



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 Residential Lease 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 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. **“Availability Date” should be checked on Residential Lease Saved Searches.**
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 Lease 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 Lease Sub-Types

Pre RESO Conversion Type of Dwelling	Change If Applicable	Post RESO Conversion Property Sub-Types	Description
Single Family-Detached	Single Family & Property Attached=N	Single Family	
Single Family Attached	Single Family & Property Attached=Y	Condominium	
Condominium	No Change	Townhouse	New
Mobile/Manufactured Single w/Land	Mobile or Manufactured based on Year Built & Body Type	Manufactured	
Mobile/Manufactured Double w/Land	Mobile or Manufactured based on Year Built & Body Type	Mobile	
Mobile/Manufactured Triple w/Land	Mobile or Manufactured based on Year Built & Body Type	Ranch	New
Efficiency	Apartment	Farm	New
Aparment Complex	Apartment	Boat Slip	New
Garage Apartment	Apartment	RV Community	New
		Time Share	New
		Stock Cooperative	New
		CondoTel	New

Residential Lease Statuses

Pre RESO Conversion	Change If Applicable	Post RESO Conversion	Description
Active		Active	
Contingent	Moved to Active Under Contract	Active Under Contract	Formerly Contingent & First Right of Refusal
First Right of Refusal	Contract	Pending	
Pending		Withdrawn	
Withdrawn		Cancelled	New - one of the parties cancelled contract
Expired		Expired	
Coming Soon		Coming Soon	
Sold	Renamed Closed	Closed	Formerly Sold

Residential Lease Main Fields
New/Removed/Changed/No Change

Comme	Pre RESO	Post RESO Conversion Action
Removed	Agency Disclosure	
	Approx Heated SqFt	Renamed Living Area
	Area	MLS Area Major
	Assoc Appl Fee	Moved to Deposits & Fees
	Association Fee Y/N	No Change
	Association Fee	No Change
	Association Fee Frequency	Drop Down Options
		Annual
	New	Semi Annual
		Quarterly
		Monthly
	New	Voluntary
New	Association Fee 2	
New	Association 2 Frequency	
New	Association Name	Moved from Detail HOA Name
New	Association Phone	Moved from Detail HOA Phone
	Bedrooms	No Change
New	Building Area Total	
	Call Seller Directly	Moved to Owner Phone Number
New	Carport YN	
New	# Carport Spaces	Moved # of Garage Spaces from Detail Parking Features. Only Available if Carport YN=Y
Removed	Category	
	Country	No Change
New	Comp Single Agent	Renamed to Buyer Brokerage Compensation
New	Comp %/\$	Renamed to Buyer Brokerage Compensation Type
New	Comp to Non-Rep	Renamed to Non-Representative Compensation
New	Comp %/\$	Renamed to Non-Representative Compensation Type
New	Comp Trans Broker	Renamed Transaction Broker Compensation (formerly Referral Fee)
New	Comp %/\$	Renamed to Transaction Broker Compensation Type
New	Comp Sale YN	
	Date Available	Availability Date
Removed	Det Heat SQFT	
	Directions	No Change
New	Direction Faces	The direction the Front of the Dwelling Faces
		Drop Down Options
		E
		N
		NE
		NW
		S
		SE
		SW
		W
	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	What level is the front entry
	Expiration Date	No Change
	Full Baths	No Change

New	Furnished	The dwelling being leased is furnished or Partially furnished
		Drop Down Options
		Furnished
		Negotiable
		Partially
		Unfurnished
New	Garage YN	
New	# Garage Spaces	Moved # of Garage Spaces from Detail Parking Features. Only Available if Garage YN=Y
	Gated Community	Moved to Detail Security Features
	Half Baths	No Change
	High School	No Change
Removed	Intermediate Schools	Merged into Elementary Schools
New	Lease Term	Converted from Minimum Rental Term
		Drop Down Options
		Weekly
		Month to Month
		3 Monts
		6 Months
		7 Months
		12 Months
		24 Months
		Negotiable
		Short Term Lease
		Other
	Legal Name of Subdivision	Renamed Legal Description
	Listing Date	Renamed 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
New	Living Area Source	Drop Down Options
		Appraiser
		Assessor
		Builder
		Estimated
		Other (AreaSource)
		Owner
		Plans
		Public Records
		See Remarks
		Measured
New	Lot Size Acres	
New	Lot Size Dimensions	
	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	Owner Name	
New	Owner Phone	
New	Occupant Type	Drop Down Options
		Owner
		Tenant
		Vacant
Removed	Payment Freq	
	Price	No Change

	Property Attached Y/N	No Change
	Private Remarks	Increased by 500 Characters
	Public Remarks	Increased by 1000 Characters
Removed	Realtor.COM Type	
	Real Estate Parcel #	Parcel Number
	Ref Fee %/\$	Renamed to Transaction Broker Compensation Type
	Referral Fee	Renamed to Transaction Broker Compensation
Removed	Region	
	Rental Application URL	No Change
	Rental Service	No Change
New	Senior Community Y/N	Moving information from Detail Age Restricted Community
Removed	Short Term Rental Y/N	Converted to Short Term Rental under Lease Term
	Start Showing Date	No Change
	Status	No Change
	Stories	
	Stories Total	
	Subdivision	No Change
Removed	Supra Lockbox #	
New	Unit Type	Converted from Unit Location. Only if Condo is selected
		<u>Drop Down Options</u>
		End Unit
		Exterior Unit
		Interior Unit
		Loft
		Penthouse
		Studio
	Waterfront Y/N	No Change
New	Waterfront Feet	Only available if Waterfront YN=Y
	Year Built	No Change

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

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
Additional Equipment	Detail removed and 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	
		Trash Chute	Removed appended to Remarks	
Interior Amenities	Renamed Interior Features			
		Walk-in-Closet(s)	Interior Features	
		Built-in-Bookshelves	Interior Features	Built In Features
		Vaulted/Cathedral Ceiling	Interior Features	Vaulted Ceiling
		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	Windows
		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	Tile
		Vinyl Plank Flooring	Flooring	Vinyl
		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	Windows
		EnergyStar Light Fixtures	Green Energy Efficient	Lighting
		Insulated Doors	Green Energy Efficient	Doors
		Multi Paned Windows	Green Energy Efficient Lookups	Windows
		Storm Doors	Green Energy Efficient	Doors
		Triple Paned Windows	Green Energy Efficient Lookups	Windows
		Butler Pantry	Interior Features	

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
Bath	Detail removed and data moved to other Details			
		Owner Bath Shower No Tub	Interior Features	
		Owner Bath Tub W/Shower	Interior Features	
		Owner BathTub Separate Shower	Interior Features	
		Owner Bath W/Whirlpool	Removed appended to Remarks	
		Garden Bath	Removed appended to Remarks	
		Outside Shower	Exterior Features	
		Low Flow Showerhead	Green Water Conservation	Low-Flow Fixtures
		Low Flow Toilet	Green Water Conservation	Low-Flow Fixtures
Condo/Assoc Fees Inc	Detail removed and data moved to other Details			
		Common Area/Exterior Insurance	Association Amenities	Insurance
		Management	Association Amenities	Full Time Management
		Security	Association Amenities	
		Trash Collection	Association Amenities	
		Common Area/Pool Maintenance	Association Amenities	Maintenance Grounds
		Clubhouse Maintenance	Association Amenities	Maintenance Grounds
		Common Area/Club Util	Removed	
		Water & Sewer all Units	Association Amenities	Both Water; Sewer
		Pest Control	Association Amenities	
		Boat Dock Maint	Association Amenities	Boat Dock
		Dredging	Association Amenities	Maintenance Grounds
		Tennis Court Maintenance	Association Amenities	Tennis Courts
		Tennis Court Util	Association Amenities	Tennis Courts
		Street Parking Maintenance	Parking Features	On Street Parking
Common/ClubAmenities	Renamed Association Amenities			
		Age Restricted Community	Main Field Senior Community Y/N	
		Club Facilities	Association Amenities	Recreation Facilities
		Clubhouse	Association Amenities	
		Sauna	Association Amenities	
		Tennis Court(s)	Association Amenities	
		Basketball Court(s)	Association Amenities	
		Soccer Field(s)	Removed Appended to Remarks	
		Baseball Field(s)	Removed Appended to Remarks	
		Football Field(s)	Removed Appended to Remarks	
		Playground	Association Amenities	
		Golf Course	Association Amenities	
		Dock/Pier	Association Amenities	Boat Dock
		Boat Slip Common	Association Amenities	Boat Slip
		Boat Slip Conveys	Exterior Features	Boat Slip
		Boat Ramp	Association Amenities	Boat Launch
		Boathouse	Association Amenities	RV/Boat Storage
		Exercise Room	Association Amenities	Fitness Center
		Game Room	Removed	
		Handicap Accessible	Accessibility Features	Accessible Common Area
		RV/Boat Parking	Association Amenities	RV/Boat Storage
		Airplane Hanger	Other Structures	
		Runway	Association Amenities	
		Horse Stall(s)	Association Amenities	Stables
		Bike Path	Removed appended to Remarks	
		Walking/Jogging Path	Association Amenities	
		Nature Trails	Removed appended to Remarks	
		Sprinkler System	Removed	
		Security	Association Amenities	
		Pest Control	Association Amenities	
		Garbage Pick-up	Association Amenities	
		Community Garbage	Association Amenities	
		Vehicle Wash Area	Association Amenities	Car Wash Area
		Yard/Lawn Maintenance	Association Amenities	
		Media Room	Room Type Tab	
		Waterfront Complex	Waterfront Features	Waterfront Community
		Beach Access	Association Amenities	

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
Type of Cooling	Renamed Cooling			
		Central Cooling	Cooling	
		Window/Wall Cooling	Cooling	
		Other Cooling	Cooling	
		No Cooling	Cooling	
		Individual Cooling	Moved to Residential Income	
		Electric Source	Cooling	
		Other Fuel	Removed	
		Common Cooling	Moved to Residential Income	
		Energy Star Cooling	Green Energy Efficient	HVAC
Condo Management	Detail removed and data moved to other Details			
		Live in Management	Association Amenities	
		Part Time Management	Association Amenities	
		Off Site Management	Association Amenities	
		On-Site Management	Association Amenities	
		Bonded Officers	Removed	
		Full Time Management	Association Amenities	
Condo Restrictions	Detail removed and data moved to other Details			
		Pet Restrictions	Appears only if Condo Selected	
		Governed Covenants/Restrictions	Removed appended to Remarks	
		See Condo Docs	Removed appended to Remarks	
		Approval of Sale	Special Listing Conditions	Third Party Approval
		Approval of Tenant	Special Listing Conditions	Third Party Approval
		Age Restricted Community	Main Field Senior Community Y/N	
Condo Security	Renamed Security Features			
		Full Time Security	Security Features	24 Hour Security
		Part Time Security	Security Features	Security Service
		Live in Security	Security Features	24 Hour Security
		Security Gate	Security Features	Gated Community
		Secured Exterior Door	Security Features	Secured Lobby
		Intercom W/Phone Activated Door	Safety Features	Entry Phone/Intercom
Dining	Detail removed and data moved to other Details			
		Separate Dining Room	Room Tab	
		Dining 'L'	Removed appended to Remarks	
		Living/Dining Combo	Removed appended to Remarks	
		Kitchen/Family Combo	Removed appended to Remarks	
		Breakfast Room	Room Tab	
		Eating Space-Kitchen	Interior Features	Eat in Kitchen
Misc Exterior	Renamed Exterior Features			
		HOA Name	Main Field Association Name	
		HOA Phone	Main Field Association Phone	
		Porch - Front	Patio and Porch Features	
		Porch - Wrap Around	Patio and Porch Features	
		Porch - Open	Patio and Porch Features	
		Porch - Screen	Patio and Porch Features	Both Porch; Screened
		Patio - Open	Patio and Porch Features	Patio
		Patio - Covered	Patio and Porch Features	Patio
		Patio - Screened	Patio and Porch Features	Both Patio; Screened
		Patio - Glassed	Patio and Porch Features	Both Patio, Glass Enclosed
		Deck - Wood	Patio and Porch Features	Deck
		Deck-Wood-Screened	Patio and Porch Features	Both Deck; Screened
		Lanai	Patio and Porch Features	Patio
		Lanai - Screened	Patio and Porch Features	Both Pation; Screened
		Gazebo	Other Structures	
		Barbecue Pit	Removed appended to Remarks	
		Summer Kitchen	Other Structures	
		Detached Shed	Other Structures	
		Green House	Other Structures	
		Garden	Removed appended to Remarks	
		Yard Well & Pump	Removed appended to Remarks	
		Sprinkler System	Lot Features	Both Sprinklers Front; Sprinklers Back
		Laundry-Garage/Carport	Laundry Features	Either In Garage; In Carport
		Outside Lighting	Safety Features	Lighting

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
CONTINUED Misc Exterior	Renamed Exterior Features			
		Motion Lighting	Safety Features	Lighting
		Tennis Court(s)	Exterior Features	
		Dock/Pier	Exterior Features	
		Boat Ramp	Exterior Features	Boat Ramp-Private
		Boathouse	Other Structures	
		Boatlift	Exterior Features	
		Bulkhead	Removed appended to Remarks	
		USPS Cluster Mailbox	Removed appended to Remarks	
		Home Service-Warranty	Removed appended to Remarks	
		Builder Warranty	Removed appended to Remarks	
		Covenants/Restrictions	Removed appended to Remarks	
		Mandatory Fees	Removed appended to Remarks	
		Equipment Shed	Other Structures	Shed
		Confinement Building	Other Structures	Barn
		Horse Stall/Stable	Other Structures	Stables
		Barn(s)	Other Structures	Barn
		Silos/Grain Storage	Other Structures	Grain Storage
		Feed Lot	Removed appended to Remarks	
		Other Building(s)	Removed appended to Remarks	
		Hurricane Shutters	Exterior Features	Storm Shutters
Energy Features	Detail removed and data moved to other Details			
		Heat Pump-Air	Both Heating; Cooling	Heat Pump
		Heat Pump-Water	Both Heating; Cooling	Heat Pump
		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	Ventilation
		Ceiling Fan(s)	Removed appended to Remarks	
		Awnings Cloth	Patio and Porch Features	Awning(s)
		Awnings - Other	Patio and Porch Features	Awning(s)
		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	Windows
		Green Home Certified	Green Building Verification Type	Other
		Rain Collectors	Green Water Conservation	Green Infrastructure
		SetBack Thermostat	Interior Features	Smart Thermostat
		Solar Rough-In	Removed appended to Remarks	
		Solar Tubes	Removed appended to Remarks	
		Energy Star Doors	Green Energy Efficient	Doors
		Other-See Documents	Removed	
Exterior Wall	Renamed Construction Materials			
		Aluminum Siding	Construction Materials	
		Brick	Construction Materials	Brick Veneer
		Partial Brick	Construction Materials	Brick Veneer
		Brick Veneer	Construction Materials	
		Imitation Brick/Stone	Construction Materials	Other
		Cementitious Siding	Construction Materials	Fiber Cement
		Coquina	Construction Materials	Shell Dash
		Coquina Front	Construction Materials	Shell Dash
		Stucco	Construction Materials	
		Stucco Front	Construction Materials	Stucco
		Metal Siding	Construction Materials	Other
		Shingle-Composition	Construction Materials	Other
		Vinyl Siding	Construction Materials	

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
CONTINUED Exterior Wall	Renamed Construction Materials			
		Wood Siding	Construction Materials	
		Wood Shake	Construction Materials	Other
		Asbestos	Construction Materials	Other
		Concrete	Construction Materials	
		Block	Construction Materials	
		See Remarks	Construction Materials	Other
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
		Block	Construction Materials	
		Poured Masonry Walls	Construction Material	Concrete
		Pre-Fab	Removed appended to Remarks	
		Pre-Cast	Construction Material	Concrete
		Off Grade	Removed appended to Remarks	
		Open Foundation	Removed appended to Remarks	
		Raised	Removed appended to Remarks	
		Mobile Home Double w/Land	Body Type	Double Wide
		Mobile Home Triple w/Land	Body Type	Triple Wide
		Mobile/Manuf Home Single w/Land	Body Type	Single Wide
		Slab	Removed	
		Modular	Removed appended to Remarks	
		Tilt-Up	Construction Material	Concrete
		Concrete Floor	Flooring	Concrete
		Wood Floor Constr	Flooring	Wood
		Elevator to Unit Floor	Interior Amenities	Elevators
		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
Fencing	No Change			
		Fenced Rear	Fencing	
		Fenced Front & Rear	Fencing	Fenced Full
		Fenced Partial	Removed appended to Remarks	
		Fenced Cross	Fencing	Cross Fenced
		Wood Fencing	Fencing	
		Chain Link	Fencing	
		Vinyl Coated	Fencing	
		PVC/Poly Fencing	Fencing	Vinyl
		Wrought Iron	Removed appended to Remarks	Vinyl
		Aluminum Fencing	Removed appended to Remarks	
		Barb Wire	Fencing	Wire Fenced
		Woven Wire	Fencing	Wire Fenced
		Electric Gates	Security Features	Gated
		3 - 6' Fence	Fencing	Other
		6.1 - 10' Fence	Fencing	Other
		Over 10' Fence	Fencing	Other
		Driveway Gate	Security Features	Gated
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	

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
CONTINUED Fireplace	Renamed Fireplace Features			
		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
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 Footage	
Parking Facilities	Renamed Parking Features			
		1 Car Space	Parking Features	Assigned
		Attached Garage	Parking Features	Both Attached; Garage
		2 Car Space	Parking Features	Additional Parking
		Detached Garage	Parking Features	Garage
		# Garage Spaces	a Main Field # Garage Spaces	
		3+ Car Space	Parking Features	Additional Parking
		Side Entry Garage	Removed appended to Remarks	
		Courtyard Entry Garage	Removed appended to Remarks	
		Oversize Garage/Storage	Removed appended to Remarks	
		Golf Cart Storage	Removed appended to Remarks	
		Garage Door Opener	Parking Features	
		Keypad Entry	Removed appended to Remarks	
		# Carport Spaces	Main Field # Carport Spaces	
		Parking Garage	Parking Features	Community Structure
		Garage-Ground Level	Parking Features	Garage
		On Street Parking	Parking Features	
		Garage-Under Bldg	Parking Features	Underground
		No Covered Parking	Parking Features	Other
		Attached Parking	Parking Features	Attached
		Circular Drive	Parking Features	
		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	

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
Type of Heating	Renamed Heating			
		Central Heating	Heating	
		Window/Wall Heating	Heating	Other
		Space Heating	Heating	Other
		Floor Furnace Heat	Heating	Other
		Radiant Floor Tubing	Heating	Other
CONTINUED Type of Heating	Renamed Heating			
		Baseboard	Heating	Other
		Steam	Heating	Other
		Other Heating	Heating	
		No Heating	Heating	
		Individual Heating	Moved to Residential Income	
		Electric Source	Heating	
		Common Heating	Moved to Residential Income	
		Oil Fuel	Heating	Other
		Gas Fuel	Heating	
		Solar Fuel	Electric	Photo Voltaics Third Party Owned
		Other Fuel	Heating	
		Energy Star Heating	Green Energy Efficient Lookup	HVAC
		Geo Thermal	Heating	Heat Pump
Kitchen	Detail removed and data moved to other Details			
		Breakfast Bar	Interior Features	
		Cooking Island	Interior Features	Kitchen Island
		Food Prep Island	Interior Features	Kitchen Island
		Pantry - Closet	Interior Features	Pantry
		Pantry - Walk in	Interior Features	Pantry
		Solid Surface Countertops	Removed appended to Remarks	
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
		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
		N/A	Lot Features	Other

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
Bedrooms	Detail removed and data moved to other Details			
		Split Bedrooms	Interior Features	
		1 Bedroom - Guest Suite	Interior Features	In-Law Floorplan
		Guest House	Other Structure	
		Efficiency	Unit Type	
		Apartment	Unit Type	
		Master Bedroom-First Floor	Interior Features	Primary Downstairs
Major Appliances	Renamed Appliances			
		Range Electric	Appliances	
		Range Gas	Appliances	
		Self Cleaning Oven	Removed appended to Remarks	
		Down-Draft Cook top	Removed appended to Remarks	
		Icemaker	Appliances	
		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	
New Construction	Renamed Property Condition.			
		Under Construction	Property Condition	
		To Be Constructed	Property Condition	To Be Built
		Model Home Not For Sale	Removed appended to Remarks	
		Model Home For Sale	Removed appended to Remarks	
		Builder Inventory	Main Field New Construction YN	
		Build To Suit	Removed appended to Remarks	
OwnerApprPublicMktg	Removed			
		Short Sale	Removed	
		Pre-Foreclosure	Removed	
		Foreclosed	Removed	
Additional Rooms	Detail removed and data moved to other Details			
		Entry Hall / Foyer	to Entrance Foyer and moved to Room Type	
		Separate Living Room	to Living Room and moved to Room Type	
		Florida Room	Room Type	
		Family Room	Room Type	
		Great Room	m under Room Type	
		Library/Office	to Office and moved to Room Type	
		Bonus Room/Game Room	to Bonus Room and moved to Room Type	
		Home Theater	to Media Room and moved to Room Type	
		Loft	Room Type	
		Atrium	Removed appended to Remarks	
		Laundry/Utility (inside)	to Utility and Laundry moved to Room Type	
		Storage Room	Removed appended to Remarks	
		Balcony	Exterior Features	
		Screened Balcony	Exterior Features	Balcony
		Glassed Balcony	Exterior Features	Balcony
		Glass Room	Removed appended to Remarks	
		Work Shop	Other Structures	
		Sauna	Removed appended to Remarks	
		Wine Cellar	Interior Features	
		Master Bedroom - First Floor	Interior Features	Primary Bedroom Downstairs
		Screened Porch	Patio and Porches	Both Porch; Screened
		2nd Story-Bonus Room Only	Room Type Tab	

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
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
Pool/Hot Tub	Renamed Pool			
		No Pool	Pool	None
		Salt Water	Pool	
		Pool - In Ground	Pool	
		Private	Pool	
		Pool - Above Ground	Pool	
		Community Club Pool	Pool	
		Screened Pool	Pool	
		Community Hot Tub	Association Amenities	
		Automatic Cleaner	Pool	Pool Sweep
		Community Childrens Pool	Association Amenities	
		Heated Pool	Pool	Heated
		Heated Pool Electric	Pool	Electric Heat
		Heated Pool-Gas	Pool	Gas Heat
		Heated Pool-Solar	Pool	Solar Heat
		Pool Cover	Pool	
		Pool Security Fence	Pool	Other
		Hot Tub / Spa	Spa Features	Private
		Solar Heated Spa	Spa Features	Heated
		Other	Spa Features	See Remarks
Documents on File	Removed			
		Survey on File	Removed	
		Appraisal on File	Removed	
		Photos on File	Removed	
		Drawings on File	Removed	
		Floor Plans on File	Removed	
		Virtual Tour	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	
Occupancy	Renamed Possession			
		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
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	

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
Continued Possible Financing	Renamed 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
Approx Parcel Size	Keeping as Custom-Not on Add/Edit-SEARCH ONLY			
		Less than .25 Acre	s Custom-Not on Add/Edit	
		.25 to .5 Acre	s Custom-Not on Add/Edit	
		.51 to 1 Acre	s Custom-Not on Add/Edit	
		1.1 to 2.5 Acres	s Custom-Not on Add/Edit	
		2.6 to 5 Acres	s Custom-Not on Add/Edit	
		5.1 to 10 Acres	s Custom-Not on Add/Edit	
		10.1 to 25 Acres	s Custom-Not on Add/Edit	
		25.1 to 50 Acres	s Custom-Not on Add/Edit	
		50.1 to 100 Acres	s Custom-Not on Add/Edit	
		100.1 to 200 Acres	s Custom-Not on Add/Edit	
		200.1 to 400 Acres	s Custom-Not on Add/Edit	
		400.1 to 640 Acres	s Custom-Not on Add/Edit	
		Over 640 Acres	s Custom-Not on Add/Edit	
		Will Subdivide	Lot Features	Split Possible
		Condo-NA	s Custom-Not on Add/Edit	
		Other	s Custom-Not on Add/Edit	
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	
Presently Zoned	Renamed Current Use			
		Residential	Current Use	
		Single Family	Current Use	
		Multi-Family	Current Use	
		Condo	Both Current Use; Zoning Description	Multi Family
		PUD	Zoning Description	
		Agricultural	Current Use	
		Dairy	Current Use	
		Zoning Variance	Zoning Description	
		Zoning Exception	Zoning Description	
		Mobile Homes	Current Use	Manufactured Home (Year Built)
		Zoned for Horses	Current Use	
		Commercial	Current Use	
		CRO		
		Commercial/Residential/Office	Current Use	Mixed Use
		RO Residential/Office	Current Use	Mixed Use
Roof	No Change			
		Shingle	Roof	
		Wood	Roof	
		Slate	Roof	Other
		Built-Up	Roof	Other
		Composition	Roof	Other
		Metal	Roof	
		Tile	Roof	
		Spanish Style Tile Roof	Roof	Tile
		N/A Under Other Unit	Roof	Other
		Green/Living Roof	Roof	
		Reflective Coating	Roof	

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
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	Removed			
		Interstate/Expresway	Removed	
		U.S.Highway	Removed	
		State Road	Removed	
		County Road	Removed	
		City Street	Removed	
		Bus. District Street	Removed	
		Private Road	Removed	
		Alley	Removed	
		Dedicated	Removed	
		2 Lane Road	Removed	
		3 Lane Road	Removed	
		4 + Lane Road	Removed	
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	
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 ShowingAssist	Showing Requirements	See Showing Service
		Video Surveillance	Showing Requirements	
		24 hour notice	Showing Requirements	
Smart Home Features	No Change			
		Bulbs	Smart Home Features	Smart Lights(s)
		Carbon Monoxide Detector	Security Features	
		Dishwasher	Smart Home Features	
		Entertainment	Removed	
		Irrigation	Smart Home Features	Smart Irrigation
		Lighting	Smart Home Features	
		Locks	Smart Home Features	
		Monitoring	Security Features	Security Service

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
Continued Smart Home Features	No Change			
		Oven	Smart Home Features	
		Programmable Thermostat	Smart Home Features	
		Refrigerator	Smart Home Features	
		Safe	Smart Home Features	
		Security	Security Features	
		Shade Control	Smart Home Features	
		Smoke Detector	Security Features	
		Stove	Smart Home Features	
		Other	Removed	
Style	Renamed Architectural Style			
		Townhouse	Sub-Property Type	
		Flat	Architectural Style	
		Patio Home	Architectural Style	
		ZERO lot line	Lot Features	
		Contemporary	Architectural Style	
		Traditional	Architectural Style	
		Spanish	Architectural Style	
		French	Architectural Style	Other
		Half Duplex	Residential Income	
		Tudor	Architectural Style	Other
		Bermuda	Architectural Style	Other
		Colonial	Architectural Style	Other
		Ranch	Architectural Style	
		Stilt House	Architectural Style	
		Bungalow	Architectural Style	Other
		Log Home	Architectural Style	
		Split Level	Levels	Multi/Split
		Tri-Level	Levels	Three or More
		Loft	Unit Type	
		A Frame	Architectural Style	
		Multi Generational	Architectural Style	
		Other	Architectural Style	
		Mid-Century Modern	Architectural Style	
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
Unit Location	Moved to Main Field Level of Entry			
		Ground Level	Entry Level	1
		2nd Story	Entry Level	2
		3rd Story	Entry Level	3
		4th Story	Entry Level	4
		5th Story	Entry Level	5
		6th - 10th Story	Removed appended to Remarks	
		11th - 20th Story	Removed appended to Remarks	
		Above 20th Story	Removed appended to Remarks	
		Penthouse	Unit Type	
		End Unit	Unit Type	
		Interior Unit	Unit Type	
		Unit Layout	Unit Type	Other
		2 Story	Removed appended to Remarks	
		Multi Level Unit	Removed appended to Remarks	
		Loft	Unit Type	Type

Pre Reso Detail Name	RESO Detail Action	Pre RESO Detail Selection	Moved to Post RESO Detail	If Applicable Blank is no Change Converted/Renamed To RESO Selection
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	Propane
		Gas - Piped	Utilities	Natural Gas
		Cable - Connected	Utilities	Cable Available
		Cable - Available	Utilities	Cable Available
		DSL Available	Utilities	Other
		Underground Utilities	Utilities	
		Separate Irrigation Meter	Removed appended to Remarks	
		Emergency Generator	Electric	Generator (Whole Home)
		Separate Water Meter(s)	Removed appended to Remarks	
		Separate Electric Meter(s)	Removed appended to Remarks	
		Separate Gas Meter(s)	Removed appended to Remarks	
CONTINUED Utilities	No Change			
		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	
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	