



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 explicit details on how each data field(s) in all Property Types was converted to RESO standards. It will describe for you if a specific data field was moved, renamed, or removed from the system due to it not be in RESO compliant or having a very low usage rate.

This is one of two guides being provided to you to help you navigate these changes quicker and easier. *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 Lease 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 Lease 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 Lease Main Fields (fill in the blank) highlighting the new options.

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

Residential Income Sub-Types

<u>Pre RESO Conversion Type of Dwelling</u>	<u>Change If Applicable</u>
Single Family-Detached	Removed
Single Family Attached	Removed
Condominium	Removed
Mobile/Manufactured Single w/Land	Removed
Mobile/Manufactured Double w/Land	Removed
Mobile/Manufactured Triple w/Land	Removed
Duplex	No Change
Triplex	No Change
Four-Plex	Quadraplex
Patio Home	Removed
Townhouse	Removed
Zero lot line	Removed
Modular	Removed
Multi Units	Removed
Garden Apartment	Removed
High Rise Apartment	Removed
Flat	Converted to Architectural Style
Conventional Prop	Removed
Built as used	Removed
Mobile Home Park	Removed
Motel	Removed
Bed & Breakfast	Removed
Loft	Removed
Multi Units	Removed

<u>Post RESO Conversion Property Sub-Types</u>	<u>Description</u>
Duplex	
Triplex	
Quadraplex	

Residential Income Statuses

<u>Pre RESO Conversion</u>	<u>Change If Applicable</u>
Active	
Contingent	Moved to Active Under Contract
First Right of Refusal	Now Active Under Contract
Pending	
Withdrawn	
Expired	
Coming Soon	
Sold	Renamed Closed

<u>Post RESO Conversion</u>	<u>Description</u>
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

**Prior To RESO Conversion Residential Income
Details New/Removed/Changed/No Change**

Comment	Pre RESO	<u>Post RESO Conversion Action</u>
Removed	Agency Disclosure	
Removed	Annual Rent	Data moved to Gross Income
	Approx Heated SqFt	Renamed Living Area
New	Living Area Source	Drop Down Options
		Appraiser
		Assessor
		Builder
		Estimated
		Other (AreaSource)
		Owner
		Plans
		Public Records
		See Remarks
		Measured
	Approx Lot Dimensions	Renamed Lot Size Dimensions
Removed	Approx Lease SqFt	
	Area	MLS Area Major
New	Association Fee Y/N	
New	Association Fee	
New	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 Fee	
New	Association Fee 2 Frequency	<u>Drop Down Options</u>
		Annual
New		Semi Annual
		Quarterly
		Monthly
New		Voluntary
Removed	Bedrooms	Detailed by Unit
Removed	Block	
	BuyersCountryResidence	No Change
	Call Seller Directly	Moved to Owner Phone Number
Removed	Category	
	Cancel Date	Cancellation Date
New	Carport YN	
New	# Carport Spaces	Moved # of Carport Spaces from Detail Parking Features
New	CDD Fee YN	
New	CDD Fee Amount	
	Co-listing Member	No Change

	Comp Trans Broker	Renamed Transaction Broker Compensation
	Comp %/\$	Renamed to Transaction Broker Compensation Type
	Comp Single Agent	Renamed to Buyer Brokerage Compensation
	Comp %/\$	Renamed to Buyer Brokerage Compensation Type
	Comp to Non-Rep	Renamed to Non-Representative Compensation
	Comp %/\$	Renamed to Non-Representative Compensation Type
New	Comp Sale YN	
	Concession \$	Renamed to Concession Amount
	Concessions Y/N	No Change
	Concession Comments	Renamed to Concessions
	Condo Fee Freq	Association Fee 2 Frequency
	Condo Fees	Association Fee 2 Amount
	Contingency	Renamed to Active Under Contract
New	Contingent Date	
	CTG Remarks	Renamed to Contingent Reason with a list of options
		<u>Drop Down Options</u>
		3rd Party Approval
		Appraisal
		Financing
		Inspection
		Lender Approval
		No
		First Right of Refusal (FROR)
		Other
	Country	No Change
	County	No Change
	Cumulative DOM	No Change
	Current Zoning	Moved to Zoning Description
	Days On Market	No Change
Removed	Det Heat SqFt	
	Directions	No Change
New	Direction Faces	The direction the Front of the Dwelling Faces
		<u>Drop Down Options</u>
		E
		N
		NE
		NW
		S
		SE
		SW
		W
	Dual Variable Comm	Dual Or Variable Compensation YN
	Elementary School	No Change
New	Enhanced Accessible YN	Accessibility is when the needs of people with disabilities are specifically considered, and products, services, and facilities are built or modified so that they can be used by people of all abilities. If Y then the Detail Accessibility Feature will be required
New	Entry Level	Describes the level within the structure, SFR or a unit in a building, where the main entry to the dwelling is located
	Expiration Date	No Change
Removed	Full Baths	Detailed by Unit

New	Furnished	The dwelling being leased is furnished or Partially furnished
		Drop Down List
		Furnished
		Negotiable
		Partially
		Unfurnished
	Gated Community	Moved to Detail Security Features
New	Garage YN	
New	# Garage Spaces	Moved # of Garage Spaces from Detail Parking Features
Removed	Half Baths	Detailed by Unit
	High School	No Change
	Historic Area	Moved to Detail Lot Features
New	HOA Name	Association Name
New	HOA Phone	Association Phone
Removed	Intermediate Schools	Merged with Elementary Schools and Removed
Removed	Leasable Area	
	Legal Name of Subdivision	Renamed Legal Description
Removed	Legal Unit #	
	Listing Date	Listing Contract Date
New	Listing Service	Defines the type or level of service the listing member will be providing to the selling home owner
		Drop Down Options
		Full Service
		Limited Service
		Entry Only
	Listing Type	Renamed Listing Agreement
		Drop Down Options
		Exclusive Right to Sell
		Exclusive Agency
Removed		Exclusive Right to Sell Variable
Removed		Exclusive Agency Variable
Removed	Lot	
New	Lot Size Acres	
	Middle School	No Change
	Navigable to Ocean Y/N	Moved to Detail Waterfront Features as Navigable Water
	Negotiate Direct With Seller	Moved to new field Listing Service as Limited Service
New	New Construction YN	If Yes Estimated Date of Completion will be required
New	New Status	Cancelled
New	Number of Buildings	
New	Number of Units Total	
Removed	Other Required Fees	Moved to Association Fee 2
New	Owner Name	
New	Owner Phone	Moving information from Call Seller Direct if in a Phone format
New	Parking Total	
New	Property Sub Type	Drop Down Options
		Duplex
		Triplex
		Quadraplex
	Middle School	No Change

New	Occupant Type	Describes the type of occupancy
		Drop Down Options
		Owner
		Tenant
		Vacant
Removed	Other Required Fees	Moved to be included with Association2
New	Owner Name	
New	Owner Phone	Moving information from Call Seller Direct if in a Phone format
	Price	No Change
Removed	Range Marketing	
	Real Estate Parcel #	Parcel Number
Removed	Realtor.com Type	
Removed	Region	
	Remarks Private	Expanding to 500 Characters
	Remarks Public	Expanding to 1000 Characters
Removed	Selling Info	
New	Senior Community Y/N	Moving information from Detail Age Restricted Community
	Sold Date	Renamed to Closed Date
	Sold Price	Renamed to Closed Price
	Sold Financing	Renamed to Buyer Financing
		Removed-Wrap, Lease Back, Small Business Loan from List
		Drop Down Options
		Assumption
		Cash
		Conventional
		Exchange
		FHA
		Private
		Renovation Loan
		Seller Finance
		VA
		USDA
		Other
	Start Showing Date	No Change
	Status	No Change
New	Stories	# Stories for Unit/Dwelling
New	Stories Total	Total number of stories for building such as a condo building
	Subdivision	Subdivision
New	Tax Year	
New	Tax Annual Amount	
	Waterfront Y/N	No Change
New	Water Frontage Feet	Only if Waterfront YN is Yes
	Year Built	No Change
New	Zoning Description	Moved information from Detail Presently Zoned

**Prior To RESO Conversion Residential Income
Details New/Removed/No Change**

Type	Removed			
		Single Family Detached	Removed	
		Single Family Attached	Removed	
		Duplex	Property Sub Type	
		Triples	Property Sub Type	
		FourPlex	Property Sub Type	
		Patio Home	Removed	
		Townhouse	Removed	
		Zero Lot Line	Removed	
		Mob/Mfd Single w/Land	Removed	
		Mob/Mfd Double w/Land	Removed	
		Mob/Mfd Triple w/Land	Removed	
		Modular Housing	Removed	
		Garden Apartment	Removed	
		High Rise Apartment	Removed	
		Flats	Removed	
		Conventional Prp	Removed	
		Built as Used	Removed	
		Mobile Home Park	Removed	
		Motel	Removed	
		Bed & Breakfast	Removed	
		Loft	Removed	
		Multi Generational	Removed	
Number of Units	Detail removed and data moved to other Details			
		1 Unit	Number of Units Total	1
		2 Units	Number of Units Total	2
		3 Units	Number of Units Total	3
		4 Units	Number of Units Total	4
		5-10 Units	Removed	
		11-15 Unitx	Removed	
		16-20 Units	Removed	
		21-25 Units	Removed	
		26-49 Units	Removed	
		50-100 Units	Removed	
		Over 100 Units	Removed	
Number of Buildings	Detail removed and data moved to other Details			
		1 Building	Number of Buildings	1
		2 Buildings	Number of Buildings	2
		3 Buildings	Number of Buildings	3
		4 Buildings	Number of Buildings	4
Building Stories	Detail removed and data moved to other Details			
		1 Story	Stories Total	1
		2 Stories	Stories Total	2
		3 Stories	Stories Total	3
		4 Stories	Stories Total	4
		5 Stories	Stories Total	5
		6-10 Stories	Removed	
		11-20 Stories	Removed	
		21+ Stories	Removed	
		Split Level	Levels	Multi/Split
		Tri Level	Levels	Three or More
Stories	Moved to Main Field Stories			

Square Foot Source	Moved to Main Field Living Area Source			
		Measured	Living Area Source	
		Tax Roll	Living Area Source	Public Records
		Appraisal	Living Area Source	
		Plans	Living Area Source	
		Survey	Living Area Source	
Major Appliances	Renamed Appliances			
		Range Electric	Appliances	
		Range Gas	Appliances	
		Down-Draft Cook top	Removed appended to Remarks	
		Microwave	Appliances	
		Dishwasher	Appliances	
		Disposer	Appliances	
		Compactor	Appliances	
		Refrigerator	Appliances	
		Freezer-Stand Alone	Appliances	Freezer
		Ice Maker-Refrigerator	Appliances	Ice Maker
		Ice Maker Stand Alone	Appliances	Ice Maker
		Washer	Appliances	
		Dryer	Appliances	
		Washer/Dryer Connection	Laundry Features	Both Electric Dryer Hookup; Washer Hookup
		Central Vacuum	Appliances	
		EnergyStar Appliance	Green Features Select	Appliances
		Cooktop Gas	Appliances	
		Cooktop Electric	Appliances	
Additional Equipment	Detail removed data moved to other Details			
		Intercom	Security Features	Entry Phone/Intercom
		Smoke Detector	Security Features	
		Security System-Owned	Security Features	
		Security System-Leased	Security Features	
		Water Softener-Owned	Appliances	
		Water Softener-Leased	Appliances	
		Satellite System - Owned	Removed appended to Remarks	
		Satellite System-Lease	Removed appended to Remarks	
		Fire Sprinkler	Security Features	
		Wet Bar	Interior Features	
		Wine Chiller	Appliances	
		Laundry on Premises	Association Features	Laundry
		Laundry on Floor	Association Features	Laundry
		No Laundry Facility	Laundry Features	
		Butler Pantry	Interior Features	
		Trash Chute	Removed appended to Remarks	
Fireplace	Renamed Fireplace Features			
		1 Fireplace	to Fireplaces Total	
		2 or more Fireplaces	to Fireplaces Total	
		Brick Fireplace	to Fireplaces Total	
		Stone Fireplace	to Fireplaces Total	
		Tile Fireplace	to Fireplaces Total	
		Marble Fireplace	to Fireplaces Total	
		Mantle	Removed appended to Remarks	
		Fireplace-Living Rm	to Fireplaces Total	
		Fireplace-Family Room/Den/Gr	to Fireplaces Total	
		Fireplace-Bedroom	to Fireplaces Total	
		Fireplace-Heat Circulating	to Fireplaces Total	
		Electric Fireplace	Fireplace Features	
		Gas Fireplace	Fireplace Features	
		Wood Burning Fireplace	Fireplace Features	
		Free Standing Fireplace	Fireplace Features	
		EPA Rated Fireplace	to Fireplaces Total	
		2 Sided Fireplace	Fireplace Features	Double Sided

Interior Amenities	Renamed Interior Features		
		Walk-in-Closet(s)	Interior Features
		Built-in-Bookshelves	Interior Features
		Vaulted/Cathedral Ceiling	Interior Features
		Ceiling 8+ Ft.	Removed appended to Remarks
		Stained Glass Window(s)	Removed appended to Remarks
		Glass Block Window(s)	Removed appended to Remarks
		Bay/Bow Window(s)	Removed appended to Remarks
		Picture Window(s)	Removed appended to Remarks
		Greenhouse Window(s)	Removed appended to Remarks
		Skylight(s)	Interior Features
		Palladian Window(s)	Removed appended to Remarks
		Thermal Window(s)	Green Energy Efficient Lookups
		Tinted Window(s)	Removed appended to Remarks
		Window Treatment(s)	Removed appended to Remarks
		Sliding Glass Door(s)	Removed appended to Remarks
		French Door(s)	Removed appended to Remarks
		Atrium Door(s)	Removed appended to Remarks
		Elevator	Interior Features
		Wall-to-Wall Carpet	Flooring
		Tile Floors	Flooring
		Terrazzo Floors	Flooring
		Vinyl Floors	Flooring
		Laminate Floors	Flooring
		Wood Floors	Flooring
		Marble Floors	Flooring
		Ceramic Tile	Flooring
		Vinyl Plank Flooring	Flooring
		No Floor Cover	Flooring
		Floor Plugs	Removed
		Structured Wiring	Removed
		Prewired Audio	Removed
		Unfurnished	Furnished
		Furnished	Furnished
		Partially Furnished	Furnished
		Double Paned Windows	Green Energy Efficient Lookups
		EnergyStar Light Fixtures	Green Energy Efficient
		Insulated Doors	Green Energy Efficient
		Multi Paned Windows	Green Energy Efficient Lookups
		Storm Doors	Green Energy Efficient
		Triple Paned Windows	Green Energy Efficient Lookups
		Butler Pantry	Interior Features
		Split Bedroom	Interior Features
		Beach Access	Association Amenities
		Sauna	Association Amenities
		Tennis Courts	Association Amenities
		Playground	Association Amenities
		Game Room	Removed
		RV/Boat Parking	Association Amenities
		Central TV Antenna	Removed
Type of Heating	Renamed Heating		
		Central Heating	Heating
		Window/Wall Heating	Heating
		Space Heating	Heating
		Floor Furnace Heat	Heating
		Radiant Floor Tubing	Heating
		Baseboard	Heating
		Steam	Heating
		Other Heating	Heating
		No Heating	Heating
		Individual Heating	Heating
		Electric Source	Heating
		Common Heating	Heating
			Built In Features
			Vaulted Ceiling
			Windows
			Tile
			Vinyl
			Windows
			Lighting
			Doors
			Windows
			Doors
			Windows
			Other
			Other
			Other
			Other
			Other
			Other
			Separate Meters
			Varies by Unit

Type of Heating Continued	Renamed Heating		
		Oil Fuel	Heating
		Gas Fuel	Heating
		Solar Fuel	Electric
		Other Fuel	Heating
		Energy Star Heating	Green Energy Efficient Lookup
		Geo Thermal	Heating
			Photo Voltaics Third Party Owned
			HVAC
			Heat Pump
Type of Cooling	Renamed Cooling		
		Central Cooling	Cooling
		Window/Wall Cooling	Cooling
		Other Cooling	Cooling
		No Cooling	Cooling
		Individual Cooling	Cooling
		Electric Source	Cooling
		Other Fuel	Removed
		Common Cooling	Cooling
		Energy Star Cooling	Green Energy Efficient
			Varies By Unit
			Multi Units
			HVAC
Energy Features	Detail removed and data moved to other Details		
		Heat Pump-Air	Both Heating; Cooling
		Heat Pump-Water	Both Heating; Cooling
		Forced Air	Removed appended to Remarks
		Zoned System	Both Heating; Cooling
		Attic Fan	Cooling
		Exhaust Fans	Removed appended to Remarks
		Powered Ventilator	Removed appended to Remarks
		Wind Turbine Vent.	Removed appended to Remarks
		Ridge Vents	Removed appended to Remarks
		Energy Recovery Unit	Green Indoor Air Quality
		Ceiling Fan(s)	Removed appended to Remarks
		Awnings Cloth	Patio and Porch Features
		Awnings - Other	Patio and Porch Features
		R-11 Wall	Removed
		R-19 Wall	Removed
		R-23 Wall	Removed
		R-19 Ceiling	Removed
		R-30 Ceiling	Removed
		R-40 Ceiling	Removed
		DemandControl Limitr	Removed appended to Remarks
		Energy Star Windows	Green Energy Efficient
		Green Home Certified	Green Building Verification Type
		Rain Collectors	Green Water Conservation
		SetBack Thermostat	Interior Features
		Solar Rough-In	Removed appended to Remarks
		Solar Tubes	Removed appended to Remarks
		Energy Star Doors	Green Energy Efficient
		Other-See Documents	Removed
Smart Home Features	No Change		
		Bulbs	Smart Home Features
		Carbon Monoxide Detector	Security Features
		Dishwasher	Smart Home Features
		Entertainment	Removed
		Irrigation	Smart Home Features
		Lighting	Smart Home Features
		Locks	Smart Home Features
		Monitoring	Security Features
		Oven	Smart Home Features
		Programmable Thermostat	Smart Home Features
		Refrigerator	Smart Home Features
		Safe	Smart Home Features
		Security	Security Features
			Smart Lights(s)
			Smart Irrigation
			Security Service

Smart Home Features Continued	No Change			
		Shade Control	Smart Home Features	
		Smoke Detector	Security Features	
		Stove	Smart Home Features	
		Other	Removed	
Utilities	No Change			
		Water - Public	Water Source	
		Water - Private	Water Source	
		Water Well(drinking)	Water Source	
		Sewer - Public	Sewer	
		Sewer - Private	Sewer	
		Sewer - Septic System	Sewer	
		Gas - Bottled	Utilities	Natural Gas Available
		Gas - Piped	Utilities	Natural Gas Available
		Cable - Connected	Utilities	Cable Connected
		Cable - Available	Utilities	Cable Available
		DSL Available	Utilities	Other
		Underground Utilities	Utilities	Other
		Separate Irrigation Meter	Removed appended to Remarks	
		Emergency Generator	Electric	Generator (Whole Home)
		Separate Water Meter(s)	Electric	
		Separate Electric Meter(s)	Electric	
		Separate Gas Meter(s)	Electric	
		Common Water	Removed appended to Remarks	
		Common Sewer	Removed appended to Remarks	
		Common Electric	Removed appended to Remarks	
		Common Gas	Removed appended to Remarks	
		Common Heat & Air	Removed appended to Remarks	
		Common Hot Water	Removed appended to Remarks	
		Common Fuel Other	Removed appended to Remarks	
		Other Utilities	Utilities	
Water Heater	Detail removed and data moved to other Details			
		Electric Water Heater	Appliances	
		Gas Water Heater	Appliances	
		Solar Water Heater	Appliances	
		Solar w/Booster Water Heater	Appliances	Solar Hot Water
		No Water Heater	Removed appended to Remarks	
		Tankless Water Heater	Appliances	
Structure	Detail removed and data moved to other Details			
		Aluminum Frame	Construction Materials	
		Wood Frame	Construction Materials	Frame
		Steel Framing	Construction Materials	Frame
		Brick Norwegian	Construction Materials	Brick Veneer
		Brick (Other)	Construction Materials	Brick Veneer
		Concrete	Construction Material	Concrete
		Poured Masonry Walls	Construction Material	Concrete
		Pre-Fab	Removed appended to Remarks	
		Off Grade	Removed appended to Remarks	
		Open Foundation	Removed appended to Remarks	
		Raised	Removed appended to Remarks	
		Slab	Removed	
		Tilt-Up	Construction Material	Concrete
		Concrete Floor	Flooring	Concrete
		Wood Floor Constr	Flooring	Wood
		Builder	Removed appended to Remarks	
		Handicap Accessible	Accessibility Features	Enhanced Accessible
		ADA/Disable Call LA	Accessibility Features	Enhanced Accessible
		ADA/Disable See Docs	Accessibility Features	Enhanced Accessible

Exterior Wall	Renamed Construction Materials		
		Aluminum Siding	Construction Materials
		Brick	Construction Materials
		Partial Brick	Construction Materials
		Brick Veneer	Construction Materials
		Imitation Brick/Stone	Construction Materials
		Cementitious Siding	Construction Materials
		Coquina	Construction Materials
		Coquina Front	Construction Materials
		Stucco	Construction Materials
		Stucco Front	Construction Materials
		Metal Siding	Construction Materials
		Shingle-Composition	Construction Materials
		Vinyl Siding	Construction Materials
		Wood Siding	Construction Materials
		Wood Shake	Construction Materials
		Asbestos	Construction Materials
		Concrete	Construction Materials
		See Remarks	Construction Materials
			Other
Roof	No Change		
		Shingle	Roof
		Wood	Roof
		Slate	Roof
		Built-Up	Roof
		Composition	Roof
		Metal	Roof
		Tile	Roof
		Spanish Style Tile Roof	Roof
		N/A Under Other Unit	Roof
		Green/Living Roof	Roof
		Reflective Coating	Roof
			Other
Walls	Removed		
		Furred & Plaster	Removed
		Plaster Not Furred	Removed
		Dry Wall	Removed
		Panelled	Removed
Pool/Hot Tub	Renamed Pool		
		No Pool	Pool
		Pool - In Ground	Pool
			Pool
		Pool - Above Ground	Pool
		Community Club Pool	Pool
		Screened Pool	Pool
			Association Amenities
		Automatic Cleaner	Pool
			Association Amenities
		Heated Pool	Pool
		Heated Pool Electric	Pool
		Heated Pool-Gas	Pool
		Heated Pool-Solar	Pool
		Pool Cover	Pool
		Pool Security Fence	Pool
		Hot Tub / Spa	Spa Features
		Solar Heated Spa	Spa Features
			Pool Sweep
			Heated
			Electric Heat
			Gas Heat
			Solar Heat
			Other
			Private
			Heated
Parking Facilities	Renamed Parking Features		
		1 Car Space	Parking Features
		Oversize Garage/Storage	Removed appended to Remarks
		Golf Cart Storage	Parking Features
		Garage Door Opener	Parking Features
		Keypad Entry	Removed appended to Remarks
		Parking Garage	Parking Features
		Garage-Ground Level	Parking Features
			Assigned
			Golf Cart Garage
			Community Structure
			Garage

Parking Facilities Continued	Renamed Parking Features			
		On Street Parking	Parking Features	
		Garage-Under Bldg	Parking Features	Underground
		No Covered Parking	Parking Features	Other
		Attached Parking	Parking Features	Attached
		Detached Parking	Parking Features	
		RV / Boat Parking	Parking Features	RV/Access/Parking
		Covered Parking	Parking Features	
		Other Parking	Parking Features	
		Assigned Parking	Parking Features	
		Not Assigned Parking	Parking Features	
		Guest Parking	Parking Features	
		1 Addl Parking Space	Parking Features	Additional Parking
		2 + Addl Parking Space	Parking Features	Additional Parking
		Secured	Parking Features	
		Electric Car Hookup	Parking Features	
		No Guest Parking	Removed appended to Remarks	
		Asphalt Blacktop	Removed appended to Remarks	
		Concrete	Removed appended to Remarks	
		Gravel	Removed appended to Remarks	
		Security	Removed appended to Remarks	
		Valet	Removed appended to Remarks	
		<1 Space per Unit	Parking Features	Varies By Unit
		>1 Space per Unit	Parking Features	Varies By Unit
		1-10 Spaces	Parking Features	Parking Lot
		11-25 Spaces	Parking Features	Parking Lot
		26-50 Spaces	Parking Features	Parking Lot
		51-100 Spaces	Parking Features	Parking Lot
		Over 100 Spaces	Parking Features	Parking Lot
Unit Info	Detail removed and data moved to other Details			
		Total # Units	Main Field Number of Units Total	
		# Efficiency Units	Removed	Will be asked for details on each of these units based upon Number of Units Total
		# 1 Bedroom Units	Removed	
		# 2 Bedroom Units	Removed	
		# 3 Bedroom Units	Removed	
		# 4 Bedroom Units	Removed	
Mortgage Information	Removed			
		Down Payment	Removed	
		Monthly Pyment (Owner Fncd)	Removed	
		Interest Rate	Removed	
		Balloon Year	Removed	
		Balloon Amount	Removed	
		Amort Term (Years)	Removed	
Efficiency Rentals	Detail removed and data moved to other Details			
		Under \$100 P/Month	Removed	Will be asked for details on each of these units based upon Number of Units Total
		\$101-\$150 P/Month	Removed	
		\$151-\$200 P/Month	Removed	
		\$201-\$250 P/Month	Removed	
		\$251-\$300 P/Month	Removed	
		Over \$300 P/Month	Removed	

One Bdrm Rentals	Detail removed and data moved to other Details			
				Will be asked for details on each of these units based upon Number of Units Total
		Under \$100 P/Month	Removed	
		\$100 to \$150/Month	Removed	
		\$151 to \$200/Month	Removed	
		\$201 to \$250/Month	Removed	
		\$251 to \$300/Month	Removed	
		\$301 to \$350/Month	Removed	
		\$351 to \$400/Month	Removed	
		\$401 to \$450/Month	Removed	
		\$451 to \$500/Month	Removed	
		\$501 to \$600/Month	Removed	
		Over \$600/Month	Removed	
Two Bedroom Rentals	Detail removed and data moved to other Details			
				Will be asked for details on each of these units based upon Number of Units Total
		Under \$100/Month	Removed	
		\$100 to \$200/Month	Removed	
		\$201 to \$250/Month	Removed	
		\$251 to \$300/Month	Removed	
		\$301 to \$350/Month	Removed	
		\$351 to \$400/Month	Removed	
		\$401 to \$450/Month	Removed	
		\$451 to \$500/Month	Removed	
		\$501 to \$600/Month	Removed	
		\$601 to \$700/Month	Removed	
		\$701 to \$800/Month	Removed	
		\$801 to \$1000/Month	Removed	
		\$1001 to \$1500/Month	Removed	
		Over \$1500/Month	Removed	
Three Bedroom Rental	Detail removed and data moved to other Details			
				Will be asked for details on each of these units based upon Number of Units Total
		Under \$150/Month	Removed	
		\$150 to \$200/Month	Removed	
		\$201 to \$250/Month	Removed	
		\$251 to \$300/Month	Removed	
		\$301 to \$350/Month	Removed	
		\$351 to \$400/Month	Removed	
		\$401 to \$450/Month	Removed	
		\$451 to \$500/Month	Removed	
		\$501 to \$600/Month	Removed	
		\$601 to \$700/Month	Removed	
		\$701 to \$800/Month	Removed	
		\$801 to \$1000/Month	Removed	
		\$1001 to \$1500/Month	Removed	
		Over \$1500/Month	Removed	
		Over \$1500/Mth	Removed	
Present Rental Terms	Removed			
		Month to Month	Removed	
		6+ Month year	Removed	
		Trnsfr Clause Military	Removed	
		Trnsfr Clause Civil	Removed	

Rental Includes	Removed			
		Refrigerator	Removed	
		Range Over	Removed	
		Dishwasher	Removed	
		Disposal	Removed	
		Furniture	Removed	
		Carpeting	Removed	
		No inclusions	Removed	
		Washer Dryer	Removed	
Services Included in Rent	Detail removed and data moved to other Details			
		Electric	Owner Pays	
		Gas	Owner Pays	
		Water	Owner Pays	
		Hot Water	Owner Pays	
		Sewer	Owner Pays	
		Exterminator	Owner Pays	Pest Control
Waterfront Descript	Renamed Waterfront Features			
		Canal	Waterfront Features	
		Creek	Waterfront Features	
		Access to Ocean	Waterfront Features	Navigable Water
		Intracoastal	Waterfront Features	
		Lagoon	Waterfront Features	
		Lakefront	Waterfront Features	
		Marsh	Waterfront Features	
		Natural Spring	Removed appended to Remarks	
		Oceanfront	Waterfront Features	
		Pond	Waterfront Features	
		Riverfront	Waterfront Features	
		Man Made Lake/Pond	Waterfront Features	Pond
		Tidal	Removed appended to Remarks	
		2'-6' Dpth	Removed appended to Remarks	
		Ski-able	Removed appended to Remarks	
		6' + Dpth	Removed appended to Remarks	
		No Fixed Bridges	Waterfront Features	
		Min Bridge Height	Waterfront Features	
		Waterfront Footage	Main Field Water Front Tootage	
Lot Description	Renamed Lot Features			
		Regular Lot	Removed	
		Irregular Lot	Lot Features	
		Wooded	Lot Features	
		Ocean view	View	
		Riverview	View	
		Other Water View	View	Water
		Golf Course View	View	
		Conservation Preserve	View	Protected Preserve
		Water Access	Removed appended to Remarks	
		Curb & Gutter	Removed	
		Sidewalks	Removed	
		Flood Insurance Required	Removed appended to Remarks	
		Landlocked	Removed	
		Easement	Removed	
		Mostly Pines	Removed	
		Cleared/Field	Lot Features	Cleared
		Marsh/Swamp	Lot Features	Wetlands
		Level	Removed	
		Sloping	Removed	
		Terraced	Removed	
		Hilly	Removed	
		Rolling/Sloped	Removed	
		High & Dry	Removed	
		Groves/Orchards	Current Use	
		Marketable Timber	Current Use	Timber

Lot Description Continued	Renamed Lot Features			
		Planted Crops	Lot Features	Agricultural
		Natural Drainage	Removed	
		Compact Soil	Removed	
		Muck to Grade	Removed	
		Filled	Removed	
		Deeded Beach/WaterAccess	Waterfront Features	Deeded Beach Access
		Land Use Code	Removed	
Lot Location	Renamed Lot Features			
		On Golf Course	Lot Features	
		Golf Course Community	Removed appended to Remarks	
		Airplane Community	Lot Features	Airport Community
		Corner Lot	Lot Features	
		Cul-de-sac	Lot Features	
		Dead End Street	Lot Features	
		Downtown	Removed appended to Remarks	
		Urban/City	Removed appended to Remarks	
		Suburban	Removed appended to Remarks	
		Rural	Removed appended to Remarks	
Restrictions	Removed			
		No Pets	Removed	
		Pets-No Dogs	Removed	
		Pets-No Cats	Removed	
		Pets-Limited	Removed	
		Pet Fee No Regund	Removed	
		Pet Fee Regundable	Removed	
		Age Restricted Comm	Mainfield Senior Community	
		Number of Occupants	Removed	
		Approval Required	Removed	
		Smoking Prohibited	Removed	
		Number of Families	Removed	
		Pet Rent	Removed	
New Buyer Expenses	Detail removed and data moved to other Details			
		Advertising	Removed	
		Cable TV	Owner Pays	
		Elevator Service	Removed	
		Exterminator	Owner Pays	Pest Control
		Garbage/Trash	Owner Pays	Trash Collection
		Insurance	Owner Pays	
		Janitorial Service	Owner Pays	
		Land Lease	Removed	
		Lawn Maintenance	Owner Pays	Grouds Care
		Licenses/Permits	Owner Pays	Other
		Payroll	Removed	
		Personal Prop Tax	Owner Pays	Taxes
		Pool Service	Owner Pays	Pool Maintenance
		Property Management	Owner Pays	Management
		Real Estate Tax	Owner Pays	Other Tax
		Repairs & Mntenance	Owner Pays	Extrior Maintenance
		Resident Management	Owner Pays	Management
		Security	Owner Pays	
		Supplies	Removed	
		Telephone	Owner Pays	
Present Tenant Expenses	Removed			
		All Electric	Removed	
		Gas/Oil	Removed	
		Water	Removed	
		Sewer	Removed	
		Key Deposit	Removed	
		Security Deposit	Removed	

Present Common Exp	Removed			
		Electric	Removed	
		Gas/oil	Removed	
		Water	Removed	
		Sewer	Removed	
Road Surface	Renamed Road Surface Type			
		Asphalt Road	Road Surface Type	
		Concrete Road	Road Surface Type	
		Dirt Road	Road Surface Type	
		Gravel Road	Road Surface Type	
		Rough Graded	Road Surface Type	Other
		No Access	Road Surface Type	
Road Frontage	No Change			
		Interstate/Expresway	Road Frontage	Interstate
		U.S.Highway	Road Frontage	Highway
		State Road	Road Frontage	
		County Road	Road Frontage	
		City Street	Road Frontage	
		Bus. District Street	Removed	
		Private Road	Road Frontage	
		Alley	Road Frontage	
		Dedicated	Removed	
		2 Lane Road	Removed	
		3 Lane Road	Removed	
		4 + Lane Road	Removed	
Annual Fees & Income	Renamed Income & Expenses			
		Occupancy Rate	Removed	
		Annual Mgmt Fee	Removed	
		Annual Property Tax	Removed	
		Annual Utilities	Removed	
		Annual Insurance	Removed	
		Annual Misc Income	Removed	
		Annual Operating Expense	Income & Expenses	Operating Expense
		Annual Lease Payment	Removed	
		Accounting	Removed	
		Gross Pot Annual Rent	Income & Expenses	Gross Scheduled Incom
		Exist Rental Income	Income & Expenses	Gross Income
Possible Financing	Renamed Listing Terms			
		Cash	Listing Terms	
		Conventional	Listing Terms	
		FHA	Listing Terms	
		VA	Listing Terms	
		Seller May Pay Closing	Removed appended to Remarks	
		Owner Financing	Listing Terms	Owner May Carry
		Private Financing Available	Listing Terms	
		WRAP Around	Removed appended to Remarks	
		Government Program	Removed appended to Remarks	
		Installment Sale	Removed appended to Remarks	
		Lease Option	Listing Terms	
		Lease Purchase	Listing Terms	
		Lease Back	Listing Terms	
		Exchange/Trade	Removed appended to Remarks	
		1031 Exchange	Removed appended to Remarks	
		Auction	Special Listing Conditions	
		USDA/RURALHSNGSVC	Listing Terms	
		Renovation Loan	Removed appended to Remarks	
		Assumable	Listing Terms	
		Vendee Financing	Listing Terms	VA

Documents on File	Removed			
		Survey on File	Removed	
		Appraisal on File	Removed	
		Photos on File	Removed	
		Drawings on File	Removed	
			Removed	
			Removed	
		Video on File	Removed	
		Bldg Permits on File	Removed	
		Septic Permt on File	Removed	
		Plat Map on File	Removed	
		Topo Map on File	Removed	
		Deed on File	Removed	
		Traffic Cnt on File	Removed	
		Demographics on File	Removed	
		Crop Yields on File	Removed	
		Envir Study on File	Removed	
		Copy of Lse on File	Removed	
		Contracts on File	Removed	
		Inv List on File	Removed	
		Equip List on File	Removed	
		Inv Analysis on File	Removed	
		Op Stmt on File	Removed	
		Tax Returns on File	Removed	
		APOD on File	Removed	
		Detailed Present	Removed	
OwnerApprPublicMktg	Removed			
		Short Sale	Removed	
		Pre-Foreclosure	Removed	
		Foreclosed	Removed	
Property Owner	Detail removed and data moved to other Details			
		Seller Owned	Special Listing Conditions	Standard
		Corporate RELO Owned	Special Listing Conditions	Corporate Owned
		Trust Owned	Special Listing Conditions	Probate
		REO	Special Listing Conditions	Real Estate Owned
		HUD Owned	Special Listing Conditions	In Foreclosure
		VA Owned	Special Listing Conditions	In Foreclosure
Title Status	Renamed Special Listing Conditions			
		Short Sale/3rd Party	Special Listing Conditions	
		Pre-Foreclosure	Special Listing Conditions	In Foreclosure
		Equitable Interest	Special Listing Conditions	
		Owner License RE Agt	Special Listing Conditions	
		Foreclosed	Special Listing Conditions	
		N/A	Special Listing Conditions	See Remarks
		At Closing	Possession	Negotiable
		Negotiable	Possession	
		3 Days After Closing	Possession	Negotiable
		Immediate	Possession	Negotiable
		Rent/Lease Until Close	Possession	Other
		Tenant Occupied-No Lease	Possession	Subject to Tenant Rights
		Tenant Occupied-Lease	Possession	Subject to Tenant Rights
		Tenant Occupied-Subject To Lease	Possession	Subject to Tenant Rights
		Specific Date - CLO	Possession	Negotiable
		Other	Possession	
		Days After Closing	Possession	Negotiable

Safety	Showing Considerations			
		Remote/limited visibility from road	Showing Considerations	Limited Visibility from road
		Exterior/Motion Lights	Showing Considerations	Minimal Exterior Lights
		No heat	Showing Considerations	
		Vacant	Removed	
		No interior lighting	Showing Considerations	Minimal Interior Lights
		Minimal/inconsistent cell service	Showing Considerations	Inconsistent Cell Service
		Electricity not on	Showing Considerations	
Showing Instructions	Renamed Showing Requirements			
		Special Instructions	Showing Requirements	See Remarks
		Appointment	Showing Requirements	
		Security	Showing Requirements	
		Gated	Showing Requirements	Gated-Private Community
		Pets	Showing Requirements	
		Advance Notice	Showing Requirements	24 Hour Notice
		Vacant	Occupant Type	
		Vacant -Lockbox	Showing Requirements	Change
		Occupied	Showing Requirements	Occupied Owner/Tenant
		Occupied - Lockbox	Showing Requirements	Both Occupied Owner/Tenant; Lockbox
		Tenant Occupied Lockbox	Showing Requirements	Both Occupied Owner/Tenant; Lockbox
		Tenant Occupied	Showing Requirements	Both Occupied Owner/Tenant; Lockbox
		Non-NEFAR Lockbox	Showing Requirements	Lockbox
		Hud Key	Showing Requirements	Combination Lock Box
		Restricted Hours	Showing Requirements	
		Key in List Office	Showing Requirements	
		Listing Agent Must Accompany	Showing Requirements	
		No Sign on Property	Showing Requirements	No Sign
		Phone Number	Showing Requirements	
		Call Listing Agent	Showing Requirements	
		Call Seller Direct	Showing Requirements	
		Call Listing Office	Showing Requirements	
		See Private Remarks	Showing Requirements	
		Back-Ups Accepted	Removed	
		See Showing Assist	Showing Requirements	See Showing Service
		Video Surveillance	Showing Requirements	
		24 hour notice	Showing Requirements	