



realMLS Listing Data Conversion to RESO Compliant Data

realMLS is excited to provide you with new and improved Listing Data that is in compliance with the RESO (Real Estate Standards Organization) Data Dictionary. This transition promises to provide a more efficient and better experience when working with Listing Data. The data will be more streamlined, up-to-date with industry terms and technology, and compliant with standardized naming formats—all while retaining essential local market nuances.

This document will provide details on each of the new fields that will now be part of the Land Listing. There is also a second document that details the actual conversion of the data and how it was either moved, renamed, or removed.

What Does This Mean for You?

By committing and converting the listing data to RESO standards you will benefit by:

Time and Cost Savings: One of the primary advantages of realMLS's RESO conversion is the potential for substantial time and cost savings. The move to standardized data makes it quicker, easier, and more cost effective to implement your customized tools for IDX or Back office Platforms, etc.

Enhanced Search Capabilities: The realignment of the listing data to RESO standards will improve your ability to search across property types such as searching for both Residential and/or Rentals simultaneously. This enhanced searching capability enables you to better serve your clients and gain a more comprehensive view of the market.

Data Sharing: By adopting standardized data practices, realMLS can quickly and seamlessly share data with other MLSs in our market area and beyond.

Clear and Meaningful Data: You will find that the listing data is presented in an easy to find format and grouping. No more sifting through obscure titles for buried information. This helps your customers to read the listing information and for you to find their listings.

And the best part is you will not have to learn a whole new MLS system, just familiarize yourself with the new listing input sheets for data entry and searching.

The following page showcases a few examples of functions undergoing slight modifications and offers tips on navigating the updated data system.

Although there are no new features to master in Flexmls (i.e., no changes to Search, Add Listing, etc.), there are a few important items to note:

1. **The Add Listing program will be enhanced** for a more streamlined and cohesive data organization. Some data fields may not be displayed if they are irrelevant. For instance, if Waterfront YN is marked as 'N,' the Water Front Footage field will not appear as an option.
2. **Region is being retired.** The concept of Regions, and even Areas, is very dated since most users (both members and consumers) use maps to indicate a specific geographic location. Areas will remain the same.
3. It is **highly recommended that you search using the Maps.** You do not want to miss any information from the data share and using the maps ensures you the most accurate and best results.
4. **Check your Saved Searches.** Most of the items in the Saved Searches will automatically convert to the new RESO criteria. However, there is one data selection that could not be converted correctly and is being phased out. **“Parcel Size” with acreage expressed as a range is being replaced with “Lot Size Acres” which is looking for the exact acreage.** Parcel size will eventually become obsolete as more data is populated in Lot Size Acres and will subsequently be removed.
5. **Duplex, Triplex, and Quadraplex have been moved to Residential Income.** Be sure to double check any Residential Saved Searches to be sure the correct Property Sub Type is selected. Also, be sure to check this same data if that field is in any Residential Income Saved Searches as these are now the only three Property Sub Types available.

This is a summary to date of some of the more prominent changes you may notice while using the MLS system after the data is converted to RESO Standards. realMLS will continue to update any documentation should there be changes.

The following pages will detail all new data selection and their definitions and/or link to their RESO definition.

First, a list of all Residential Main Fields (fill in the blank) highlighting the new options.

Second, is a list of all Residential Details (the multi select check box fields) featuring new Details and links to their RESO definitions.

Land Sub Property Type

Unimproved Land	
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Land Statuses

Active	
Active Under Contract	Formerly Contingent & First Right of Refusal
Pending	
Withdrawn	
Cancelled	New - one of the parties cancelled contract
Expired	
Coming Soon	
Closed	Formerly Sold

All Land Main Fields After RESO Conversion

New/Modified/Removed/No Change

Comment	Pre RESO	Post RESO Conversion Action
	Lot Size Dimensions	Renamed Lot Size Dimensions
	MLS Area Major	MLS Area Major
	Association Fee Y/N	
	Association Fee	
	Association Fee Frequency	<u>Drop Down Options</u>
		Annual
	New	Semi Annual
		Quarterly
		Monthly
	New	Voluntary
New	Association Name	
New	Association Phone	
New	Association 2	
New	Association 2 Frequency	
	BuyersCountryResiden	
	Owner Phone Number	
	Cancelation Date	
	CDD Fee	
	CDD Fee Y/N	
	City	
	Co-listing Member	
New	Comp Sale YN	Is this listing being added for compoarable purposes
	Transaction Broker Compensation	
	Transaction Broker Compensation Type	
	Buyer Brokerage Compensation	
	Buyer Brokerage Compensation Type	
	Non-Representative Compensation	
	Non-Representative Compensation Type	
	Concession Amount	
	Concessions Y/N	
New	Contingent Date	
	Contingency Reason	<u>Drop Down Options</u>
		3rd Party Approval
		Appraisal
		Financing
		Inspection
		Lender Approval
		No
		Other
		Waiting For Signatures
		Home Sale
		First Right of Refusal (FROR)
	Co-selling Member	
	Country	
	County	
	Directions	
	Dual Or Variable Compensation YN	
	Elementary School	

	Expiration Date	
	High School	
	Legal Description	
	Listing Contract Date	
New	Listing Service	Defines the type or level of service the listing member will be providing to the
		Drop Down Options
		Full Service
		Limited Service
		Entry Only
	Listing Agreement	Drop Down Options
		Exclusive Right to Sell
		Exclusive Agency
	Middle School	
New	Number of Lots	Total number of lots on the property or included in the sale
New	Owner Name	
New	Owner Phone	
	Price	
	Parcel Number	
	Remarks Private	Expand to 500 Characters
	Remarks Public	Expand to 1000 Characters
	Closed Date	
	Buyer Financing	Drop Down Options
		Assumption
		Cash
		Conventional
		Exchange
		FHA
		Private
		Renovation Loan
		Seller Finance
		VA
		USDA
		Other
	Closed Price	
	Start Showing Date	
	Status	realMLS Active, Coming Soon
	Subdivision	
New	Tax Annual Amount	
New	Tax Year	
	Lot Size Acre	
	Waterfront Y/N	
New	Water Front Footage	
New	Zoning Description	

A total list of All Land Details after Converting to RESO

**** Green=NEW ****

Association Amenities
Airport/Runway
Barbecue
Basketball Court
Beach Access
Boat Dock
Boat Slip
Cable TV
Car Wash Area
Clubhouse
Dog Park
Elevator(s)
Fitness Center
Gated
Golf Course
Jogging Path
Laundry
Maintenance Grounds
Maintenance Structure
Marina
None (AssociationAmenities)
Other (AssociationAmenities)
Park
Playground
Racquetball
RV/Boat Storage
Sauna
Security
Service Elevator(s)
Shuffleboard Court
Spa/Hot Tub
Stable(s)
Storage
Tennis Court(s)
Trash
Water
Pickleball
Boat Lunch
Pool-Childrens
Management - Developer
Management - Full Time
Management - Part Time
Management - Off Site
Management - On Site

Association Fee Includes
Cable TV (AssociationFeeIncludes)
Insurance (AssociationFeeIncludes)
Internet
Maintenance Grounds (AssociationFeeIncludes)
Maintenance Structure (AssociationFeeIncludes)
Other
Pest Control
Security (AssociationFeeIncludes)
Sewer
Trash (AssociationFeeIncludes)
Water (AssociationFeeIncludes)

Current Use (cross searchable)
Agricultural
Commercial (CurrentUse)
Dairy
Farm (CurrentUse)
Horses
Hunting
Industrial (CurrentUse)
Investment
Livestock
Manufactured Home
Medical/Dental
Mini-Storage
Mixed Use
Multi-Family
Office (CurrentUse)
Orchard
Other (CurrentUse)
Ranch
Recreational
Residential (CurrentUse)
Retail (CurrentUse)
Single Family
Timber
Unimproved
Golf Course
Hotel/Motel
Marina

****Development Status****[Completed](#)[Finished Lot\(s\)](#)[Other \(DevelopmentStatus\)](#)[Proposed](#)[Raw Land](#)[Rough Grade](#)[See Remarks \(DevelopmentStatus\)](#)[Site Plan Approved](#)[Site Plan Filed](#)[Under Construction](#)****Electric****[100 Amp Service](#)[150 Amp Service](#)[200+ Amp Service](#)[220 Volts in Garage](#)[220 Volts in Workshop](#)[440 Volts](#)[Fuses](#)[Generator \(Whole Home\)](#)[Underground](#)**Fencing**[Back Yard](#)[Block \(Fencing\)](#)[Brick \(Fencing\)](#)[Chain Link](#)[Cross Fenced](#)[Fenced](#)[Full \(Fencing\)](#)[Invisible](#)[Other \(Fencing\)](#)[Privacy](#)[Vinyl](#)[Wire](#)[Wood](#)[Wrought Iron](#)****Listing Terms****[Assumable \(ListingTerms\)](#)[Cash \(ListingTerms\)](#)[Conventional \(ListingTerms\)](#)[FHA \(ListingTerms\)](#)[Lease Back](#)[Lease Option](#)[Lease Purchase](#)[Owner May Carry](#)[Other](#)[Private Financing Available](#)[USDA Loan](#)[VA Loan](#)**Lot Features**[Agricultural \(LotFeatures\)](#)[Corner Lot](#)[Cul-De-Sac](#)[Farm \(LotFeatures\)](#)[Irregular Lot](#)[On Golf Course](#)[Sprinklers In Front](#)[Sprinklers In Rear](#)[Wooded](#)[Zero Lot Line](#)[Dead End Street](#)[Historic Area](#)[Cleared](#)[Few Trees](#)[Flag Lot](#)[Greenbelt](#)[Many Trees](#)[Wetlands](#)[Airport Community](#)[Drainage Canal](#)[Split Possible](#)[Easement Access](#)****Other Structures****[Barn\(s\)](#)[Boat House](#)[Gazebo](#)[Grain Storage](#)[Greenhouse](#)[Guest House](#)[Other \(OtherStructures\)](#)[Outdoor Kitchen \(OtherStructures\)](#)[Shed\(s\)](#)[Stable\(s\) \(OtherStructures\)](#)[Tennis Court\(s\) \(OtherStructures\)](#)[Workshop \(OtherStructures\)](#)**Possession**[Close Of Escrow](#)[Negotiable \(Possession\)](#)[Other \(Possession\)](#)[Subject To Tenant Rights](#)

Pool Features
Above Ground
Electric Heat
Fenced (PoolFeatures)
Gas Heat
Heated
Indoor
In Ground
None (PoolFeatures)
Other (PoolFeatures)
Pool Cover
Pool Sweep
Salt Water
Screen Enclosure
Solar Heat
Waterfall (PoolFeatures)
Private (PoolFeatures)
Community (PoolFeatures)

Road Frontage
Alley
City Street
County Road
Easement
Freeway
Highway
Interstate
None (RoadFrontageType)
Other (RoadFrontageType)
Private Road
State Road
Unimproved (RoadFrontageType)

Road Surface
Asphalt (RoadSurfaceType)
Concrete (RoadSurfaceType)
Dirt (RoadSurfaceType)
Gravel (RoadSurfaceType)
Paved (RoadSurfaceType)

Security Features
24 Hour Security
Carbon Monoxide Detector(s)
Closed Circuit Camera(s)
Entry Phone/Intercom
Fire Alarm
Fire Sprinkler System
Firewall(s)
Gated with Guard
Key Card Entry
Other (SecurityFeatures)
Secured Elevator
Secured Lobby
Security Gate
Security Lights
Security System Leased
Security System Owned
Smoke Detector(s)
Window Bars

Sewer
Aerobic Septic
Private Sewer
Public Sewer
Unknown
Septic Tank

Showing Considerations
Day Sleeper
Electricity not on
Inconsistent cell service
Limited Visibility from road
Minimal Exterior Lighting
Minimal Interior Lighting
No Exterior Light
No Heat
No Interior Light
Occupied
Pet(s) on Premises
Remote Location
Security System (ShowingRequirements)
Vacant

Showing Requirements
24 Hour Notice
Appointment Only
Call Listing Agent (ShowingRequirements)
Call Listing Office (ShowingRequirements)
Call Owner
Combination Lock Box
Key In Office
Lockbox
No Sign
Restricted Hours
Showing Service
Video Surveillance
Audio Surveillance
Gated
Listing Agent must Accompany

Spa Features
Above Ground (SpaFeatures)
Bath (SpaFeatures)
Community (SpaFeatures)
Heated (SpaFeatures)
In Ground (SpaFeatures)
Private (SpaFeatures)

Special Listing Conditions
In Foreclosure
Probate Listing
Real Estate Owned
Short Sale
Standard
Third Party Approval
Owner Licensed RE
Corporate Owned
Land Lease
Homestead
Assessment Seller Pay
Assessment Buyer Pay
Auction
Equitable Interest

Utilities
Cable Available
Cable Not Available
Cable Connected
Electricity Available
Electricity Connected
Electricity Not Available
Natural Gas Available
Natural Gas Connected
Natural Gas Not Available
Other (Utilities)
Propane (Utilities)
Sewer Available
Sewer Connected
Sewer Not Available
Water Available
Water Connected
Water Not Available

View
Beach
Bridge(s)
Canal
City
Creek/Stream
Golf Course (View)
Lake (View)
Marina (View)
Ocean
Pond (View)
Pool (View)
River (View)
Trees/Woods
Water (View)
Protected Preserve
Intracoastal

Water Source
None (WaterSource)
Other (WaterSource)
Private (WaterSource)
Public (WaterSource)
See Remarks (WaterSource)
Shared Well
Well

Waterfront Features
Canal Front
Creek
Lake Front
Navigable Water
Ocean Access
Ocean Front
Pond (WaterfrontFeatures)
River Access
River Front
Seawall
Intracoastal
Lagoon
Marsh
Min Bridge Height
No Fixed Bridges
Deeded Beach Access
Waterfront Community