



# ADDENDUM TO SELLER BROKERAGE/ DESIGNATED BROKERAGE AGREEMENT



MLS®

EXCLUSIVE

Areas which are in gray must be completed.

**BUILDING DIMENSIONS** 50 X 20

PAN # \_\_\_\_\_ MLS®/PID # \_\_\_\_\_

LOT/STREET/UNIT # \_\_\_\_\_ STREET NAME **BELL STREET** STREET TYPE \_\_\_\_\_

CITY/LOCATION **LOT #30 BELL STREET** REGION **HRM**

DISTRICT **25** SUB-DISTRICT **B** POSTAL CODE **B30 B50**

LEGAL DESCRIPTION **MOUNT UNIACKE HOME** PROPERTY KNOWN AS/BODY OF WATER \_\_\_\_\_

ELEMENTARY SCHOOL \_\_\_\_\_ SECONDARY SCHOOL \_\_\_\_\_

LOT SIZE **2 ACRES** ZONING \_\_\_\_\_ WATER FRONTAGE (FEET /INCHES) \_\_\_\_\_

SELLER NAME **GRACE FACTORY HOMES (OCF)** HOME PHONE **(902) 488-3898** BUSINESS PHONE **(902)488-3898**

SELLER NAME \_\_\_\_\_ HOME PHONE \_\_\_\_\_ BUSINESS PHONE \_\_\_\_\_

OCCUPANCY  OWNER  TENANT  VACANT

TITLE TO LAND (1)  FREEHOLD  LEASEHOLD  POWER OF SALE  ESTATE SALE  FRACTIONAL  CO-OP  OTHER

**PROPERTY OVERVIEW (1000 CHARACTERS)**

This listing consists of the building lot, Mount Uniacke Pre-Fabricated Home, Lot Development, Building Permit Costs. Subject to the building lot being purchased by the buyer in a separate Agreement. The purchase price of the building lot is included in the listing price for financial projection purposes.

**SHOWING INSTRUCTIONS**

LISTING OFFICE **EXIT REAL ESTATE PROFESSIONALS - 1632** LISTING OFFICE 2 \_\_\_\_\_

SALESPERSON 1 **BILL GRACE** SALESPERSON 1 \_\_\_\_\_

SALESPERSON 2 \_\_\_\_\_ SALESPERSON 2 \_\_\_\_\_

LISTING PRICE **\$210,889.00** POSSESSION DATE **120 days**

BETTERMENT CHARGES \_\_\_\_\_ TAX AMOUNT \_\_\_\_\_

CO-OPERATING BROKER COMMISSION **2.5%** TAX YEAR \_\_\_\_\_

HST  YES  NO  UNKNOWN SIGN  NO  YES ROAD  PRIVATE  PUBLIC  UNKNOWN  NONE LOCKBOX  NO  YES

MIGRATED  YES  NO PCDS  NO  YES RENTAL INCOME  YES  NO  POTENTIAL  UNKNOWN GARAGE  NO  YES

# OF BEDROOMS **3** WATER FRONTAGE  YES  NO WATER TYPE \_\_\_\_\_

FULL/HALF BATHS **/ 1.5** SQUARE FOOTAGE (MLA) **1000** TOTAL FIN SQ FT (TLA) **1000**

MONTHLY CONDO FEE \_\_\_\_\_ MOBILE / LEASED LAND FEES \_\_\_\_\_ MINI / MOBILE CSA / ABS# \_\_\_\_\_

MINI / MOBILE SERIAL# \_\_\_\_\_ CONDO CORP # \_\_\_\_\_ BUILDING COLOUR \_\_\_\_\_ GARAGE DETAILS \_\_\_\_\_

**PARKING DETAILS**

**ROOMS AND THEIR SIZES - EACH ROOM WILL BE DESCRIBED BY A CODE ON TOP USING ABBREVIATIONS LISTED BELOW. LIST ROOM SIZE BELOW ROOM CODE. LEVEL CODE WILL BE DETERMINED BY USING "B" FOR BASEMENT; "M" FOR MAIN LEVEL; "2" FOR 2ND LEVEL; "3" FOR 3RD LEVEL.**

ROOM	CODE	ROOM	CODE	ROOM	CODE	ROOM	CODE
FAMILY ROOM	FAMRM	Dining Nook	DINNK	Master Bedroom	MBED	REC ROOM	RECRM
LIVING ROOM	LIVIN	Dining Room	DINRM	Bath (# pieces 1-6)	BATH	STORAGE	STORE
KITCHEN	KITCH	Den/Office	DEN	Ensuite Bath (# pieces 1-6)	FOYER	UTILITY	UTIL
		Bedroom	BEDRM	Foyer		LAUNDRY	LAUND
						OTHER	

LEVEL	CODE	LEVEL	CODE	LEVEL	CODE	LEVEL	CODE	LEVEL	CODE	LEVEL	CODE	LEVEL	CODE
M	LIVIN	M	KITCH	M	DINRM	M	BEDRM	M	BEDRM	M	MBED		
SIZE		SIZE		SIZE		SIZE		SIZE		SIZE		SIZE	
	18.4 X 11.8		13.5 X 7		10.7 X 7		10 X 10.2		10.8 X 8.6		11.7 X 10.2		
LEVEL	CODE	LEVEL	CODE	LEVEL	CODE	LEVEL	CODE	LEVEL	CODE	LEVEL	CODE	LEVEL	CODE
SIZE		SIZE		SIZE		SIZE		SIZE		SIZE		SIZE	

PUBLISHED BY THE NOVA SCOTIA ASSOCIATION OF REALTORS®  
Trademarks are owned and controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®). Used under license.

Seller's Initials X Witness's Initials X  
Seller's Initials \_\_\_\_\_ Witness's Initials \_\_\_\_\_

**RESIDENTIAL  
INPUT FORM**



**ADDENDUM TO SELLER BROKERAGE/  
DESIGNATED BROKERAGE AGREEMENT**

Page 2 of 3

**PROPERTY ADDRESS  
MOUNT UNIACKE**



**TYPE (1)**

- SINGLE FAMILY
- CONDOMINIUM
- MOBILE / MINI
- COTTAGE / REC. PROPERTIES
- VACANT LOT(S)
- ACREAGE
- DUPLEX
- OTHER

**STYLE A (1)**

- DETACHED
- LINK
- MOBILE
- SEMI-DETACHED
- TOWNHOUSE
- OTHER
- NONE
- CONDO APARTMENT
- CONDO TOWNHOUSE

**FOUNDATION / BASEMENT (5)**

- CONCRETE
- BLOCK
- PARTIALLY DEVELOPED
- UNDEVELOPED
- FULL
- PARTIAL
- FULLY DEVELOPED
- CRAWL
- PIERS
- WOOD
- PERIMETER WALL
- SLAB
- STONE
- WALKOUT
- OTHER
- NONE

**HEATING (4)**

- ELECTRIC
- NATURAL GAS
- OIL
- PROPANE
- WOOD
- BASEBOARD
- FORCED AIR
- HOT WATER
- HEAT PUMP
- SOLAR
- RADIATOR
- SPACE HEATER
- RADIANT
- OTHER
- NONE
- FURNACE
- STOVE

**SERVICES (5)**

- ELECTRICITY
- TELEPHONE
- BUS SERVICE
- CABLE
- HIGH SPEED INTERNET
- NATURAL GAS
- OTHER
- NONE

**STYLE B (1)**

- BUNGALOW
- BACK SPLIT
- CAPE COD
- CHALET
- CONTEMPORARY
- COTTAGE / CAMP
- MINI
- SIDE SPLIT
- 3 LEVEL SIDE SPLIT
- 4 LEVEL SIDE SPLIT
- SPLIT ENTRY
- 1.5 STOREY
- 2 STOREY
- 2.5 STOREY
- 2 LEVEL
- 3 LEVEL
- 4 LEVEL
- 5 LEVEL
- NONE

**GARAGE (3)**

- ATTACHED
- DETACHED
- SINGLE
- 1.5
- DOUBLE
- CARPORT
- TRIPLE
- HEATED
- BUILT-IN
- BOATHOUSE
- PARKING SPACE(S)
- UNDERGROUND
- WIRED
- OTHER
- NONE

**PROPERTY SIZE (2)**

- UNDER 0.5 ACRES
- 0.5 TO 0.99 ACRES
- 1 TO 2.99 ACRES
- 3 TO 9.99 ACRES
- 10 TO 49.99 ACRES
- 50 TO 100 ACRES
- OVER 100 ACRES
- ADDITIONAL LAND
- UNKNOWN
- NONE

**DRIVEWAY (3)**

- CIRCULAR
- DIRT
- EXPOSED AGGREGATE
- CONCRETE
- DOUBLE
- GRAVEL
- INTERLOCKING
- SHARED
- PAVED
- BLOCK
- BRICK
- MULTI
- SINGLE
- OTHER
- NONE

**WATER (3)**

- MUNICIPAL
- DRILLED
- SHARED
- WELL
- DUG
- CISTERN
- POND / LAKE
- COMMUNITY
- SANDPOINT
- OTHER
- NONE

**FEATURES (8)**

- DECK / PATIO / BALCONY
- ELEVATOR
- SECONDARY SUITE
- WHEELCHAIR ACCESS
- CENTRAL AIR
- AIR EXCHANGER
- CENTRAL VACUUM
- INTERCOM
- ALARM SYSTEM
- ABOVE GROUND POOL
- INGROUND POOL
- FIREPLACE(S)
- GAS STOVE(S)
- SATELLITE DISH
- ENSUITE
- AIR JET TUB
- WATER JET TUB
- HOT TUB
- HRV (HEAT RECOVERY VENTILATOR)

PARKLAND / GOLF COURSE

- OIL STOVE
- WOODSTOVE
- AIR CONDITIONING
- SEE REMARKS
- NEEDS REPAIR

**AGE OF PROPERTY**

- NEW CONSTRUCTION (NEVER OCCUPIED)
- 0-5 YRS
- 6-10 YRS
- 11-20 YRS
- 21-30 YRS
- 31-40 YRS
- 41-60 YRS
- 61-100 YRS
- 100+ YRS

**WATER FRONTAGE**

- OCEAN
- LAKE
- RIVER
- HARBOUR
- BAY

**WATER ACCESS / VIEW (4)**

- ACCESS: OCEAN
- ACCESS: HARBOUR
- ACCESS: LAKE
- ACCESS: RIVER FRONT
- ACCESS: BOAT
- ACCESS: DEEDED
- ACCESS: RIGHT OF WAY
- ACCESS: RESTRICTED WATERFRONT
- ACCESS: ISLAND
- ACCESS: PUBLIC
- ACCESS: BAY
- VIEW: RIVER
- VIEW: HARBOUR
- VIEW: OCEAN
- VIEW: LAKE
- VIEW: BAY
- VIEW: OTHER

**SEWER (1)**

- MUNICIPAL
- SEPTIC
- HOLDING TANK
- OTHER
- NONE

**ROOF (1)**

- ASPHALT SHINGLE
- CONCRETE
- METAL
- SHAKES
- TAR / GRAVEL
- TILE
- OTHER
- NONE
- STEEL

**EXTERIOR (3)**

- ALUMINUM
- BRICK
- VINYL
- CONCRETE BLOCK
- SHINGLES
- WOOD / CLAPBOARD
- INSULBRICK
- LOG
- STONE
- STEEL
- MASONRY / COLOUR LOCK
- STUCCO
- CEDAR
- OTHER
- NONE

**LAND FEATURES (5)**

- CLEARED
- CONSERVATION
- LEVEL
- STREAM / POND
- WOODED / TREED
- FLOOD PLAIN
- HARDWOOD BUSH
- LANDSCAPED
- PARTIAL LANDSCAPED
- NOT LANDSCAPED
- FENCED
- PARTIALLY FENCED
- RAVINE
- ROLLING
- SLOPING / TERRACED
- PARTIAL CLEARED
- TILED
- SOFTWOOD BUSH
- PADDOCK
- YEAR ROUND ROAD

**FLOORING (5)**

- CARPET
- CUSHION
- HARDWOOD
- SOFTWOOD
- ENGINEERED HARDWOOD
- CONCRETE
- CERAMIC / PORCELAIN
- MARBLE
- LAMINATE
- CORK
- TILE / LINO
- OTHER
- NONE

**RENTAL EQUIPMENT (5)**

- WATER HEATER
- WATER SOFTENER
- FURNACE
- PROPANE TANK
- BURNER
- ALARM SYSTEM
- HEAT PUMPS
- ETS (ELECTRIC THERMAL STORAGE)
- OTHER
- NONE

Seller's Initials X Witness's Initials X

Seller's Initials \_\_\_\_\_ Witness's Initials \_\_\_\_\_



# ADDENDUM TO SELLER BROKERAGE/ DESIGNATED BROKERAGE AGREEMENT



DIRECTIONS / DOCUMENTS ON FILE

See map for directions.

INCLUSIONS

This Agreement covers the Mount Uniacke Manufactured Home per Specifications, Lot Development per Sheet, Building Permits Costs, Less Any Credits For Services to be Carried out by the Buyer(s)

EXCLUSIONS

The Building Lot & Building Permits are included in the cost of the Building Project for Financing Purposes Only. The Lot is to be purchased in a separate Agreement by the Buyer. The Buyer(s) are Responsible for the Building Permits.

INSTRUCTIONS TO REALTORS®

Any information required by the Agents is available through the Listing Brokerage.

EXPIRY DATE:	<u>15</u> / <u>October</u> / <u>2014</u>	LIST DATE:	<u>15</u> / <u>April</u> / <u>2014</u>
INTERIOR PHOTOS ALLOWED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PUBLISH ADDRESS TO PUBLIC SITES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PUBLISH TO PUBLIC SITES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
VIRTUAL TOUR URL	http:// _____		
VIRTUAL TOUR PUBLIC SITE ACCESS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
INCLUDE IN DDF	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DDF LINKBACK URL	http:// _____

The foregoing representations respecting the said property are true to the best of my knowledge, information and belief, and I/we agree to indemnify and save you or any Brokerage or Co-operating Brokerage from any claims arising from you, or such Brokerage or Co-operating Brokerage, acting in good faith, upon the representations of fact which I have made in this agreement.

Signed, Sealed and Delivered this 15 day of April 20 14.

WITNESS

SELLER

SELLER'S ADDRESS

SELLER