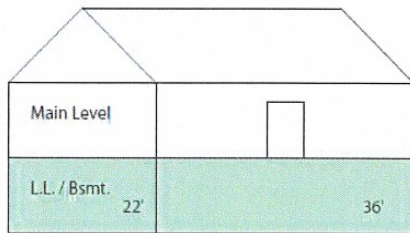


RANW MLS Residential Housing Styles with Square Footage Guidelines

Following are illustrations of the housing styles used for Residential listings in RANW MLS, as well as general guidelines for measuring finished above and below grade square footage.

(If earth is adjacent to any portion of a wall, the entire level is considered “below grade”. Note: Below-grade areas may not meet the state building code occupancy requirements (adequate windows, egress, etc.).)



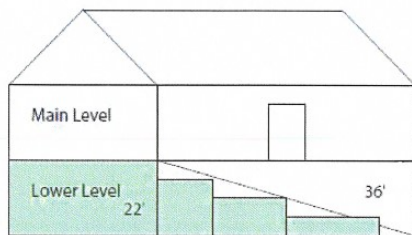
One Story

MAIN LEVEL
22' x 36' = 792 (100% Finished)

TOTAL Est. Finished Square Footage = 792
M 792 = 792

LOWER LEVEL/BASEMENT (Below Grade)
22' x 36' = 792 (0% Finished)

ABOVE GRADE Est. Finished Square Footage = 792
BELOW GRADE Est. Finished Square Footage = 0



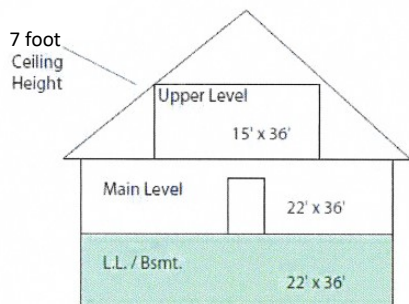
One Story (with Hillside/Walkout Lower Level)

MAIN LEVEL
22' x 36' = 792 (100% Finished)

TOTAL Est. Finished Square Footage = 792
M 792 = 792

LOWER LEVEL (Below Grade)
22' x 36' = 792 (0% Finished)

ABOVE GRADE Est. Finished Square Footage = 792
BELOW GRADE Est. Finished Square Footage = 0



1.5 Story

UPPER LEVEL
15' x 36' = 540 (100% Finished)

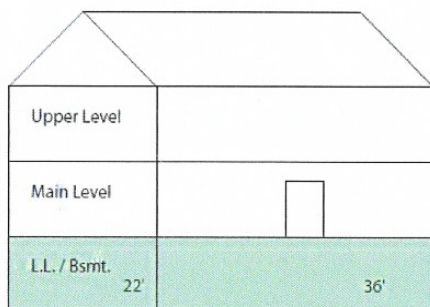
TOTAL Est. Finished Square Footage = 1728
U 540 + M 792 + B 396 = 1728

MAIN LEVEL
22' x 36' = 792 (100% Finished)

ABOVE GRADE Est. Finished Square Footage = 1332
BELOW GRADE Est. Finished Square Footage = 396

LOWER LEVEL/BASEMENT (Below Grade)
22' x 36' = 792 (50% Finished)

See [Fannie Mae ANSI guidelines](#) for further explanation of sloping ceiling and the 7' height standard.



Two Story

UPPER LEVEL
22' x 36' = 792 (100% Finished)

TOTAL Est. Finished Square Footage = 1980
U 792 + M 792 + B 396 = 1980

MAIN LEVEL
22' x 36' = 792 (100% Finished)

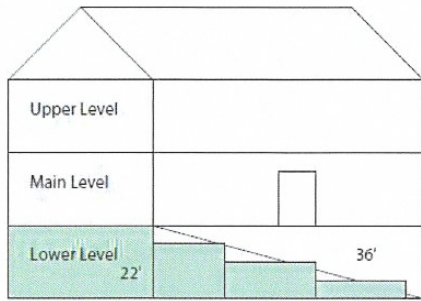
ABOVE GRADE Est. Finished Square Footage = 1584
BELOW GRADE Est. Finished Square Footage = 396

LOWER LEVEL/BASEMENT (Below Grade)
22' x 36' = 792 (50% Finished)

Shading = Ground Line.

If earth is adjacent to any portion of a wall, the entire level is considered "below grade".

RANW MLS Residential Housing Styles with Square Footage Guidelines



Two Story (with Hillside/Walk-out Lower Level)

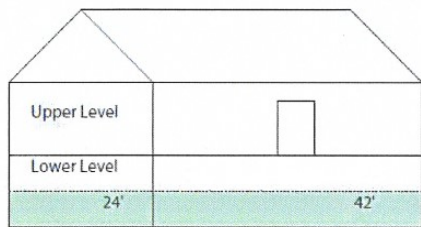
UPPER LEVEL
22' x 36' = 792 (100% Finished)

TOTAL Est. Finished Square Footage = 1980
U 792 + M 792 + B 396 = 1980

MAIN LEVEL
22' x 36' = 792 (100% Finished)

ABOVE GRADE Est. Finished Square Footage = 1584
BELOW GRADE Est. Finished Square Footage = 396

LOWER LEVEL (Below Grade)
22' x 36' = 792 (50% Finished)



Bi-Level

UPPER LEVEL
24' x 42' = 1008 (100% Finished)

TOTAL Est. Finished Square Footage = 2016
U 1008 + L 1008 = 2016

LOWER LEVEL (Below Grade)
24' x 42' = 1008 (100% Finished)

ABOVE GRADE Est. Finished Square Footage = 1008
BELOW GRADE Est. Finished Square Footage = 1008



Tri-Level

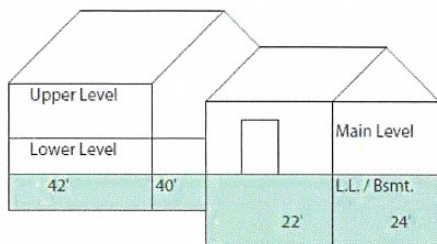
UPPER LEVEL
24' x 24' = 576 (100% Finished)

TOTAL Est. Finished Square Footage = 1636
U 576 + M 484 + L 576 = 1636

MAIN LEVEL
22' x 22' = 484 (100% Finished)

ABOVE GRADE Est. Finished Square Footage = 1060
BELOW GRADE Est. Finished Square Footage = 576

LOWER LEVEL (Below Grade)
24' x 24' = 576 (100% Finished)



Quad-Level

UPPER LEVEL
42' x 40' = 1680 (100% Finished)

TOTAL Est. Finished Square Footage = 3048
U 1680 + M 528 + L 840 = 3048

MAIN LEVEL
22' x 24' = 528 (100% Finished)

ABOVE GRADE Est. Finished Square Footage = 2208
BELOW GRADE Est. Finished Square Footage = 840

LOWER LEVEL (Below Grade)
42' x 40' = 1680 (50% Finished)

LOWER LEVEL/BASEMENT (Below Grade)
22' x 24' = 528 (0% Finished)

Shading = Ground Line.

If earth is adjacent to any portion of a wall, the entire level is considered "below grade".

Contiguous Square Footage: Finished areas connect from room to room or space to space with no unfinished areas or spaces in between.
Example: Walk to basement and immediately enter finished space.

Non-Contiguous Square Footage: Finished areas are interrupted by unfinished areas in between.

Below grade example: you walk into the basement to unfinished space, then you walk to one end of the basement and there is a finished room. There was unfinished space from the steps to the finished space.

Above grade example: A finished bonus room above the garage that is interrupted by unfinished space.