

SANDICOR inc

INVESTMENT PROPERTY

Submitted to:

Coronado East San Diego County Escondido Fallbrook

North San Diego County San Diego Pacific Southwest

HOTEL/MOTEL Listing Input Form (Page 1)

TYP
PROPERTY
TYPE

17

LISTING # _____ TRANSACTION # _____ (R) = Required Information

LO _____ LIST OFFICE NAME _____ LIST OFFICE PHONE _____
 (R) LIST OFFICE #

LA _____ LIST AGENT NAME _____ NN _____ LIST AGENT PHONE _____
 (R) LIST AGENT # LAST NAME (R) NICKNAME

HSN _____ STR _____ MCP _____ MCC _____ MCR _____
 (R) ADDRESS # STREET NAME MAP CODE PAGE MAP CODE COLUMN MAP CODE ROW

COU _____ CIT _____ STE _____ ZIP _____
 (R) COUNTY (R) CITY (R) STATE (R) ZIP CODE

LP _____ UNT _____ PLN _____ DPM _____ COP _____
 (R) LIST PRICE \$ (R) # OF UNITS (R) PRESENT LOANS \$ (R) DOWN PMT (DP) \$ EXTRA COPIES (100, 200, 300, 400, 500)

LD _____ PPU _____ GE _____ ASF _____
 (R) LIST DATE (MM/DD/YY) (R) PRICE/UNIT \$ (R) GROSS EQUITY (R) ASSUMABLE FINANCING

XD _____
 (R) EXPIRE DATE (MM/DD/YY)

HAV _____
 (R) HAVE

MWT _____
 (R) MOTIVE/WANT

Income Sources:	Own/Lease: O - Owned L - Leased	Seasonal Room Rates:
IRM _____ ROOMS	OLR _____	ONF _____ ON-FROM \$ ONT _____ TO \$
IRS _____ RESTAURANT	OLC _____	OFF _____ OFF-FROM \$ OFT _____ TO \$
IBA _____ BAR	OLV _____	
IVN _____ VEND	OLT _____	ARD _____ AVG RM DAYS PER YEAR
ITE _____ TELEPHONE	OL1 _____	
IO1 _____ OTHER 1	OL2 _____	
IO2 _____ OTHER 2		
TIN _____ TOTAL		

FINANCIAL ANALYSIS: FYF _____ FYT _____ FISCAL YEAR FROM - TO ..		EXPENSES: _____	
Actual:	Projected:	Actual:	Projected:
GSI _____ (R) GROSS SCHEDULED INCOME	PGS _____ GROSS SCHEDULED INCOME	ATX _____ TAXES	PTX _____ TAXES
AOI _____ + OTHER INCOME	POI _____ + OTHER INCOME	AFL _____ INS F&L	PFI _____ INS F&L
AVC _____ - VACANCY & CREDIT LOSS	PVC _____ - VACANCY & CREDIT LOSS	AGL _____ GAS & ELEC.	PG _____ GAS & ELEC.
AGI _____ GROSS OPER. INCOME	PGI _____ GROSS OPER. INCOME	AWS _____ WATER & SEWER	PWS _____ WATER & SEWER
AEX _____ (R) - OPER. EXPENSES	PEX _____ - OPER. EXPENSES	ATR _____ TRASH	PTR _____ TRASH
NOI _____ (R) NET OPER. INCOME	PNI _____ NET OPER. INCOME	ASU _____ SUPPLIES	PSU _____ SUPPLIES
API _____ - TOTAL ANNUAL P&I PMT	PPI _____ - TOTAL ANNUAL P&I PMT	AMA _____ MAINT.	PMA _____ MAINT.
ACF _____ CASH FLOW PRE-TAX	PCF _____ CASH FLOW PRE-TAX	APC _____ PEST CONTROL	PPC _____ PEST CONTROL
CAP _____ (R) CAP RATE (NOI/LP)	PCR _____ CAP RATE (NOI/LP)	ALI _____ LICENSE	PLI _____ LICENSE
ACO _____ CASH ON CASH/PRE-TAX (CF + EO)	PCO _____ CASH ON CASH/PRE-TAX (CF + EO)	AGA _____ GARDENER	PGA _____ GARDENER
GM _____ (R) GROSS MULTIPLIER (LP + GSI)	PGM _____ GROSS MULTIPLIER (LP + GSI)	AMG _____ MANAGER	PMG _____ MANAGER
		AMS _____ MAID SVC	PMS _____ MAID SVC
		AOE _____ OTHER	POE _____ OTHER
		ATE _____ TOTAL	PTE _____ TOTAL

FINANCING (To be verified at time of contract)

1ST _____ 1ST \$ BALANCE	1PI _____ 1ST \$ P & I	1PC _____ 1ST INT %	1AS _____ 1ST ASSUMABLE (Y/N)	1BL _____ 1ST BALLOON	1YR _____ 1ST MM/YY DUE
2ND _____ 2ND \$ BALANCE	2PI _____ 2ND \$ P & I	2PC _____ 2ND INT %	2AS _____ 2ND ASSUMABLE (Y/N)	2BL _____ 2ND BALLOON	2YR _____ 2ND MM/YY DUE
BAL _____ BLN \$ BALANCE	BPI _____ BLN \$ P & I	BPC _____ BLN INT %	BAS _____ BLN ASSUMABLE (Y/N)	BBL _____ BLN BALLOON	BYR _____ BLN MM/YY DUE



ZON _____ LTZ _____ LTS _____ ACR _____ PSP _____ BLD _____
 ZONING APX. LOT SIZE APX. LOT SQ.FT. APX. # OF ACRES # OF PARKING SPACES # BUILDINGS

STO _____ ELV _____ AGE _____ NEM _____ Operated by: OOW _____ OMG _____ WMS _____
 # OF STORIES # OF ELEVATORS APX. AGE # EMPLOYEES OWNER MGR WILL MGR STAY

APN _____ SPH _____ CSO _____
 APN SHOW PHONE (R) COMM. TO SELLING OFFICE

AUTHORIZED SIGNATURE APPROVING LISTING _____ DATE APPROVED _____

HOTEL/MOTEL Listing Input Form (Page 2)

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LISTING # _____ TRANSACTION # _____ (R) = Required Information

R01 _____
REMARKS LINE 1

R02 _____
REMARKS LINE 2

R03 _____
REMARKS LINE 3

R04 _____
REMARKS LINE 4

R05 _____
REMARKS LINE 5

R06 _____
REMARKS LINE 6

R07 _____
REMARKS LINE 7

R08 _____
REMARKS LINE 8

R09 _____
REMARKS LINE 9

R10 _____
REMARKS LINE 10

R11 _____
REMARKS LINE 11

R12 _____
REMARKS LINE 12

R13 _____
REMARKS LINE 13

R14 _____
REMARKS LINE 14

R15 _____
REMARKS LINE 15

R16 _____
REMARKS LINE 16

R17 _____
REMARKS LINE 17

R18 _____
REMARKS LINE 18

R19 _____
REMARKS LINE 19

R20 _____
REMARKS LINE 20

AMN AMENITIES

- A. HEATED POOL
- B. SPA
- C. SAUNA
- D. REC ROOM
- E. TENNIS
- F. CLUBHOUSE
- G. BBO'S
- H. CTV AVAIL
- I. RV PARKING
- J. ELEVATOR
- K. EXERCISE ROOM
- M. NONE
- N. OTHER
- O. REMARKS

(R) COB COMMISSION TO BUYERS BROKER

- A. YES
- B. CALL LISTING OFFICE
- C. NONE

CL COOLING

- A. CENTRAL FORCED AIR GAS
- B. CENTRAL FORCED AIR ELEC
- C. WALL/WINDOW
- D. HEAT PUMP
- E. EVAPORATIVE COOLER
- F. NONE
- G. OTHER
- H. REMARKS

CNS CONSTRUCTION

- A. STEEL
- B. CONCRETE
- C. CONCRETE TILTUP
- D. GLASS
- E. FRAME
- F. STUCCO
- G. STONE
- H. BRICK
- I. BLOCK
- J. OTHER
- K. REMARKS

EF EXISTING FINANCING

- A. CONVENTIONAL
- B. FHA
- C. VA
- D. STATE VETERAN
- E. FIXED RATE
- F. ARM
- G. GPM
- H. AID
- I. LAND CONTRACT
- M. PRIVATE
- N. OTHER
- O. CLEAR
- P. REMARKS

FLS FLOORS

- A. SLAB
- B. WOOD
- C. OTHER
- D. REMARKS

FLZ FLOOD ZONE

- A. KNOWN HAZARD
- B. HAZARD UNKNOWN
- C. REMARKS

GHZ GEO HAZARD ZONE

- A. KNOWN HAZARD
- B. HAZARD UNKNOWN
- C. REMARKS

HT HEAT

- A. CENTRAL FORCED AIR GAS
- B. CENTRAL FORCED AIR ELEC
- C. RADIANT
- D. WALL
- E. HEAT PUMP
- F. BASEBOARD
- G. FLOOR FURNACE
- H. OTHER
- I. REMARKS

LSZ LOT SIZE

- A. 0.25 ACRE OR LESS
- B. 0.25 + THROUGH 0.50 ACRE
- C. 0.50 + THROUGH 0.75 ACRE
- D. 0.75 + THROUGH 1.50 ACRES
- E. 1.50 + THROUGH 2.50 ACRES
- F. 2.50 + THROUGH 5.00 ACRES
- G. 5.00 + THROUGH 10.0 ACRES
- H. 10.0 + THROUGH 20.0 ACRES
- I. ABOVE 20 ACRES/SEE REMARKS

(R) LTP LISTING TYPE

- A. EXCLUSIVE RIGHT
- B. EXCLUSIVE AGENCY
- C. OPEN LISTING
- D. PROBATE

(R) PHO PHOTO CODE

- A. 1 PHOTO TO BE TAKEN
- B. SUPPLEMENT PHOTO TO BE TAKEN
- C. NO PHOTO REQUESTED
- D. 1 PHOTO SUBMITTED
- E. 1 SKETCH/PLAT SUBMITTED
- F. SPEC INSTRUCTIONS/WRITE OR CALL BRD

PKG PARKING

- A. METERED
- B. PUBLIC
- C. PRIVATE
- D. ON SITE
- E. STREET
- F. UNDERGROUND
- G. OTHER
- H. REMARKS

RF ROOF

- A. SHAKE
- B. WOOD SHINGLE
- C. COMPOSITION SHINGLE
- D. TAR & GRAVEL
- E. ROCK
- F. TILE
- G. OTHER
- H. REMARKS

SFI SOURCE OF FINANCIAL INFO

- A. TAX RETURN
- B. ACCOUNTANT
- C. OWNER
- D. LIMITED INFO
- E. OTHER
- F. REMARKS

SHW SHOW

- A. CALL LISTING OFFICE
- B. KEY IN LISTING OFFICE
- C. APPT WITH OCCUPANT
- D. APPT WITH LISTING OFFICE
- E. GATE PASS
- F. CALL FIRST
- G. WITH ACCEPTED OFFER
- H. REMARKS

SLI SALE INCLUDES

- A. BUILDING
- B. LAND
- C. EQUIPMENT
- D. INVENTORY
- E. LEASES
- F. LICENSES/PERMITS
- G. OTHER
- H. REMARKS

SPL SPECIAL

- A. TERMITE CERTIFICATE
- B. SELLERS ARE RE LICENSEES
- C. COURT APPROVED SALE
- D. ASSESSMENT/LIENS
- E. HOME OWNERS WARRANTY
- F. LOCAL TRANSFER TAX
- G. CITY TRANSFER TAX
- H. OTHER TAXES
- I. BUILDING REPORT
- J. CITY REPORT
- K. ENERGY RETROFIT
- L. EXCLUDED ITEMS
- M. LAND LEASE
- N. SERVICE CONTRACTS
- O. RENT CONTROL
- P. HIGHWAY FRONTAGE
- Q. FREEWAY ACCESS
- R. RR SPURS
- V. NONE
- W. OTHER
- X. REMARKS

SSF SOURCE OF SQ FT

- A. TAX RECORD
- B. OWNER
- C. PLANS
- D. TAPED
- E. BUYER TO VERIFY
- F. OTHER
- G. REMARKS

STY STORIES

- A. 1 STORY
- B. 2 STORIES
- C. 3 STORIES
- D. 4 OR MORE STORIES
- E. BI LEVEL
- F. TRI LEVEL

TRM TERMS

- A. CTNL
- C. CTCL
- D. OWNER MAY CARRY 1ST
- E. OWNER MAY CARRY 2ND
- F. ASSUMABLE 1ST
- G. ASSUMABLE 2ND
- H. ASSUMABLE OTHER
- I. FHA
- J. VA
- K. STATE VETERAN
- L. AID
- M. LEASE OPTION
- N. EXCHANGE UP
- O. EXCHANGE DOWN
- P. LAND CONTRACT
- Q. SUBMIT
- R. USE EXISTING LENDER
- V. CASH
- W. OTHER
- X. REMARKS

ATTENTION RECIPROCAL MEMBERS

SANDICOR'S BUSINESS HOURS FOR RECIPROCAL MEMBERS ARE MONDAY THRU FRIDAY, 9 A.M. TO 4:30 P.M. M-F

IF YOU HAVE MATTERS THAT REQUIRE YOU TO COME DOWN TO OUR OFFICE, **PLEASE CALL AHEAD SO THAT WE CAN VERIFY YOU HAVE ALL YOUR CORRECT PAPERWORK.** NOTE THE TURN AROUND TIME FOR **ALL** APPLICATIONS AND LISTINGS IS **48 HOURS**. PLEASE SUBMIT YOUR LISTING BY MAIL OR LEGIBLE FAX. ONLY LISTINGS THAT ARE COMPLETE AND LEGIBLE CAN BE INPUT INTO THE MLS.

THANK YOU FOR YOUR COOPERATION.

RECIPROCAL SERVICES ARE DONE **ONLY** AT THE ADDRESS BELOW:

SANDICOR, Inc.
5414 OBERLIN DR. SUITE 150
SAN DIEGO, CA 92121
TEL: 858-622-6200 • FAX: 858-622-6222
EMAIL: recip@sandicor.com
WWW.SANDICOR.COM



5414 OBERLIN DR. SUITE 150
San Diego, Ca 92121
TEL: 858-622-6200 • FAX: 858-622-6222
www.sandicor.com

**RECIPROCAL OFFICE HOURS:
MONDAY - FRIDAY 9:00 A.M. – 4:30 P.M.**

ALL reciprocal services; Keycard, Lockbox, listing inputs, searches and technical computer questions, are rendered only to reciprocal agents who have established an account with SANDICOR, Inc. Those who do not have an account established must allow up to 48 hours to process their application before any services can be provided.

Please Fax the following forms to us & please be sure the following items accompany your completed application:

- **The Reciprocal Application**
 - **Reciprocal Fee Form: with the services checked off that you want.**
 - **A Letter of Good Standing from the MLS that you are a member of.**
 - **A copy of your DRE license or Appraiser Certification**
- **Each listing submitted requires a minimum of one exterior photo of the subject property. Up to 20 photos may be included. Please email photo(s) to recip@sandicor.com.**

APPLICATIONS THAT ARE INCOMPLETE OR MISSING REQUIRED DOCUMENTATION CANNOT BE PROCESSED.

RECIPROCAL MLS APPLICATION

SANDICOR, Inc.

EMAIL: recip@sandicor.com

5414 Oberlin Dr., Suite 150

San Diego, CA 92121

TEL: 858-622-6200 • FAX: 858-622-6222

www.sandicor.com

For SANDICOR, Inc. Office Use Only	
Office ID Number _____	Agent ID Number _____

* Please attach a copy of your DRE License or Appraiser Certification & a letter of good standing from your MLS.

INCOMPLETE APPLICATIONS CANNOT BE PROCESSED.

Agent/Appraiser Name _____

Applicant Residence Address _____

City _____ State _____ Zip _____

Agent Phone (___ ___ ___) ___ ___ ___ - ___ ___ ___ Fax (___ ___ ___) ___ ___ ___ - ___ ___ ___

DRE License # / Cert # _____

Email: _____ Web Page: _____

Office Name _____

Office Address _____

Suite _____ City _____ State _____ Zip _____

Office Phone (___ ___ ___) ___ ___ ___ - ___ ___ ___ Fax (___ ___ ___) ___ ___ ___ - ___ ___ ___

Designated Broker _____

Current Association/MLS Name _____

Address _____ City _____ State _____ Zip _____

I am aware of the rules contained within the California Master Reciprocal MLS Agreement, and agree to abide by them.

** Agent Signature _____ Date ____/____/____

Having read the California Reciprocal Agreement, I authorize the above to participate with Sandicor Regional MLS. I understand that I am ultimately responsible for his/her actions.

** Broker Signature _____ Date ____/____/____

Contact Mailing Address (Please Check <input checked="" type="checkbox"/>) Res: _____ Or Office: _____ (If left unchecked all notices will be sent to the office)

SANDICOR, Inc.

*****Reciprocal Hours: Monday – Friday 9:00 A.M. – 4:30 P.M.*****

5414 Oberlin Dr., Suite 150

SAN DIEGO, CA 92121

TEL: 858-622-6200 • FAX: 858-622-6222

www.sandicor.com

RECIPROCAL FEES

CHECK SERVICES NEEDED

- Reciprocal Listing Input\$50.00
- Sentricard \$10.00 (plus tax)
- If you want Sentricard mailed.....** \$10.00 (additional)
- Sentricard Access Fee (6 Months)..... \$50.00** **Required for Sentricard**
- Card Reader..... \$25.00 (plus tax) **Required for Sentricard**
- Lockbox Deposit \$100.00 per Box***

\$20.00 first month \$5.00 each additional month until lockbox is returned

- Staff Performed Searches/CMA Reports.. \$20.00 (includes first 20 pages)
(no direct agent access) \$.50 ea. Additional page
- Token-..... \$35.00 (plus tax)

Required for online access

- ON-LINE Access (circle one) **\$150.00 (per Quarter)**
\$100.00 (2 months)
\$50.00 (1 month)

***Prorated Monthly – Based on month access begins.**

Quarterly Access Fees will be billed December 1st for Jan/Feb/March, March 1st for April/May/June, June 1st for July/August/Sept, September 1st for October/November/December.

****Key fee prorated quarterly**

*****Key service required for Lockbox rental**

I hereby authorize SANDICOR, Inc. to charge to my account noted below for those services I may request.

Participant Name _____

Visa/MC # _____ - _____ - _____ Exp ____/____

American Express/Discover _____ Exp ____/____

Cardholder Signature _____ Date _____

SANDICOR, Inc. MLS Rules Reminders

◆ Accuracy of Information:

By submitting a form into the MLS Data base, the listing broker certifies all of the information on the form is accurate to the best of the listing broker's knowledge. The listing broker shall immediately upon receipt of the first print full listing verify the correctness and advise the MLS of any errors, omissions or corrections.

◆ Detail on Listing Filed with the Service:

Electronically input data or a property data form, when filed with the service by the listing broker, shall be complete in every detail as specified on the property data form including full gross listing price, listing expiration date, compensation offered to other broker participants and any other item required to be included as determined by the Board of Directors of SANDICOR, Inc.. Incomplete listing are ineligible for publication in the MLS and subject to immediate removal.

◆ Change of Listing Status:

Listing brokers shall submit any change in listed price or other change in the original listing agreement to the MLS within twenty-four (24) hours after the authorized change is received by the listing broker. By submitting such changes to the MLS, the listing broker represents that the listing contract has been modified in writing to reflect such change or that the listing broker has obtained other legally sufficient written authorization to make such change.

◆ Reporting of Sales:

The listing broker shall report sales within twenty-four (24) hours to the MLS.

All Changes to a listing need to be in writing or email. No changes can be done via Voice Mail left on the Reciprocal Staff's Voice Mail.

Fax # 858-622-6222
Email: recip@sandicor.com

**The complete set of SANDICOR, Inc Rules are available at www.sandicor.com

Rev: 08/07/08