



realMLS RESO Residential Lease Listing 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. **Make sure you have Availability Date entered on your Residential Lease listings.**
3. **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.
4. 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.
5. **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 should be addressed in this property type and it is Date Availability. **“Occupancy” is being removed and replaced with Availability Date.** Availability Date was not required prior to the RESO Conversion.
6. **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 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.

<u>Remarks</u>	<u>Field Name</u>	<u>Definition/Selections</u>
New	Accessory Dwelling Unit Y/N	The structure has an area within that has the characteristics of an independent apartment or dwelling. Will be asked for specifics on next Add Listing Screen for Details
	Living Area	
	MLS Area Major	
	Association Fee Y/N	
	Association Fee	
	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	
New	Association Phone	
	Bedrooms	
New	Building Area Total	
New	Carport YN	
New	# Carport Spaces	
	Country	
New	Buyer Brokerage Compensation	
New	Buyer Brokerage Compensation Type	
New	Non-Representative Compensation	
New	Non-Representative Compensation Type	
New	Transaction Broker Compensation (formerly Referral Fee)	
New	Transaction Broker Compensation Type	
New	Comp Sale YN	
	Availability Date	
	Directions	
New	Direction Faces	The direction the Front of the Dwelling Faces
		Drop Down Options
		E
		N
		NE
		NW
		S
		SE
		SW
		W
New	Dual Variable Rate Commission YN	
	Elementary School	
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	
	Full Baths	

New	Furnished	The dwelling being leased is furnished or Partially furnished
		Drop Down Options
		Furnished
		Negotiable
		Partially
		Unfurnished
New	Garage YN	
New	# Garage Spaces	
	Half Baths	
	High School	
New	Lease Term	
		Drop Down Options
		Weekly
		Month to Month
		3 Monts
		6 Months
		7 Months
		12 Months
		24 Months
		Negotiable
		Short Term Lease
		Other
	Legal Description	
	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
New	Owner Name	
New	Owner Phone	
New	Occupant Type	Drop Down Options
		Owner
		Tenant
		Vacant
	Price	
	Property Attached YN	
	Private Remarks	

	Public Remarks	
	Parcel Number	
	Rental Application URL	
	Rental Service	
New	Senior Community Y/N	
	Start Showing Date	
	Status	
	Stories	
	Stories Total	
	Subdivision	
New	Unit Type	Converted from Unit Location.
		<u>Drop Down Options</u>
		End Unit
		Exterior Unit
		Interior Unit
		Loft
		Penthouse
		Studio
	Waterfront Y/N	
New	Waterfront Feet	
	Year Built	

**A total list of All Residential Lease
Details after Converting to RESO ** Green=NEW ****

Accessibility Features (Only appears if Enhanced Accesibility YN=Y)
Accessible Approach with Ramp
Accessible Bedroom
Accessible Central Living Area
Accessible Closets
Accessible Common Area
Accessible Doors
Accessible Electrical and Environmental Controls
Accessible Elevator Installed
Accessible Entrance
Accessible for Hearing-Impairment
Accessible Full Bath
Accessible Hallway(s)
Accessible Kitchen
Accessible Kitchen Appliances
Accessible Stairway
Accessible Washer/Dryer
Adaptable Bathroom Walls
Adaptable For Elevator
Ceiling Track
Central Living Area
Common Area
Customized Wheelchair Accessible
Electronic Environmental Controls
Enhanced Accessible
Exterior Wheelchair Lift
Grip-Accessible Features
Reinforced Floors
Safe Emergency Egress from Home
Smart Technology
Stair Lift
Standby Generator
Therapeutic Whirlpool
Visitable
Visitor Bathroom
Walker-Accessible Stairs

Accessory Dwelling Unit (Only appears if Asseccessory Dwelling Unit YN=Y)
Other
Dwelling Type:
ADU is Attached YN
Bathrooms:
Bedrooms:
Square Footage:

**Additional Fee Includes
Attorney Fee
Key Deposit
Lease Prep
Door Opener
Last months rent
Office fee
Other

Additional Lease Term
3 months
6 months
7 months
12 months
Month to Month
Negotiable
Other
Weekly
Short Term Lease

Architectural Styles
Cottage
Craftsman
Condotel
Historic
Dome
Flat
Other
Patio Home
Contemporary
Traditional
Spanish
Ranch
Stilt
Log Home
A Frame
Multi Generational
Mid Century Modern
Victorian
Other-See Remarks

Appliances
Convection Oven
Dishwasher
Disposal
Double Oven
Dryer
Electric Cooktop
Electric Oven
Electric Range
Electric Water Heater
ENERGY STAR Qualified Dishwasher
ENERGY STAR Qualified Dryer
ENERGY STAR Qualified Freezer
ENERGY STAR Qualified Refrigerator
ENERGY STAR Qualified Washer
ENERGY STAR Qualified Water Heater
Freezer
Gas Cooktop
Gas Oven
Gas Range
Gas Water Heater
Ice Maker
Induction Cooktop
Instant Hot Water
Microwave
None
Plumbed For Ice Maker
Refrigerator
Solar Hot Water
Tankless Water Heater
Trash Compactor
Washer
Washer/Dryer Stacked
Water Softener
Water Softener Owned
Other
Wine Cooler

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)

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

Body Type (Only appears if Mobile Home/Manufactured Home is selected in Property Sub Type)
Double Wide
Single Wide
Triple Wide

Cooling
Attic Fan
Central Air
Electric
Multi Units
None (Cooling)
Other (Cooling)
Separate Meters
Varies by Unit
Wall/Window Unit(s)
Zoned
Split System

Deposits and Fees
Security Deposit
Application Fee
Pet Fee/Deposit
Association Application Fee
Additional Fee

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

Exterior Features
Balcony
Boat Slip (ExteriorFeatures)
Courtyard
Dock
Fire Pit
Outdoor Kitchen
Outdoor Shower
Tennis Court(s) (ExteriorFeatures)
Boat Ramp - Private
Boat Lift
Storm Shutter
Impact Windows

Fencing
Back Yard
Block (Fencing)
Brick (Fencing)
Chain Link
Cross Fenced
Fenced
Full (Fencing)
Invisible
Other (Fencing)
Privacy
Vinyl
Wire
Wood
Wrought Iron

Fireplace Features
Double Sided
Electric (FireplaceFeatures)
Free Standing
Gas (FireplaceFeatures)
Wood Burning
Other (FireplaceFeatures)
Outside
Fireplaces Total:

Heating
Central
Electric (Heating)
Heat Pump (Heating)
Natural Gas
None (Heating)
Hot Water (Heating)
Propane (Heating)
Oil
Other (Heating)
Separate Meters (Heating)
Varies by Unit (Heating)
Zoned (Heating)

Interior Features
Breakfast Bar
Built-in Features
Ceiling Fan(s) (InteriorOrRoomFeatures)
Central Vacuum
Eat-in Kitchen
Elevator
His and Hers Closets
In-Law Floorplan
Kitchen Island
Master Downstairs
Open Floorplan
Pantry (InteriorOrRoomFeatures)
Smart Home
Smart Thermostat
Solar Tube(s)
Vaulted Ceiling(s)
Walk-In Closet(s)
Wet Bar
Wine Cellar
Breakfast Nook
Butler Pantry
Entrance Foyer
Guest Suite
Jack and Jill Bath
Owner Bath Shower No Tub
Owner Bath Tub W/Shower
Owner BathTub Separate Shower
Skylights

Laundry Features
Electric Dryer Hookup
Gas Dryer Hookup
In Carport
In Garage
In Unit
Lower Level
Sink
Upper Level
Washer Hookup

Levels
Multi/Split
One
One and One Half
Three Or More
Two

Parking Features
Additional Parking
Assigned
Attached
Attached Carport
Carport
Circular Driveway
Community Structure
Covered
Detached
Detached Carport
Electric Vehicle Charging Station(s)
Garage (ParkingFeatures)
Garage Door Opener
Gated (ParkingFeatures)
Guest
Off Street
On Street
Other (ParkingFeatures)
RV Access/Parking
Secured
Unassigned
Shared Driveway
Parking Lot
Varies by Unit

Patio and Porch Features
Awning(s) (PatioAndPorchFeatures)
Covered (PatioAndPorchFeatures)
Deck (PatioAndPorchFeatures)
Front Porch
Glass Enclosed
Patio (PatioAndPorchFeatures)
Porch
Rear Porch
Screened
Side Porch
Terrace
Wrap Around

Pets Allowed
Breed Restrictions
Call
Cats OK
Dogs OK
No (PetsAllowed)
Number Limit
Size Limit
Yes (PetsAllowed)

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)
Rent Includes
All Utilities (RentIncludes)
Cable TV (RentIncludes)
Electricity (RentIncludes)
Gardener (RentIncludes)
Gas (RentIncludes)
Internet (RentIncludes)
Management (RentIncludes)
None (RentIncludes)
Other (RentIncludes)
Sewer (RentIncludes)
Trash Collection (RentIncludes)
Water (RentIncludes)
Rental Commission Term
1 Months Rent
1 Years Rent
Specific \$ Amount
See Private Remarks

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

Smart Home Features (local)
Bulbs
Carbon Monoxide Detector(s)
Dishwasher
Entertainment
Irrigation
Lighting
Locks
Monitoring
Oven
Programmable Thermostat
Refrigerator
Safe
Security
Shade Control
Smoke Detector
Stove

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

Special Listing Conditions
Purchase Option
Section B
Smoking Prohibited
Third Party Approval

Tenant Pays
All Utilities (TenantPays)
Association Fees (TenantPays)
Cable TV (TenantPays)
Electricity (TenantPays)
Gas (TenantPays)
Grounds Care (TenantPays)
Other (TenantPays)
Pest Control (TenantPays)
Pool Maintenance (TenantPays)
Security (TenantPays)
Sewer (TenantPays)
Trash Collection (TenantPays)
Water (TenantPays)

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

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

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

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

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