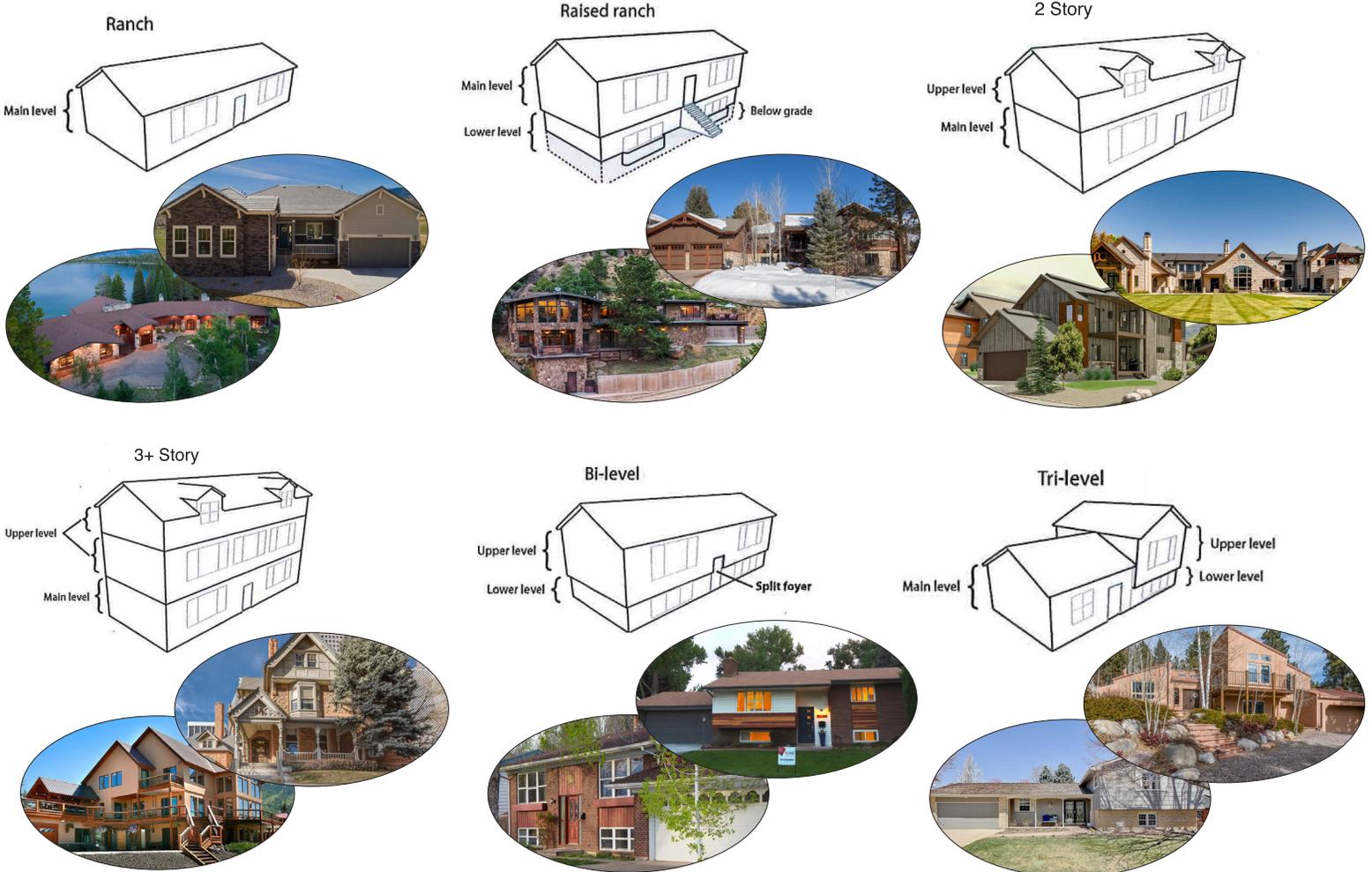


Square Footage Companion

Square footage is determined by the style of home and the grade at the front door. This means you should not include standard cellar, walk-out, and garden level basements in the required 'SqFt Above' field.



Multi-level

This style of home is rare. It has many levels and is often oddly shaped. If you believe the home you're listing falls into this category, be sure to contact REcolorado Customer Care for verification. Email support@REcolorado.com or call 303.850.9576, option 1.



Style options versus optional square feet fields

Do not include basement square footage in the 'SqFt Above' field

	Ranch	Raised Ranch	Bi-level	Tri-level	Two Story	Three Story	Multilevel
UPPER			X	X	X	X	X
MAIN	X	X		X	X	X	X
LOWER*		X	X	X			
BASEMENT*	X			X	X	X	X

*if applicable

NOTE: For a loft/studio all square footage should be counted in the main level

This table indicates which levels may be included in each required square footage field. Remember, the basement level should not be included in the 'SqFt Above' field.

	Sq Ft Above	Sq Ft Finished	Sq Ft Total
UPPER	X	X	X
MAIN	X	X	X
LOWER	X	X	X
BASEMENT*		X	X

*If applicable

Square Footage Fields

SqFt Upper (Upper Levels) Includes square footage of all levels above the main level (e.g. 2nd floor, 3rd floor, above-grade living space).

SqFt Main (Main Level) Includes square footage of the level where the front door is located. This could be living space that is at grade, above grade or partially above grade.

SqFt Lower (Lower Level) Includes square footage of a level below the main level that still includes living space that is above grade or partially above grade. Only Bi-levels, Tri-levels and Raised Ranches have lower levels. All other styles have basements.

***SqFt Above** Includes square footage from SqFt Upper, SqFt Main and SqFt lower, whether finished or not. It is all square footage that is above grade or partially above grade.

SqFt Basement Includes all square footage contained in the basement. It is below grade in comparison to the front door. It rests on a foundation that is below grade.

***SqFt Total** Includes all finished and unfinished square footage of the upper, main, lower and/or basement. This should also include SqFt Other Finished.

***SqFt Finished** Includes all finished square footage of the upper, main, lower and/or basement.

SqFt Other Finished Includes additional square footage that is not a part of the main living structure (e.g. Carriage House, Guest House, Mother-In-Law Suite, or Other). This should be included in the SqFt Total calculation.

***Basement Size** Describes the floor plan and square footage of the basement. Options include Full, None or Partial.

Basement Type Describes the style of the basement, based on the foundation (e.g. Cellar, Garden Level, Standard and Walk-out).

Basement Finished This is a Yes or No option.

Basement % Finished Includes the % of square footage that is completely finished. You SHOULD NOT include partially-finished space (e.g. only framing, etc.) in this percentage count.

*Indicates a required field

Attached Listings

of Stories in this Unit This field indicates the number of floors or levels in the specific unit being sold. You should only enter the number of at-grade or above-grade stories. Do not include a basement. Tip: Use this field when searching for main-floor living.

Other Notes

- Square footage is determined by the style of the home and the grade at the front door. Bi-levels, Tri-levels and Raised Ranches all have lower levels. For all other styles, if there are levels below the main level, those are considered basements and cannot be included in the SqFt Above or SqFt Main fields.
- Matrix will calculate Price Per Square Foot on Above Grade, Total and Finished space. You can use those numbers in CMAs, allowing you to decide how best to represent or value the property. IDX sites also have these fields, and will also calculate totals.

Interior

Square Feet & Basement

Measurement Source: Appraiser Builder County Records Floor Plans Lister

SqFt Upper: _____ Date Measured: _____ Basement Size*: Full None Partial

SqFt Main: _____ Sqft Other Finished : _____ Basement Type: Cellar Garden Level

SqFt Lower: _____ Other Finished Description: Standard Walk-out

Sqft Above*: _____ Carriage House Basement Finished: Yes No

Sqft Basement: _____ Guest House Basement % Finished: _____

SqFt Total*: _____ Mother-In-Law Basement Ceiling Height: _____

SqFt Finished*: _____ Other (refer to remarks)

Subfloor/Foundation Type: Block Wall Slab Concrete Wall Structural Crawl Space