Square Footage Companion

Square footage is determined by the style of home and the grade at the front door. Use this handy guide to help you determine style and square footage according to REcolorado Rules & Regulations.

Ranch

Raised Ranch

2 Story

3+ Story

Bi-Level

Tri-Level

Multi-Level

This style of home has many levels and is often oddly shaped. For verification assistance, email support@REcolorado.com or call 303.850.9576, option 1.

How to Determine Style – Quick Reference

<table>
<thead>
<tr>
<th></th>
<th>Ranch</th>
<th>Raised Ranch</th>
<th>B-Level</th>
<th>Tri-Level</th>
<th>Two Story</th>
<th>Three Story</th>
<th>Multi-Level</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UPPER</strong></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>MAIN</strong></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td><strong>LOWER</strong></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>BASEMENT</strong></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

* For a loft/studio, all square footage should be counted in the main level.
** Only include basement square footage in SqFt Basement (optional field), SqFt Total (required field), and SqFt Finished (optional field, 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

- Sq Ft Above should not include basements, garages, decks, or sheds

- 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.