


NN. Square Footage

The Southern Indiana REALTORS® Association and SIRA MLS abide by the mandate requirements of the ANSI Standard which established certain criteria when measuring the square footage of a home. SIRA adopted the ANSI Standard January 1st, 2007. The ANSI Standard facilitates square footage be reported to the MLS accurately and more importantly consistently on a statewide and nationwide basis using a set of uniform rules of compliance. Square footage, is entered into the SIRA MLS by distinguishing whether the area is **Finished** or **Unfinished**, and whether it is **Above Grade** (1st, 2nd, 3rd) or **Below Grade** (LL, LL2).

A level must be 100% above grade to be classified as above grade finished square footage. All levels below grade in any form must be submitted as below grade. Below grade, lower level finished area should be entered under the Below Grade Finished square footage field. Non-conforming finished area is only used if the area is not heated by the same source as the house, or has ceiling heights lower than seven (7) feet, or areas not accessible from the inside of the home. Unfinished areas are sections of the home not similarly finished (garages are included as unfinished square footage, no exceptions).

*Square Footage:

Square Footage In	*Finished	*Unfinished
*Above Grade		
*Below Grade		
*Non Conforming		

	<p>Finished Area: Any area of the home that is suitable for year round use and has walls, floors, and ceilings with finishes similar to the rest of the house is considered finished area, if it is not precluded by some specific ANSI stipulation..</p>
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The **American National Standards Institute** is a recognized organization whose primary goal is the promotion of voluntary consensus standards and conformity assessment systems in the U.S. The ANSI Standards was developed by a committee including members of the American Institute of Architects, Fannie Mae, Freddie Mac, the Veterans Administration, The Department of Housing and Urban Development (FHA), The National Association of Home Builders, the National Association of REALTORS®, and the National Association of Real Estate Appraisers.

There are a number of basic rules which must be applied, including the following specific areas which are not considered square footage under ANSI.

- An opening between floors which exceeds the dimensions of stair case treads and landings.
- Open cathedral areas (upper floor only).
- Areas which have a ceiling height of less than seven (7) feet or, in the case of a sloped ceiling area, where less than 50% of the otherwise included square footage is at the seven (7) foot level.
- Any area with a ceiling height of less than five (5) feet.
- A finished area not connected to the main body of the home by a finished stairway or hallway (i.e. a bonus room over the garage accessed from inside the garage or from outside).
- Garages or carports.
- Protruding areas (such as a bow window) which do not have a floor.
- Chimneys which protrude outside the wall area of the house.

Some areas of the home considered to be non-compliant, or non-conforming can (and is encouraged) be reported separately in the system. These areas can be calculated and reported as Non-Conforming Finished Square Footage. When it comes to walk-out basements, bi-level, tri-levels... The ANSI Standard requires that "Above Grade" Square Footage, be ENTIRELY above grade to count as finished square footage. Any level of the home which is partially or completely below grade will need to be reported as Below Grade Finished Square Footage or Below Grade Unfinished.



When marketing a listing, the marketing remarks could include a statement such as: *“The Total Square Footage of 1500 Square Feet does not reflect the Total Finished Living Space of 3000 Square Feet.”* You can also make it a habit to search for TFLS vs. Square Footage when performing a search in the MLS. .

When entered into the system, the square footage will be reported as follows:

Square Footage	
Amenity Name	Value
*Above Grade Finished	<input type="text"/>
*Above Grade Unfinish	<input type="text"/>
*Below Grade Finished	<input type="text"/>
*Below Grade Unfinish	<input type="text"/>
*NonConform Finished	<input type="text"/>
*NonConform Unfinish	<input type="text"/>

Above Grade Finished Square Feet: Finished areas of the home that are 100% above grade.

Above Grade Unfinished Square Feet: Unfinished areas of the home that are 100% above grade.

Below Grade Finished Square Feet: Finished areas of the home that are NOT 100% above grade level.

Below Grade Unfinished Square Feet: Unfinished areas of the home that are NOT 100% above grade level.

NonConforming Finished Square Feet: Finished areas of the home that do not meet ANSI Standards specifications.

NonConforming Unfinished Square Feet: Unfinished areas of the home that do not meet ANSI Standards specifications.

OO. Square Footage Source

The source of the square footage is disclosed in this area as being from the Agent, Appraiser, Assessor, Builder or from the Seller(s).