElecCooking</i>
Propane	<i>Abbr: PropCooking</i>
Other	<i>Abbr: OthrCookFuel</i>

Basement Type *Required: Yes* # features allowed: **One (1)**

Full	A basement which typically has the same square footage as the main floor, typically found below ground. <i>Abbr: FullBasement</i>
Partial	A basement that is not the same square footage as the main floor. Typically, part of the basement is a slab (usually concrete) while the other half is a fully functioning basement. <i>Abbr: PartialBsmnt</i>
Crawl Space Only	A type of basement in which one cannot stand up. The height could be as low as one foot and the surface is often soil. <i>Abbr: CrawlSpace</i>
None	There is no basement in the home. <i>Abbr: NoBasement</i>

Basement Description *Required: No* # features allowed: **Unlimited**

Finished (All/Partial)	The space has been designed, either during construction or at a later point by the owners, to function as a fully habitable addition to the house. The area could be used for an extra bedroom, living room, office, etc... <i>Abbr: FinishedBsmnt</i>
Unfinished	A basement which has not been cosmetically finished or designed and the interior is not a habitably addition to the house. <i>Abbr: UnfinishBsmnt</i>
Outside/Walkout	A basement in which there is exterior access and the entrance/exit is at ground level. <i>Abbr: OutSide/WlkO</i>
Drainage System	A basement which has some type of drainage system to dispose of liquids <i>Abbr: BsmntDrainSys</i>
Dirt Floors	The basement has a dirt floor, as opposed to a concrete or some other type of finished floor. <i>Abbr: BsmntDirtFlr</i>

Attic *Required: No* # features allowed: **Unlimited**

Walk-Up	There is access to the attic using stairs that are stationary and located somewhere in the home. <i>Abbr: WalkUpAttic</i>
Pull Down Stairs	There is access to the attic using a set of pull down stairs that are located in a cutout on the ceiling. Once down, they can be pushed back into the ceiling and remain hidden. <i>Abbr: PullDnStairs</i>
Access Panel	An opening in the wall or ceiling that allows access for servicing the plumbing/electrical system. <i>Abbr: AccessPanel</i>
Floored	The attic has a floor which is safe to walk on, as opposed one in which individuals must walk on the joists of the ceiling. <i>Abbr: FlooredAttic</i>

Finished	A livable space that can be used as an extra bedroom, living room, etc... <i>Abbr: FinshedAttic</i>
Non Usable	There is no usable or livable space available in the attic. <i>Abbr: NonUseAttic</i>

Laundry Hookups *Required: Yes* # features allowed: **Unlimited**

Main Floor	<i>Abbr: MainFlrLndry</i>
Upper Floor	<i>Abbr: UpprFlrLndry</i>
Lower Floor	<i>Abbr: LowFlrLndry</i>
Basement	<i>Abbr: BsmtLaundry</i>
Common/Shared	<i>Abbr: CommonShared</i>
None	<i>Abbr: NoLaundry</i>

Fireplace *Required: Yes* # features allowed: **One (1)**

One	<i>Abbr: OneFirePI</i>
Two	<i>Abbr: TwoFirePI</i>
Three+	<i>Abbr: Three+FirePI</i>
None	<i>Abbr: NoFireplace</i>

Fireplace Features *Required: No* # features allowed: **Unlimited**

Brick	<i>Abbr: BrickFirePI</i>
Marble	<i>Abbr: MarbleFirePI</i>
Stone	<i>Abbr: StoneFirePI</i>
Living/Great Room	<i>Abbr: LR/GRFireP</i>
Family Room	<i>Abbr: FamRoomFireP</i>
Main Bedroom	<i>Abbr: MainBedFireP</i>
Gas/Propane	<i>Abbr: Gas/Propane</i>
Non-Function	<i>Abbr: NonFunctionF</i>
Dining Room	<i>Abbr: DinRoomFireP</i>
Kitchen	<i>Abbr: KitchenFireP</i>

Flooring *Required: No* # features allowed: **Unlimited**

Finished Wood	Solid wood planks harvested from any one or more of several varieties of broadleaf deciduous trees or fir trees then cut to the desired width and length. <i>Abbr: FinishedWood</i>
Wall to Wall Carpet	One or more rooms in the home have floors that are covered with carpet. <i>Abbr: W/WCarpeting</i>
Linoleum/Vinyl	Made from renewable materials such as solidified linseed oil, pine rosin, ground cork dust, wood flour and are laid by joining and inlaying solid pieces together. <i>Abbr: Vinyl/LinFl</i>
Tile	<i>Abbr: TileFl</i>

Stone	<i>Abbr: StoneFI</i>
Marble	<i>Abbr: MarbleFI</i>

Primary Heating *Required: Yes* # features allowed: **Unlimited**

Oil	<i>Abbr: OilHeat</i>
Gas	<i>Abbr: GasHeat</i>
Electric	<i>Abbr: ElectricHeat</i>
Heat Pump Gas Backup	<i>Abbr:HtPump-GBkUp</i>
Heat Pump Oil Backup	<i>Abbr: HtPump-OBkUp</i>
Heat Pump Electric Backup	<i>Abbr: HtPump-EBkUp</i>
Geothermal Heat Pump	The home features a geothermal heat pump, which is similar to an ordinary heat pumps, but instead of using heat found in outside air, it relies on the stable, even heat of the earth to provide heating. <i>Abbr: GeothrmlHeat</i>
Propane	<i>Abbr: PropaneHeat</i>
Wood	<i>Abbr: WoodHeat</i>
Coal	<i>Abbr: CoalHeat</i>
Solar	<i>Abbr: SolarHeat</i>
Other Fuel	<i>Abbr: OthrFuelHeat</i>
No Heat	<i>Abbr: NoHeat</i>
Bio-Fuel	Bio fuel is a fuel produced from dry organic matter or combustible oils produced by plants. <i>Abbr: BioFuel</i>

Heat Delivery Method *Required: No* # features allowed: **Unlimited**

Hot Water	<i>Abbr: HotWaterHeat</i>
Hot Air	<i>Abbr: HotAirHeat</i>
Steam	<i>Abbr: SteamHeat</i>
Radiators	<i>Abbr: Radiators</i>
Baseboard	<i>Abbr: BaseboardHea</i>
Radiant	<i>Abbr: RadiantHeat</i>
Zoned	Generally allows for temperature control for areas or groups of rooms. <i>Abbr: ZonedHeat</i>
Energy Efficient Heat	Heat is delivered to the home using an energy efficient appliance such as a water heater, boiler, etc... that is qualified by the energy star logo. <i>Abbr: EnrgyEfficientHt</i>
Programmable Thermostat	<i>Abbr: ProgThermostat</i>

Cooling *Required: Yes* # features allowed: **Unlimited**

Central Air	The home is equipped with central air conditioning. <i>Abbr: CentralAir</i>
Wall/Window Units	The home is equipped with wall or window units used for cooling. <i>Abbr: Wall/WndowAC</i>

None	The home does not have any type of cooling mechanism. <i>Abbr: NoA/C</i>
Energy Efficient Cooling	The home is cooled using energy efficient appliances, such as an air conditioner, which is qualified by the energy star logo. <i>Abbr: EnrgyEffcCooling</i>
Geothermal Heat Pump	The home features a geothermal heat pump, which is similar to an ordinary heat pump, but instead of using heat found in outside air, it relies on the stable, even heat of the earth to provide heating. <i>Abbr: GeothermalPump</i>

Hot Water *Required: Yes* # features allowed: **Unlimited**

Oil	<i>Abbr: OilHotWater</i>
Gas	<i>Abbr: GasHotWater</i>
Electric	<i>Abbr: ElectricHtWt</i>
Propane	<i>Abbr: PropaneHtWtr</i>
Solar	<i>Abbr: SolarHotWtr</i>
Summer/Winter Hook-Up	The home has a summer/winter hook up system, which use a gas or oil fired boiler to heat hot water for radiator or baseboard heating. They also provide the hot water for your house and eliminate the need for a water heater tank. <i>Abbr: Sum/WinterHt</i>
Other	<i>Abbr: OtherHotWtr</i>
On Demand Hot Water Heater	The home features an on-demand hot water heater, which only creates hot water when it is needed, making much more energy efficient. <i>Abbr: OnDemandHtWtr</i>

Water *Required: Yes* # features allowed: **One (1)**

Public Water	The water for the home comes from a public source. <i>Abbr: PublicWater</i>
On Site Well/Spring	The water for the home comes from on-site water well or spring. <i>Abbr: OnSitWell/Sp</i>
Shared Well/Spring	The water for the home comes from shared water well or shared spring, usually shared with other homes or businesses. <i>Abbr: ShardWell/Sp</i>
Private/Community Water	The water for the home comes from a private source or is shared within a community. <i>Abbr: PvtCo/ComWtr</i>

Sewer *Required: Yes* # features allowed: **One (1)**

Public Sewer	Also known as a municipal sewer, it is the main sewer system to which private sewers are connected. <i>Abbr: PublicSewer</i>
On Site Septic Tank	A tank, commonly buried, to which all of the wastewaters from the home should flow into. <i>Abbr: OnSiteSeptic</i>
Private/Community Septic Tank	Same as an on-site septic tank, but is shared with other homes either on the property or in the area. <i>Abbr: PvtCo/ComSew</i>
Other	Sewage and waste waters are removed from the home in a manner that is not listed here. <i>Abbr: OtherSewer</i>

Electrical System *Required: No* # features allowed: **Unlimited**

Under 60 Amps	<i>Abbr: Less60AmpEle</i>
60 Amps	<i>Abbr: 60AmpElecSys</i>
100-150 Amps	<i>Abbr: 100-150AmpEI</i>
200-300 Amps	<i>Abbr: 200-300AmpEI</i>
400 or more Amps	<i>Abbr: 400+AmpsElec</i>
Circuit Breakers	<i>Abbr: CircBreakers</i>

Fuses	<i>Abbr: Fuses</i>
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Foundation *Required: No* # features allowed: **Unlimited**

Stone	<i>Abbr: StoneFound</i>
Concrete	<i>Abbr: ConcreteFoun</i>
Block/Brick	<i>Abbr: Block/BrickF</i>
Built on Slab	<i>Abbr: BltOnSlabFou</i>
Pilings	<i>Abbr: BltOnPilingF</i>

Main Roof *Required: No* # features allowed: **Unlimited**

Flat	A roof which slopes at less than ten degrees to the horizontal but which is not truly horizontal. <i>Abbr: FlatRoof</i>
Pitched	A roof with two or more slopes at more than ten degrees to the horizontal meeting at a central ridge. <i>Abbr: PitchedRoof</i>
Shingle	<i>Abbr: ShingleRoof</i>
Metal/Tin	<i>Abbr: Metal/TinRoo</i>
Wood Shake	Made from treated wood or naturally water resistant woods such as cedar or red wood. Normally come in tile, or shingle, form. <i>Abbr: WoodShakRoof</i>
Slate	<i>Abbr: SlateShinglR</i>
Tile	<i>Abbr: TileRoof</i>
Asbestos	<i>Abbr: AsbestosRoof</i>

Exterior Materials *Required: Yes* # features allowed: **Unlimited**

Aluminum/Steel	<i>Abbr: Alu/SteelExt</i>
Vinyl	<i>Abbr: VinylExt</i>
Stucco or similar	<i>Abbr: Stcco/SimExt</i>
Wood	<i>Abbr: WoodExt</i>
Brick	<i>Abbr: BrickExt</i>
Stone	<i>Abbr: StoneExt</i>
Log	<i>Abbr: LogExterior</i>
Shingle	<i>Abbr: ShingleExt</i>
Other	<i>Abbr: OtherExt</i>
Block	<i>Abbr: BlockExt</i>
Asbestos	<i>Abbr: AsbestosExt</i>

Porch/Deck *Required: No* # features allowed: **Unlimited**

Deck	Typically a flat surface, similar to a floor, but usually constructed outdoors, on the ground level but often elevated from the ground, and usually connected to the home. <i>Abbr: Deck</i>
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Roof Deck	Similar to a deck, it is located on the roof of either a home or an apartment building. <i>Abbr: RoofDeck</i>
Patio	An outdoor space generally used for dining or recreation that often adjoins a residence on the ground level (is not elevated) and is typically paved, with either concrete or stone slabs. <i>Abbr: Patio</i>
Porch	A structure attached to a building, forming a covered entrance to a home. A porch may also be enclosed by a screen, latticework, broad windows, or other light frame walls extending from the main structure. <i>Abbr: Porch</i>
Balcony	A platform with a railing extending from a wall of the home at the second story or higher. <i>Abbr: Balcony</i>
Breezeway	An area with a roof, and open sides that connects two buildings. <i>Abbr: Breezeway</i>

Garage Space(s) *Required: Yes* # features allowed: **One (1)**

One Car	<i>Abbr: 1-CarGarage</i>
Two Cars	<i>Abbr: 2-CarGarage</i>
Three Cars	<i>Abbr: 3-CarGarage</i>
Four+ Cars	<i>Abbr: 4+CarGarage</i>
No Garage	<i>Abbr: NoGarage</i>

Garage Features *Required: No* # features allowed: **Unlimited**

Attached/Built-In	The garage is attached to or built-in to the home. <i>Abbr: Att/BuiltInG</i>
Detached	The garage is not attached or built-in to the home. <i>Abbr: DetachedGar</i>
Carport	A roofed structure for automobile storage; it differs from a garage in that it has no exterior walls and is supported by beams. <i>Abbr: Carport</i>
Inside Access	The garage can be accessed from inside the home. <i>Abbr: InsideAccess</i>
Garage Door Opener	The garage comes with an automatic garage door opener. <i>Abbr: GarDoorOpner</i>
Oversized	The garage larger than standard bays. <i>Abbr: Oversizedgar</i>

Parking *Required: No* # features allowed: **Unlimited**

One Car	The home or unit has a space for one car to park <i>Abbr: 1-CarParking</i>
Two Cars	The home or unit has a space for two cars to park <i>Abbr: 2-CarParking</i>
Three+ Cars	The home or unit has a space for three or more cars to park <i>Abbr: 3+CarParking</i>
On Street	There is parking available on the street. <i>Abbr: StreetParkng</i>
Driveway	The home or unit has a driveway which is exclusive to the property <i>Abbr: DrivewayPrk</i>
Deed/Assigned Space(s)	The home or unit has a space or spaces assigned to it <i>Abbr: Asgn/DeedPrk</i>
Parking Lot	The home or unit has available parking in a parking lot <i>Abbr: ParkingLot</i>
Permit	In order to park, you need a permit <i>Abbr: PermitParkng</i>
Private	The available parking is private and for use only by the renter/owner. <i>Abbr: Private</i>
Shared	Parking spaces are shared by more than one user, which allows parking facilities to be used more efficiently. <i>Abbr: Shared</i>

Exterior Features *Required: No* # features allowed: **Unlimited**

Sidewalks	<i>Abbr: Sidewalks</i>
Street Lights	<i>Abbr: StreetLights</i>
Tennis Court(s)	<i>Abbr: TennisCrt(s)</i>
Hot Tub	<i>Abbr: HotTubExtFt</i>
Paddock	<i>Abbr: Paddock</i>
Riding Ring	<i>Abbr: RidingRing</i>
Lawn Sprinklers	<i>Abbr: LawnSprinklr</i>
Fencing	<i>Abbr: Fencing</i>
Satellite Dish	<i>Abbr: SatelliteDsh</i>
Permanent Play Equipment	<i>Abbr: PlayEquipmnt</i>
Underground Electric	<i>Abbr: UndgrndElec</i>
Dock	<i>Abbr: Dock</i>
Exterior Lighting	<i>Abbr: ExteriorLght</i>
Boat Storage	<i>Abbr: BoatStorage</i>
Outside Shower	<i>Abbr: OutsideShowr</i>

Lot Description *Required: No* # features allowed: **Unlimited**

Corner	The home sits on corner lot, where two streets intersect <i>Abbr: CornerLot</i>
Cul De Sac	A dead-end street with only one inlet/outlet, usually shaped like a circle <i>Abbr: CulDeSacLot</i>
Irregular	The home sits on a lot that has an irregular shape, such as a trapezoid <i>Abbr: IrregularLot</i>
Flag Lot	The lot where the home is located where access to a road is provided along a long, narrow entryway <i>Abbr: FlagLot</i>
Level	The property sits on a level, flat lot <i>Abbr: LevelLot</i>
Sloping	The property sits on a sloping lot, often showcasing views of the back of the lot <i>Abbr: SlopingLot</i>
Open	The property is on a lot that has no other developments around it, such as homes or businesses <i>Abbr: OpenLot</i>
Wooded	The surrounding lot has a wooded area, such as trees <i>Abbr: WoodedLot</i>
Golf View	The lot the home is sitting on has a view of a golf course <i>Abbr: GolfView</i>
Front Yard	The property has a front yard <i>Abbr: FrontYard</i>
Rear Yard	The property has a rear yard <i>Abbr: RearYard</i>
Side Yards	The property has a side yard(s) <i>Abbr: SideYard(s)</i>
Subdivision Possible	The current lot could, or has space for, a subdivision to be built <i>Abbr: SubdivPossLo</i>

Surface/Shore Water *Required: No* # features allowed: **Unlimited**

Bayfront	A strip of land running along the shore of a bay is present near the home. <i>Abbr: BayFront</i>
Bayside	The home is situated very close to the shore of a bay. <i>Abbr: BaySide</i>
Bulkhead	A wall or an embankment that acts as a protective barrier along the waterfront. <i>Abbr: BulkHead</i>
Cove	A small sheltered recessed area in the shoreline that is visible from the home. <i>Abbr: Cove</i>
Lagoon	A shallow body of water separated from deeper sea by a bar, which is visible from the home. <i>Abbr: Lagoon</i>
Lakefront	The home borders a lake. <i>Abbr: LakeFront</i>
None/Other	The home does not border or have a view of any body of water. <i>Abbr: None/OtherSh</i>
Oceanfront	No other property/lot between the home and the beach. <i>Abbr: OceanFront</i>
Oceanside	The home is located on the coast of an ocean. <i>Abbr: OceanSide</i>
Pond	The home borders or has a view of a pond. <i>Abbr: Pond</i>
Riverfront	The home is located along the edge of a river. <i>Abbr:RiverFront</i>
Stream/Creek	The home borders or has a view of a stream or creek. <i>Abbr: StreamCreek</i>
Water View	The home borders on or has a view of some other type of water not listed here. <i>Abbr: WaterView</i>

Swimming Pool *Required: Yes* # features allowed: **Unlimited**

In-ground Pool	A pool in which the basin of water is below ground level. <i>Abbr: InGroundPool</i>
Above Ground Pool	A pool in which the basin of water is above ground level <i>Abbr: AbveGrndPool</i>
Indoor Pool	A pool inside a closed structure <i>Abbr: IndoorPool</i>
Association Pool	A common pool which is available for use by tenants and members of the community or homeowner's association <i>Abbr: AssocPool</i>
No Pool	The home does not have a pool or the tenants do now have access to one. <i>Abbr: NoPool</i>

Association Fee Includes *Required: No* # features allowed: **Unlimited**

Common Area Maintenance	<i>Abbr: ComAreaMaint</i>
Exterior Building Maintenance	<i>Abbr: ExtBldgMaint</i>
Appliance Maintenance	<i>Abbr: ApplianMaint</i>
Lawn Care	<i>Abbr: LawnMaint</i>
Snow Removal	<i>Abbr: SnowRemoval</i>
Trash Removal	<i>Abbr: TrashRemoval</i>
Electric	<i>Abbr: ElecFee</i>
Heat	<i>Abbr: HeatFee</i>
Water	<i>Abbr: WaterFee</i>

Sewer	<i>Abbr: SewerFee</i>
Hot Water	<i>Abbr: HotWtrFee</i>
Cooking Fuel	<i>Abbr: CookGasFee</i>
Parking	<i>Abbr: ParkFee</i>
Insurance	<i>Abbr: InsuranceFee</i>
Swimming Facility	<i>Abbr: SwimFee</i>
Tennis Court(s)	<i>Abbr: TennisCourt</i>
Club House	<i>Abbr: ClubHouse</i>
Health Club	<i>Abbr: HealthClub</i>
Golf	<i>Abbr: Golf</i>
Boat Slip	<i>Abbr: BoatSlip</i>
Unknown	<i>Abbr: UnknownFee</i>
All Grounds	<i>Abbr: AllGroundFee</i>
Management Fee	<i>Abbr: ManagemtFee</i>
Bus Service	<i>Abbr: BusService</i>
Security	<i>Abbr: Security</i>
Playground Facility	<i>Abbr: PlayGround</i>

Other Structures *Required: No* *# features allowed: Unlimited*

Second House	A second home is located on the property. <i>Abbr: 2ndHouse</i>
Barn(s)/Farm Building	A barn or farm building is located on the property. <i>Abbr: Barn/FarmBld</i>
Shed(s)	A shed is located on the property. <i>Abbr: Shed(s)</i>
Second Garage	A second garage is located on the property. <i>Abbr: 2ndGarage</i>
Greenhouse	The property features a green house. <i>Abbr: Greenhouse</i>
Spring House	The property features a small building used for refrigeration once commonly found in rural areas before the advent of electric refrigeration. <i>Abbr: SpringHouse</i>

Financing *Required: No* *# features allowed: Unlimited*

Conventional	A conventional mortgage carries the following restrictions: <ul style="list-style-type: none"> • neither guaranteed or insured by the Government • not limited as to the amount of loan fees that can be charged • usually long term made at prevailing market rates (15 -30 years) • usually carries a slightly higher interest rate than FHA or VA <i>Abbr: ConventnaFi</i>
FHA	A mortgage loan insured by the Federal Housing Administration (FHA). The FHA does not provide the loan; rather, it insures the loan for the lender. If the borrower defaults, the lender can seek recourse from the FHA. This lowers the lender's risk and makes them more likely to issue a loan. <i>Abbr: FHA</i>

VA	A mortgage loan that offers long-term financing to American veterans or their surviving spouses (provided they do not remarry). The basic intention of the VA direct home loan program is to supply home financing to eligible veterans in areas where private financing is not generally available and to help veterans purchase properties with no down payment. <i>Abbr: VA</i>
FmHA	Government guaranteed loans for low to mid income level borrowers seeking to buy affordable housing in rural communities. These loans are not available in major metropolitan areas. <i>Abbr: FmHA</i>
Seller/Private	There is private financing for this transaction that the seller(s) have approved and agreed upon with the buyer(s). It is either provided by the seller or another non-public source. <i>Abbr: Seller/Privt</i>
Assumable Mortgage	A mortgage that currently exists on the property which can be taken over by the buyer(s) when a home is sold. <i>Abbr: AssumFin</i>
Lease Purchase	A lease combined with an option to purchase the property within a specified period, usually 3 years or less, at an agreed-upon price. <i>Abbr: LeasePurch</i>

Showing Instructions *Required: No* *# features allowed: Unlimited*

Call to Show	Cooperating agents must call before they show the home. <i>Abbr: CallToShow</i>
Listing Agent Must Accompany Showing	The Listing Agent must accompany all showings. <i>Abbr: LAMustAccomS</i>
24 Hr+ Notice to Show	In order to show the home, they seller(s) require 24+ hours notice. <i>Abbr: 24Hr+NoticeS</i>
Tenant Occupied	The home is occupied by one or more tenants. <i>Abbr: TenantOccupS</i>
Combo Lockbox	To gain entrance to the home, the key will be located in a combo lockbox. <i>Abbr: ComboLockBox</i>
Electronic Lockbox	To gain entrance to the home, the key will be located in an electronic lockbox. <i>Abbr: ElectLockBox</i>
Key Lockbox	To gain entrance to the home, the key will be located in a lockbox that will require a key to open it. <i>Abbr: KeyLockBox</i>
Owner Must Be Present	The owner must be present during the showing. <i>Abbr: OwnerPresent</i>

Building Facade Orientation *Required: No* *# features allowed: One (1)*

Building Orientation East	<i>Abbr: BldOrientationE</i>
Building Orientation North	<i>Abbr: BldOrientationN</i>
Building Orientation Northeast	<i>Abbr: BldOrientationNE</i>
Building Orientation Northwest	<i>Abbr: BldOrientationNW</i>
Building Orientation South	<i>Abbr: BldOrientationS</i>
Building Orientation Southeast	<i>Abbr: BldOrientationSE</i>
Building Orientation Southwest	<i>Abbr: BldOrientationSW</i>
Building Orientation West	<i>Abbr: BldOrientationW</i>

Certifications *Required: No* *# features allowed: Unlimited*

Energy Star	To earn the ENERGY STAR, a home must meet strict guidelines for energy efficiency set by the U.S. Environmental Protection Agency. These homes are at least 15% more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy-saving features that typically make them 20–30% more efficient than standard homes. <i>Abbr: EnergyStarHome</i>
HERS 90-100	Measures and rates, on a scale, the relative energy efficiency of any house, regardless of age, efficiency, or fuel use. HERS calculations include estimates of annual energy performance and costs and recommendations for cost-effective, energy-efficiency improvements. <i>Abbr: HERS 90-100</i>

HERS <90	Measures and rates, on a scale, the relative energy efficiency of any house, regardless of age, efficiency, or fuel use. HERS calculations include estimates of annual energy performance and costs and recommendations for cost-effective, energy-efficiency improvements. <i>Abbr: HERS <90</i>
LEED	The recognized standard for measuring building sustainability. The LEED green building rating system -- developed and administered by the U.S. Green Building Council, is designed to promote design and construction practices that increase profitability while reducing the negative environmental impacts of buildings and improving occupant health and well-being. <i>Abbr: LEED</i>
National Green Building	For homes to become Green Certified, the Standard requires green building practices in six categories: Lot Design, Preparation, and Development; Resource Efficiency; Energy Efficiency; Water Efficiency; Indoor Environmental Quality; Operation, Maintenance, and Building Owner Education. <i>Abbr: NtrlGreenBuilding</i>
Other	The home has other (not green) certifications that are not listed here. <i>Abbr: OtherGreen</i>