
YELLOW

LISTING YOUR HOME

WHAT YOU'LL NEED

- **Pictures & video** (video optional)
- **Identification** A government-issued photo ID card, like a driver's license or passport. A photo or scan is acceptable.
- **Home Inspection**
- **Proof of home ownership** Scan of deed or title insurance documentation with your name and address.
- **HOA or condo association info** Include any governing documents.
- **Credit or debit card info** Only needed for the purchase of the optional key lockbox and yard sign, or help is requested when listing your home.

AVAILABLE OPTIONS

LISTING HELP



YELLOW offers full-service help when listing your home.

Through video chat, we walk through the listing process with you for peace of mind when listing your home.

KEY LOCKBOX



LOCKBOX STRONGLY RECOMMENDED

This digital lockbox stores your home's key, with a unique passcode for entry only at a specified time. Showings are scheduled online. Can return for a refund!

YARD SIGN



The yard sign provides a QR web link directly to your listing. Metal stand included.

CONTACT INFORMATION

Let's get some personal info

LEGAL OWNER OF THE PROPERTY required

This is how the owner's name is listed on the deed. Here's a few examples of what it may look like:

- John Smith & Jane Smith
- John & Jane Smith
- John & Jane Smith Living Trust
- 123 Main St LLC

NAME OF SELLER required

Using the example above, this may be John Smith and the second seller (below) would be Jane Smith. If the seller is an entity, like an LLC, we need the name of the person authorized to sign and later provide documentation that they have legal authority to do so.

NAME OF SECOND SELLER (if applicable)

EMAIL required

PHONE required

LISTING INFORMATION

Now let's get some of the basics

HOUSE, TOWNHOUSE, OR CONDO? required

STREET ADDRESS required

UNIT #

CITY required

STATE required

ZIP CODE required

COUNTY required

Y/N
IS YOUR MAILING ADDRESS SAME AS ABOVE?

DRIVING DIRECTIONS required

The MLS requires us to enter directions to your home. We don't know why this is required, but we need a minimum of 25 characters here. You can start the directions from the nearest major road.

PRICE

Here we'll get info on your listing price

LISTING PRICE (\$) required

Every home on YELLOW gets a price estimate from us. However, it's possible you're on this page before a price estimate has been completed. In this case, we suggest either entering "0" or entering a price you think your home will sell for. Our resource section can help with this.

See our RESOURCES section for more info:

<https://www.fsbyellow.com/selling-listing-your-home.php#price>

PRICE EXPLANATION (optional)

For when the price YELLOW recommends is significantly different from your sale price.

Example - *"YELLOW is way off on our home price. We recently completed a replumb and kitchen renovation, making our home much more valuable. Plus, the housing market has risen in our area since they made their price estimate a few weeks ago. We think a higher price for our home is justified and it's still a great value."*

MINIMUM PRICE (\$) required

All buyers must submit their financing preapproval before visiting or bidding on your home. Here you will set the minimum preapproval level you will accept (these numbers will not be disclosed to either party). This allows only serious buyers.

For example, say you list your home for sale at \$300,000. You can specify that you only want buyers preapproved for \$270,000 or more to visit your home.

COMMISSION (optional)

A commission to a buyer's agent is optional. *You only pay this commission if you sell to a buyer using an agent.*

YOUR COMMISSION OPTIONS:

- No compensation

You can offer no compensation with the expectation that the buyer will pay the agent on their own. Leave the space blank.

- "Buyer's agents paid by buyer are welcome"

This is a good option if you won't be offering compensation, but want to appear welcoming.

- Percentage of the sale price

Like 1% or 3%.

- Set dollar amount

Like \$5,000.

- "Negotiable"

This shows you are open to working out a deal with the agent (and YELLOW can help).

- Add to the price

You can indicate you will pay a commission, but it must be in addition to the sale price. For example, you can note that you will pay up to a certain percentage to the agent - say 1% - but the buyer must increase the purchase price by this amount. Note that the home must appraise for that total amount.

See our RESOURCES section for more info:

<https://www.fsbyellow.com/selling-listing-your-home.php#agentcommission>

LISTING DETAILS

Now let's get some details

OF BEDROOMS required

Y/N
MOBILE HOME?

OF BATHROOMS required

Y/N
RENTAL W/ TENANT?
IF YES:

SIZE (sqft)

DATE THE LEASE EXPIRES

YEAR BUILT required

ROOF AGE (years)

Not sure of your roof age? Try searching for your roof construction permit in your county's online records. Roofs older than 15 years will make the home harder to sell because the buyer will have a harder time getting property insurance.

NUMBER OF STORIES

Y/N
NEW HOME?

LISTING DESCRIPTION

Here you'll create a brief writeup of your home

ENTER DESCRIPTION required

See our RESOURCES section for more info and templates:

<https://www.fsbyellow.com/selling-listing-your-home.php#propertydescription>

INTERIOR FEATURES

Now we'll dig in to some specific interior features

FEATURES

- Attic - Finished
- Attic - Storage
- Breakfast Nook
- Ceiling Fans
- Central Vacuum
- Crown Molding
- Elevator
- Fireplace
- Office/Library
- Open Floor Plan
- Skylights
- Split Bedroom
- Tray Ceilings
- Vaulted Ceilings
- Add Features: _____
- Add Features: _____

FLOORING

- Carpet
- Hardwood
- Laminate
- Linoleum/Vinyl
- Marble
- Tile
- Travertine
- Other

COOLING

- Central
- Window
- Zoned
- Other

HEATING

- Central
- Radiator
- Window
- Zoned
- Other

FIXTURES

Important section - please read thoroughly!

All fixtures are assumed included in the sale.

A FIXTURE is an item that has been attached to the home, legally making it a part of the property. For example, this could be a bathtub or chandelier. A general rule of thumb is that if removing the item results in damage to the home, the item is considered to be a fixture.

Are there any fixtures (item attached to your property) that you DO NOT want included with the sale? List them below.

PERSONAL PROPERTY

PERSONAL PROPERTY is something that may be a common item in a home, but it is not permanently fixed to the home. For example, this could be a refrigerator, microwave, or washing machine.

The selected personal property is assumed to be included in the sale. The boxes for items that do not apply can be left as is.

UNCHECK the box if it WILL NOT be included.

CHECK the box of any other items that WILL be included.

- Blinds
- Ceiling Fans
- Dishwasher
- Doorbell
- Draperies & Rods
- Garbage Disposal
- Garage Door Opener
- Light Fixtures

- Mailbox Key
- Range/Oven
- Refrigerator
- Security System/Gate
- Smoke Detectors
- Storm Shutters/Protection
- Thermostat
- TV Wall Mount & Hardware
- Window Treatments
- Built In Generator
- Dryer

- Intercom
- Mounted/Installed Speakers
- Microwave
- Washer
- Water Softener
- Wine Cooler
- Add Items: _____
- Add Items: _____

Think about items like pool pumps & heaters, the refrigerator in the garage, etc.

EXTERIOR FEATURES

Let's continue with the exterior features

SIDING MATERIAL

- Brick
- Cement/Concrete
- Shingle
- Stone
- Stucco
- Vinyl
- Wood
- Other

GARAGE

- Attached - 1 car
- Attached - 2 car
- Attached - 3(+) car
- Detached
- Carport

ROOF

- Shingle - Classic
- Shingle - Architectural
- Clay or Concrete Tiles
- Metal
- Slate
- Wood Shingles or Shake
- Other

OUTDOORS

- Inground Pool
- Above Ground Pool
- Pool Fence/Barrier
- Pool Sweep
- Hot Tub/Spa
- Barbecue Area
- Fenced Yard
- Garden
- Irrigation System
- Outdoor Kitchen
- Outdoor Lighting
- Porch
- Screened
- Add Feature: _____
- Add Feature: _____

WATER SOURCE

- City
- Well

SEWAGE

- City
- Septic System

VIEW

- City View
- Golf Course
- Mountain
- Park
- Water - Lake
- Water - Oceanfront
- Water - Marsh
- Water - River
- Water - Intercoastal
- Water - Other
- Woods
- Add View: _____
- Add View: _____

COMMUNITY FEATURES

Now we'll list the features of your community

NEIGHBORHOOD

Y/N
HOA?

Y/N
CDD?
If "Yes," list fees

AMENITIES

- ___ Basketball Court
- ___ Boat Ramp
- ___ Fishing Pier
- ___ Fitness Center
- ___ Gated
- ___ Park
- ___ Playground
- ___ Pool
- ___ Recreation Center
- ___ Tennis Court
- ___ Water Access
- ___ Add Amenity: _____
- ___ Add Amenity: _____

ROOM DETAILS

Let's get some specifics on the rooms

OPTIONAL

Here you will enter some specific info on the rooms in your home. This helps give buyers an idea of your home's layout and flooring types. Only include rooms that apply to your home.

ROOM	FLOOR LEVEL	FLOORING TYPE	CLOSET/BATH
Living Room	_____	_____	
Dining Room	_____	_____	
Kitchen	_____	_____	
Master Bedroom	_____	_____	_____
ADDITIONAL ROOMS			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SHOWING OPTIONS

Select the showing options you are open to

X IN-PERSON

Potential buyers can visit your home with you present or away. YELLOW can also give a guided tour through the buyer's mobile device. The visit method is up to you.
A KEY LOCKBOX AVAILABLE FROM YELLOW IS STRONGLY RECOMMENDED.

X VIRTUAL

Use the video function on your mobile device to walk through your home while a buyer watches on the other end.

See our RESOURCES section for more info:

<https://www.fsbyellow.com/selling-visits-to-your-home>

FINAL QUESTIONS

Anything we should be aware of for showing your property?

These questions are important to us for showing your listing. They are for our information only and will not appear in your listing.

Y/N

YARD SIGN REQUIREMENTS?

Does your area require specialized "For Sale" yard signs to meet code requirements? If yes, we'll be in touch for that info. If you're not sure, that's okay. Select "Not Sure" and we'll look into it for you.

Y/N

GATED COMMUNITY?

Is your home in a gated community or require a special access code? We'll work with you to make sure visitors are able to safely access your property.

TITLE COMPANY

The title company actually completes the real estate transaction. They handle the legal side - ensuring the home can be sold, processing the paperwork, transferring the title, and giving the keys to the buyer.

The seller sets the title company (called the Closing Agent). However, the buyer has the option to request a different title company, but any costs that would have been paid by the seller must be paid by the buyer. This is something the buyer can request later in the process, but you can reject their request, if desired.

**In Dade and Broward counties, the Buyer designates the title company. In this case, the seller must provide a copy of a prior owner's policy of title insurance or other evidence of title.

We recommend XYZ Title because they offer easy digital closings. Like YELLOW, they complete everything online to keep costs low. We receive no compensation or benefits from them of any kind.

XYZ Title
123 Demo Dr.
Jacksonville, FL 12345
(904)123-4567
www.xyztitle.com

If you prefer a different title company, please enter it below:



SELLER DISCLOSURE

By law, sellers must disclose any material defects of the home that they are aware of. This only applies to issues you know about.

The following pages will ask questions about the condition of different aspects of the home. It's important to take your time and answer truthfully - because home sellers HAVE ended up in court due to fabrications on this section.

If you don't know the answer to a question and it will be difficult to find an answer, IT'S OKAY TO ANSWER "DON'T KNOW".

Learn more about the disclosures:

<https://www.fsbyellow.com/selling-listing-your-home.php#disclosure>

PLEASE COMPLETE THE SECTION BELOW

Skip questions that do not apply

THE PROPERTY IS:

Owner occupied

Tenant occupied

Unoccupied

1. STRUCTURES, SYSTEMS, APPLIANCES

YES NO DON'T KNOW

Are the structures including ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?

___ ___ ___

Is seawall and dockage, if any, structurally sound?

___ ___ ___

Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?

___ ___ ___

Does the Property have aluminum wiring other than the primary service line?

___ ___ ___

Over time, aluminum wiring can become brittle and cause fires. The wire is uncommon and can be mostly found in homes built between 1965 - 1973. Aluminum is silver in color (copper is the alternative wire and has a reddish color) and should have "Aluminum" or "AL" written on the protective covering roughly every 12 inches.

Are any of the appliances leased?

___ ___ ___

2. TERMITES, OTHER WOOD-DESTROYING ORGANISMS, PESTS

Are termites, other wood-destroying organisms including fungi, or pests present on the Property or has the Property had any structural damage by them?

___ ___ ___

Has the Property been treated for termites, other wood-destroying organisms including fungi, or pests?

YES NO DON'T KNOW

This is asking if your home has had an infestation in the past and the problem has been remedied. It is not referring to a preventative treatment plan currently in place.

___ ___ ___

3. WATER INTRUSION, DRAINAGE, FLOODING

Has past or present water intrusion affected the Property?

___ ___ ___

Have past or present drainage or flooding problems affected the Property?

___ ___ ___

Is any of the Property located in a special flood hazard area?

___ ___ ___

Search your address: <https://msc.fema.gov/portal/search>
Special flood zone is the blue shaded area.

Is any of the Property located seaward of the coastal construction control line?

___ ___ ___

This applies mostly to oceanfront homes. Search your address:
<https://ca.dep.state.fl.us/mapdirect/?focus=beaches>
Search is located in the upper right corner.

Does your lender require flood insurance?

___ ___ ___

Do you have an elevation certificate? If yes, you will be able to upload it later.

___ ___ ___

Homes located in flood zones usually need an elevation certificate for flood insurance. It documents the location, elevation, and other characteristics to determine the flood insurance you will need.

4. PLUMBING

What is your drinking water source?

- Public
- Private
- Well
- Other

Have you ever had a problem with the quality, supply, or flow of potable water?

___ ___ ___

Do you have a water treatment system?

___ ___ ___

Please indicate if you have a:

- Sewer
- Septic system

Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?

___ ___ ___

YES NO DON'T KNOW

Have there been any plumbing leaks since you have owned the Property?

___ ___ ___

Are any polybutylene pipes on the Property?

This piping was used from 1978 - 1995 and is not that uncommon. It was a cheaper alternative to copper, but chlorine in the water can eventually cause these pipes to break. The pipe is a grayish color and if present, can usually be seen at the water heater connections.

___ ___ ___

5. ROOF AND ROOF-RELATED ITEMS

To your knowledge, is the roof structurally sound and free of leaks?

___ ___ ___

The age of the roof is:

Years: _____

Has the roof ever leaked during your ownership?

___ ___ ___

To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof?

___ ___ ___

Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system?

___ ___ ___

6. POOLS, HOT TUBS, SPAS

Do you have a pool, hot tub, or spa?

___ ___ ___

If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s):

- ___ Enclosure that meets the pool barrier requirements
- ___ Approved safety pool cover
- ___ Required door and window exit alarms
- ___ Required door locks
- ___ None

Has an in-ground pool on the Property been demolished and/or filled?

___ ___ ___

7. SINKHOLES

Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?

___ ___ ___

Has any insurance claim for sinkhole damage been made?

___ ___ ___

8. HOA RESTRICTIONS, BOUNDARIES, ACCESS ROADS

YES NO DON'T KNOW

Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants)

___ ___ ___

Are there any proposed changes to any of the restrictions?

___ ___ ___

Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?

___ ___ ___

Are any driveways, walls, fences, or other features shared with adjoining landowners?

___ ___ ___

Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?

___ ___ ___

Does any structure on your property also extend onto your neighbors' property, and vice-versa?

Are there boundary line disputes or easements affecting the Property?

___ ___ ___

Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?

___ ___ ___

Property owners have a right to anything under their land, like oil or metals that can be mined. This is asking if you have something like an oil well on your property, have you given up the rights to it?

The road to your home is:

- Public
- Private

9. ENVIRONMENTAL

Was the Property built before 1978?

___ ___ ___

Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?

___ ___ ___

Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in the previous question?

___ ___ ___

Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?

___ ___ ___

10. GOVERNMENTAL, CLAIMS, & LITIGATION

YES NO DON'T KNOW

Are there any existing, pending or proposed legal or administrative claims affecting the Property? _____

Are you aware of any existing or proposed municipal or county special assessments affecting the Property? _____

Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems? _____

Have you ever had any claims filed against your homeowner's insurance policy? _____

Are there any zoning violations or nonconforming uses? _____

Are there any zoning restrictions affecting improvements or replacement of the Property? _____

Do any zoning, land use or administrative regulations conflict with the existing use of the Property? _____

Do any restrictions other than association or flood area requirements, affect improvements or replacement of the Property? _____

Are any improvements located below the base flood elevation? _____

Have any improvements been constructed in violation of applicable local flood guidelines? _____

Have any improvements to the Property, whether by you or by others, been constructed in violation of building codes or without necessary permits? _____

Are there any active permits on the Property that have not been closed by a final inspection? _____

Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements? _____

11. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA")

Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code? _____

This applies to foreigners selling property here in the U.S. Foreign homeowners have to pay a special tax if their home sells for more than \$300,000. Sellers to whom this applies are usually already aware of this requirement.

END OF SELLER DISCLOSURE

Other disclosures may be required, depending on your home's characteristics

ADDITIONAL DISCLOSURES

Some homes may require extra disclosures, depending on certain characteristics. Click on the link below to see the disclosure if your home meets the criteria.

Homes with a HOA



Homes with a CDD



Homes built before 1978



Oceanfront homes

