

Comprehensive Guide showing examples of Stories with or without a Split-Level floor. The examples presented are to help the listing broker make a determination on how to report the *# of Stories* and identify presence of a *Split-Level feature* in the property for sale.

Definition of Stories, Levels, and Split Level

Some home designs maybe have different floors, levels, or stories and may cause confusion for you or your seller on how to report it on the listing. When you are not sure on how to report split level and story information consider using ANSI national standards for guidance.

The MLS definitions for stories, levels, and split-level are based on guidelines from the American National Standard for Single-Family residential buildings (ANSI) and the Real Estate Standard Organization (RESO).

- *Standard definition of Stories* – The number of floors in the property.
- *Standard definition of Level* - Areas of the house that are vertically within two feet of the same horizontal plane.
- *Standard definition of Split-Level* – A composite between a one-story and two-story dwelling. Having a room or rooms higher than a lower level but less than a whole story between each level.

Image 1. # of Stories: 2 Split-Level = No

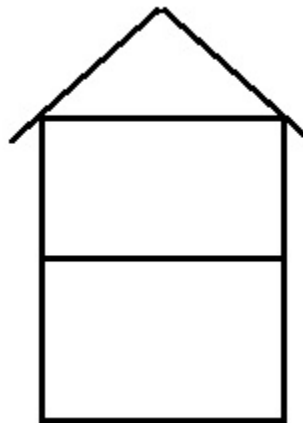


Image 2. # of Stories: 1 Split-Level = No

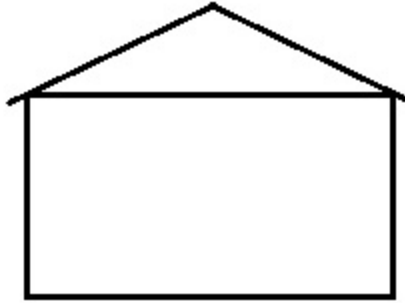


Image 3. # of Stories: 2 Split-Level = YES

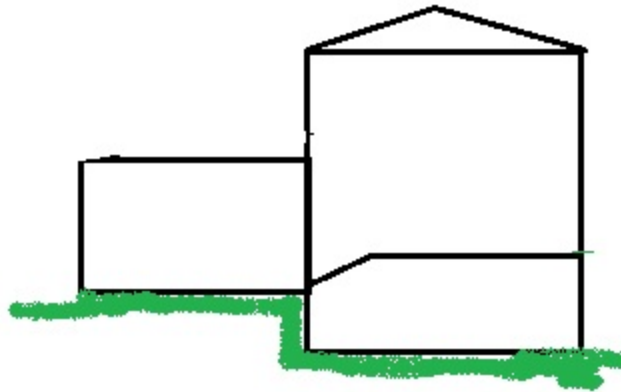


Image 4. # of Stories: 3 Split-Level = YES

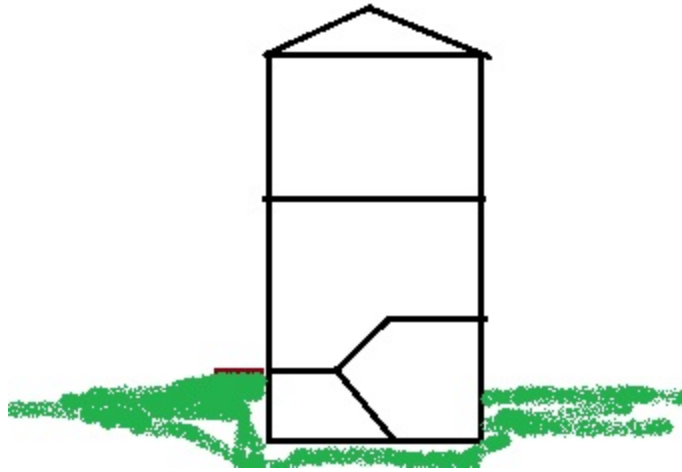


Image 5. # of Stories: 2 Split-Level = No



Image 6. # of Stories: 2 Split-Level = YES



Image 7. # of Stories: 2 Split-Level = YES



Image 8. # of Stories: 2 Split-Level = YES



Image 9. # of Stories: 2 Split-Level = YES



Image 10. # of Stories: 2 Split-Level = YES



Image 11. # of Stories: 2 Split-Level = YES

