

## GUIDE to SQUARE FT IN MLS...WHERE IS YOUR FRONT DOOR?

### **MLS Definition of Above and Below Grade Square Footage:**

– **“Above Grade” (AG)** defined as the Area of the dwelling that is **ENTIRELY Above Ground Level.**

**“Below Grade” (BG)** is defined as the Area that is **ALL or PARTLY Below Ground Level.**

**NOTE:** The square footage of garages may be entered ONLY in the appropriate fields related to the Primary Covered Parking and Additional Covered Parking.

#### **1 & 1/2 Story & Cape Cod**

Mandatory: Entry AG, Upper AG

Possible: Lower BG



#### **2 Story & Colonial & Tudor & Victorian & Foursquare & Townhouse**

Mandatory: Entry AG, Upper AG

Possible Other AG

Possible: Lower BG, Other BG



## **Ranch & Patio Home & Cottage**

Mandatory: Entry AG

Possible: Lower BG, Other BG



## **Lower Entry**

Mandatory: Entry BG, Upper AG

Possible: Other AG, Other BG



## **Split Foyer**

Mandatory: Entry AG (foyer of split),  
Upper AG, Lower BG

Possible: Other BG



### **3 Level Split & 4 Level Split**

Mandatory: Entry AG, Upper AG,  
Lower BG

Possible: Other BG for 4 level



### **Condominium**

Mandatory: Entry AG or Entry BG  
Possible: Upper AG, Lower BG,  
Other AG, Other BG



**Contemporary:**  
**Your house may be unique,  
But the Rules Are Not**



**Other (see remarks)**