



## SINGLE FAMILY RESIDENTIAL TRANSLATIONS

### ZONING INFORMATION

#### STATUS

ER	EXCLUSIVE RIGHT (formerly A) - Remains ER until it expires or agent changes
EA	EXCLUSIVE AGENCY - Remains EA until it expires or agent changes
C	CONTINGENT - Purges from MLS 12 months after contract date
T	TEMPORARILY OFF MARKET - Remains T until it expires or agent changes
WC	WITHDRAWN CONDITIONAL - Changes to expired on the expiration date
WU	WITHDRAWN UNCONDITIONAL - Changes to expired on the expiration date
X	EXPIRED - Purges from the system 6 months after expiration date
P	PENDING - Purges from the system 12 months after contract date
S	CLOSED - Purges from the system 12 months after actual close date
H	HISTORY - Remains in the system an additional 24 months after CLOSED

#### COMPASS POINT

E	EAST
N	NORTH
S	SOUTH
W	WEST

#### COUNTY

CLARK	CLARK COUNTY
NYE	NYE COUNTY
OTHER	OTHER

#### LAND USE CODE

110	RES - Single Family Residential
160	RES - Townhouse (Dual Listing)
170	RES - Condominium (Dual Listing)
180	RES - Mobile Homes (Dual Listing)

#### ZONING

COMPROF	COMMERCIAL-PROFESSIONAL
HORSES	HORSES PERMITTED
MULTI	MULTI-FAMILY
SINGLE	SINGLE FAMILY

#### COMMUNITY

AGEREST	AGE RESTRICTED
ASSNFEE	MASTER PLAN ASSOCIATION FEE
CCRS	CC&R'S (CONVENANTS, CODES & RESTRICTIONS)
CLUBHSE	COMMUNITY CLUB HOUSE
COCLUB	COUNTRY CLUB
COMFACL	COMMUNITY FACILITIES
COMGOLF	COMMUNITY GOLF
COMPOOL	COMMUNITY POOL
COMSPA	COMMUNITY SPA
COMWALL	COMMUNITY WALL
EXERCRM	COMMUNITY EXERCISE ROOM
GATECOM	GATED COMMUNITY
GRDGATE	GUARD GATE
JOGGING	JOGGING TRAIL
PUD	PLANNED URBAN DEVELOPMENT
RETIRE	RETIREMENT COMMUNITY
TENNIS	COMMUNITY TENNIS
WTRSCAP	WATER SCAPING

#### BUILT DESCRIPTION

BS	BUILT TO SUIT
NEW	NEW (never lived in)
RE	RESALE
UC	UNDER CONSTRUCTION

### GENERAL INFORMATION

#### TYPE DESCRIPTION

1STORY	SINGLE STORY
2STORY	TWO-STORY
TRILEVL	TRI-LEVEL

#### TYPE/STYLE DESCRIPTION

ATTACHD	ATTACHED (patio home)
DETACHD	DETACHED



**STYLE DESCRIPTION**

CUSTOM	CUSTOM
FIXUP	FIXER-UPPER
GUESTHS	DETACHED GUEST HOUSE
GUESTQT	GUEST QUARTERS
HANDCAP	HANDICAP ADAPTED
REPO	REPOSSESSION

**GARAGE DESCRIPTION**

ATTACHD	ATTACHED GARAGE
AUTODR	AUTO DOOR OPENER
CIRCDRV	CIRCULAR DRIVEWAY
DETACHD	DETACHED GARAGE
ENTRYHS	ENTRY TO HOUSE
FINISHD	FINISHED INTERIOR
GARCOOL	GARAGE COOLED
STORAGE	STORAGE AREA/SHELVES
WORKSHP	WORKSHOP/BENCH AREA

**CARPORT DESCRIPTION**

ATTACHD	ATTACHED CARPORT
DETACHD	DETACHED CARPORT

**ROOF DESCRIPTION**

COMPOS	COMPOSITION SHINGLE
FLAT	FLAT
MANSARD	MANSARD
OTHER	OTHER
PITCHED	PITCHED
SHAKE	SHAKE
SLATE	SLATE
TAR&GRA	TAR & GRAVEL
TILE	TILE
TROPIC	TROPICAL

**SPA DESCRIPTION**

ABOVEGR	ABOVE GROUND SPA
FIBERGL	FIBERGLASS SPA
INDOOR	INDOOR SPA
INGRND	INGROUND SPA
OUTDOOR	OUTDOOR SPA

**LOT DESCRIPTION**

COMPACT	COMPACT
CORNER	CORNER
CULDSAC	CUL-DE-SAC
IRREG	IRREGULAR
MOUNTN	MOUNTAIN
PAVEDRD	PAVED ROAD
RV/BOAT	RV/BOAT
ZERO	ZERO-LOT LINE

**POOL TYPE**

ABOVEGR	ABOVE GROUND POOL
INGRND	INGROUND-PRIVATE

**POOL DESCRIPTION**

AUTOCOV	AUTOMATIC COVER
FIBRGLS	FIBERGLASS POOL
HEATED	HEATED POOL
POOLEQP	POOL CLEANING EQUIPMENT
POOLSPA	POOL/SPA COMBO
SEPFENC	SEPARATE FENCE AREA
SOLCOV	SOLAR COVERED

**FINANCIAL INFORMATION**

**1ST ENCUMBER ASSUMPTION DESCRIPTION**

ASMWQ	ASSUMABLE/MUST QUALIFY
NOQUAL	ASSUMABLE/NO QUALIFYING
NOTASM	NOT ASSUMABLE

**2ND ENCUMBER ASSUMPTION DESCRIPTION**

ASMWQ	ASSUMABLE/MUST QUALIFY
NOQUAL	ASSUMABLE/NO QUALIFYING
NOTASM	NOT ASSUMABLE

**1ST ENCUMBER PMT INCLUDES**

OTHR	OTHER
PI	PI (Principle & Interest)
PIT	PIT (Principle, Interest & Taxes)
PITI	PITI (Principle, Interest, Taxes & Insurance)

**2ND ENCUMBER PMT INCLUDES**

OTHR	OTHER
PI	PI (Principle & Interest)
PIT	PIT (Principle, Interest & Taxes)
PITI	PITI (Principle, Interest, Taxes & Insurance)

**POSSESSION DESCRIPTION**

AGRMT	BY AGREEMENT - CLA
COE	CLOSE OF ESCROW
CRLSE	CURRENT LEASE AGREEMENT
ECD	ESTIMATED COMPLETED DATE
IMMED	IMMEDIATE
OTHER	OTHER

**SUBFEE (MASTER PLAN) FEE PAYMENT**

M	MONTHLY
N	NONE
Q	QUARTERLY
Y	YEARLY

**ASSOCIATION FEE PAYMENT**

M	MONTHLY
N	NONE
Q	QUARTERLY
Y	YEALY

**EXISTING FINANCING**

AITD	AITD/WRAP (All Inclusive Trust Deed)
ARM/GPM	ARM/GPM
BALLOON	BALLOON/CALL PROVISION
CONTDAL	CONTRACT OF SALE
CONV	CONVENTIONAL FIXED
FHA	FHA
FRECLR	FREE & CLEAR
NOCHANG	NO RATE CHANGE
PREPYMT	PRE-PAYMENT PENALTY
PRIVATE	PRIVATE LOAN
RATECHG	RATE MAY CHANGE
VA	VA

**GATE CODE**

GC	GATE CODE
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**FINANCING CONSIDERED**

AITD	AITD/WRAP (All Inclusive Trust Deed)
BUYDOWN	BUYDOWN
CASH	CASH
CNOFSLE	CONTRACT OF SALE
CONV	CONVENTIONAL
COURTAP	COURT APPROVAL REQUIRED
CTL	CASH TO LOAN
EXCH	EXCHANGE
FHA	FHA
LSEOPT	LEASE OPTION
NOQUAL	NO QUALIFY
OWC	OWNER WILL CARRY
RELEASE	RELEASE OF LIABILITY
SPECADD	SPECIAL ADDENDUM
SUBELIG	SUBSTITUTION OF ELIGIBILITY
VA	VA

**COMBO L/B**

COMBO L/B	COMBO LOCKBOX
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**LISTING OFFICE INFORMATION**


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**LOCKBOX TYPE**

B	BOTH
E	ELECTRONIC
M	MECHANICAL
N	NONE
O	OTHER

**OCCUPANCY DESCRIPTION**

OWN	OCCUPIED BY OWNER
TEN	OCCUPIED BY TENANT
VAC	VACANT

**POWER**

OFF	POWER OFF
ON	POWER ON

**OWNER LICENSEE?**

Y	Owner of the property holds a real estate license
N	Owner of the property does NOT hold a real estate license
R	Owner of the property is related to a real estate licensee



**PHOTO INTRUCTIONS**

AGTPHOTO Member will submit a photo using photolink  
 MLSPHOT MLS will take one photo now at no charge  
 MULTIPL MLS will take up to 7 photos for an additional fee  
 NOPHOTO No photo will be taken or supplied  
 NOREADY MLS will take one photo later when changed to MLSPHOT  
 PHOTGAT MLS will attempt to contact agent for access

**SHOWING DESCRIPTION**

ALARM WARNING ALARM SYSTEM  
 APPTEN APPOINTMENT W/TENANT  
 APPTLA APPOINTMENT W/LIST AGENT  
 APPTOWN APPOINT W/OWNER  
 DAYSLPR DAY SLEEPER  
 KEYANY KEYSAFE - ANYTIME  
 KEYCALL KEYSAFE - CALL FIRST  
 KEYCLA KEY - CALL LISTING AGENT/OFFICE  
 MODEL MODEL HOME  
 PETS CAUTION - PETS  
 RESTRCT RESTRICTIONS  
 WARNDOG WARNING - DOG

**INTERNET**

Y Listings will show on LasVegasRealtor.com and Realtor.com  
 N Listings will not show on the Internet

**CONTINGENCY DESCRIPTION**

COURT APPROVAL INSPECTIONS	COURT APPROVAL INSPECTIONS
REAEASE OF LIENS	RELEASE OF LIENS
SELL BUYER PROPERTY	SELL BUYER PROPERTY
SHORT SALE APPROVAL	SHORT SALE APPROVAL
ZONING APPROVAL	ZONING APPROVAL

**APPROXIMATE ROOM SIZE / DESCRIPTIONS / UTILITIES**

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**LIVING ROOM DESCRIPTION**

BIBOOK BUILT-IN BOOKCASES  
 CATVLT CATHEDRAL/VAULTED CEILING  
 ENTFOY ENTRY FOYER  
 FORMAL FORMAL  
 FRONT FRONT  
 GRTRM GREAT ROOM  
 REAR REAR  
 SUNKEN SUNKEN

**DINING ROOM DESCRIPTION**

AREA DINING AREA  
 BRKFRM BREAKFAST ROOM  
 FAMDIN FAMILY ROOM/DINING COMBO  
 FORMAL FORMAL DINING ROOM  
 LIVDIN LIVING ROOM/DINING COMBO

**BEDROOM 2/3/4 DESCRIPTION**

CEILFN CEILING FAN  
 MIRRDR MIRRORED DOOR  
 W/BATH WITH BATH  
 WICLOS WALK-IN CLOSET(S)

**KITCHEN DESCRIPTION**

BRKBAR BREAKFAST BAR/COUNTER  
 CNTRY COUNTRY/EATING AREA  
 CUSCAB CUSTOM CABINETS  
 CUSCNT CUSTOM COUNTER TOPS  
 GRDNWD GARDEN WINDOW  
 ISLAND ISLAND  
 NOOK BREAKFAST ROOM/NOOK  
 PANTRY PANTRY AREA  
 STEPSV STEP-SAVER  
 TILCNT CERAMIC TILE COUNTER  
 TILFLR CERAMIC TILE FLOOR  
 WLKPAN WALK-IN PANTRY

**FAMILY ROOM DESCRIPTION**

2FAM+ 2 OR MORE FAMILY ROOMS  
 BIBOOK BUIL-ON BOOKCASES  
 GAME GAME/REC ROOM  
 OFFICE OFFICE  
 SEPFAM SEPARATE FAMILY ROOM  
 WETBAR WET BAR IN FAMILY ROOM

**MASTER BEDROOM DESCRIPTION**

2MBR	2 MASTER BEDROOMS
CEILFN	CEILING FAN
DRESRM	DRESSING ROOM
MBRDWN	MASTER BEDROOM DOWNSTAIRS
MIRRDR	MIRRORED DOOR CLOSET
SEPRAT	MASTER BEDROOM SEPARTATE FROM OTHER
SITRM	SITTING ROOM
WICLOS	MBR WALK-IN CLOSET

**MASTER BEDROOM BATH DESCRIPTION**

DBLSNK	DOUBLE SINK
SAUNA	SAUNA AND/OR STEAM
SHOWER	SHOWER ONLY
STEAM	STEAM
TUB	TUB ONLY
TUBJET	TUB WITH JETS
TUBSHW	TUB/SHOWER COMBO

**WHAT TYPE OF DRYER?**

E	ELECTRICAL
G	GAS
N	NONE

**WASHER/DRYER LOCATION**

AREA	SEPARATE LAUNDRY AREA
GARAGE	GARAGE
KIT	KITCHEN
ROOM	SEPARATE LAUNDRY ROOM

**WASHER/DRYER INCLUDED?**

B	BOTH
D	DRYER ONLY
N	NONE
W	WASHER ONLY

**OVEN DESCRIPTION**

2OVEN	2 OVENS
BUILTIN	BUILT-IN

**OVEN FUEL**

E	RANGE/OVEN ELEC
G	RANGE/OVEN GAS
N	NONE

**OTHER APPLIANCES DESCRIPTION**

CENTVAC	CENTRAL VACUUM
MICROWV	MICROWAVE
OTHER	OTHER APPLIANCES
WTCND/O	WATER CONDITIONER - OWNED
WTCHD/P	WATER CONDITIONER - PLUMBED
WTCHD/R	WATER CONDITIONER - RENTED
WTRFLT	WATER FILTERING SYSTEM

**CONSTRUCTION DESCRIPTION**

ALUMSID	ALUMINUM
BASEMNT	FULL BASEMENT
BLKSID	BLOCK & SIDING
BLOCK	BLOCK
BRICKFR	BRICK FRONT
FRMSIDE	FRAME & SIDING
FRMSTUC	FRAME & STUCCO
MANUFCT	MODULAR / MANUFACTURED (Mobile)
OTHER	OTHER SIDING
ROCKFR	ROCK FRONT
SLUMPFR	SLUMPSTONE FRONT
WOOD	WOOD SIDING
WOODFR	WOOD FRONT

**INTERIOR DESCRIPTION**

ALARM/L	ALARM SYSTEM - LEASED
ALARM/O	ALARM SYSTEM - OWNED
ALARM/W	ALARM SYSTEM - WIRED
ATRIUM	ATRIUM(S)
BLINDS	BLINDS
CEILFN	CEILING FANS(S)
CUSWNDW	CUSTOM WINDOW COVERINGS
DRAPES	DRAPES
FURNISH	FULLY FURNISHED
INTERCM	INTERCOM SYSTEM
LOFT	LOFT
POTSHLV	POT SHELVES
SHUTTRS	SHUTTERS
SKYLGHT	SKYLIGHT(S)
WNDWCOV	WINDOW COVERINGS THROUGHOUT
WNDWPRT	WINDOW COVERINGS PARTIAL



**FLOORING DESCRIPTION**

BRICK	BRICK
CARPET	CARPETING THROUGHOUT
CERAMIC	CERAMIC TILE
CONCRET	CONCRETE
HRDWOOD	HARDWOOD
MARBLE	MARBLE/STONE
MEXTILE	MEXICAN TILE
OTHER	OTHER FLOORING
PARTCPT	PARTIAL CARPETING
VINYL	LINOLEUM/VINYL TILE
WOOD	WOOD - 1ST STORY

**EQUESTERIAN DESCRIPTION**

ARENA	ARENA
HOTWLKR	HOT WALKER
PATHS	RIDING PATHS
STALLS	STALLS/CORRAL

**FIREPLACE DESCRIPTION**

BLOWER	VENT/BLOWER
EQPSTAY	EQUIPMENT STAYS
FAMILY	IN FAMILY ROOM
FREESTD	FREESTANDING
GAS	GAS
INSERT	CUSTOM INSERTS
LIVING	IN LIVING/GREAT RM
MASTER	IN MASTER BEDRROM
MBRBATH	IN MASTER BATHROOM
TWAY	TWO WAY
WBSTOVE	WOOD BURNING STOVE
WDBURN	WOOD BURNING

**FENCE**

F	FULLY FENCED
N	NO FENCING
P	PARTIAL

**COOLING FUEL**

ELEC	ELECTRIC
GAS	GAS

**SEWER**

PUBLIC	CITY SEWER
SEPTIC	SEPTIC

**FENCE DESCRIPTION**

BLOCK	BLOCK
BRICK	BRICK
CHAIN	CHAIN LINK
CONCRET	CONCRET INTERLOCK
ELCGATE	ELECTRIC GATE
FRTHIGH	FRONT - HIGH
FRTLOW	FRONT - LOW
REAR	REAR
RVGATE	AUTO/BOAT GATE TO REAR
SIDES	SIDES
SLUMPST	SLUMPSTONE
STUCCO	STUCCO
WARNDOG	WARNING - DOG
WRTIRON	WROUGHT IRON

**HOUSE FACES**

CITYVW	CITY VIEW
EAST	EAST
GOLFFR	GOLF COURSE FRONTAGE
GOLFVW	GOLF COURSE VIEW
HILLSD	HILLSIDE LOT
LAKEFR	LAKE FRONTAGE
LAKEVW	LAKE VIEW
MOUNTVW	MOUNTAIN VIEW
NORTH	NORTH
SOUTH	SOUTH
WEST	WEST

**MISCELLANEOUS DESCRIPTION**

BLDRWAR	BUILDER'S WARRANTY
FLOODIN	FLOOD INSURANCE REQUIRED
HOWWAR	HOW WARRANTY
HWO	HOME WARRANTY OFFERED

**EXTERIOR DESCRIPTION**

BALCONY	BALCONY
BI-BBQ	BUILT-IN BARBECUE
BYARDAC	BACK YARD ACCESS
COURTYD	COURTYARD
CVPATIO	COVERED PATIO
DECK	DECK
DOGRUN	DOG RUN
ENCLPAT	ENCLOSED PATIO/FLORIDA ROOM
GRAVEL	GRAVEL ROAD
PATIO	PATIO
SECBAR	SECURITY BARS
SECUREN	SECURED ENTRY
SHOPSTU	SHOP/STUDIO
STORAGE	STORAGE BUILDING/AREA
TENNIS	TENNIS COURT

**LANDSCAPE DESCRIPTION**

AUTOSPK	AUTO SPRINKLERS
BUBDRIP	DRIP IRRIGATION/BUBBLERS
DESERT	DESERT LANDSCAPING
FLOWER	FLOWER BEDS
FRUIT	FRUIT TREES
GARDEN	GARDEN AREA
LAWNFR	FRONT LAWN
LAWNRR	REAR LAWN
NONE	NONE
MATURE	MATURE LANDSCAPING
ROCK	ROCK
SHRUBS	SHRUBS
SPRKFR	FRONT SPRINKLERS
SPRKR&S	REAR AND SIDE SPRINKLERS
WTRSCAP	WATER-SCAPING

**HEATING DESCRIPTION**

2UNITS+	TWO OR MORE UNITS
ACTSOLR	ACTIVE SOLAR
CENTRAL	CENTRAL
NONE	NO HEATING SYSTEM
PASSOLR	PASSIVE SOLAR
WALL	WALL UNITS

**HEATING FUEL**

ELEC	ELECTRIC
GAS	NATURAL GAS
PROPANE	PROPANE GAS, LP GAS
SOLAR	SOLAR

**WATER**

COMWELL	COMMUNITY WELL/FEE
PUBLIC	PUBLIC WATER
WELL	PRIVATE WELL

**COOLING DESCRIPTION**

2CENT+	TWO OR MORE CENTRAL UNITS
CENTRAL	CENTRAL
COMBO	REFRIGERATION / EVAPORATIVE COMBO
EVAP	EVAPORATIVE ONLY
NONE	NO COOLING SYSTEM
REFRIG	REFRIGERATION ONLY
WINDOW	WINDOW UNIT(S)

**UTILITY INFORMATION**

220GAR	220 IN GARAGE/SHOP
ALLELEC	ALL ELECTRIC
CABLAVL	CABLE TV AVAILABLE
GENERAT	GENERATOR
SATDISH	SATELLITE DISH/EQUIPMENT
UNDGRND	UNDERGROUND UTILITIES

**ENERGY DESCRIPTION**

AWNINGS	AWNINGS
DUALPNE	DUAL PANE WINDOWS
SOLRWTR	SOLAR WATER HEATING
SOLSCRN	SOLAR SCREENS
TINWNDW	TINTED WINDOWS
TURBINE	ROOF TURBINE(S)
XINSUL	EXTRA INSULATION ADDED



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**CONTINGENT/PENDING/SOLD INFORMATION**

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**SOLD TERMS**

AITD	AITD/WRAP (All inclusive Trust Deed)
CASH	CASH
CNOFSLE	CONTRACT OF SALE
CONV	CONV
CTL	CASH TO LOAN
EXCH	EXCHANGE
FHA	FHA
LSEOPT	LEASE OPTION
OTH	OTHER
OWC	OWNER WILL CARRY
VA	VA

**PROPERTY CONDITION**

EXCL	EXCELLENT
FAIR	FAIR
GOOD	GOOD
POOR	POOR