Matrix Updates

April 20, 2021

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Limit Garage Spaces Count

Why limit the Garage Spaces count field?

It was brought to our attention that members were entering dimensions, assigned parking spot numbers, and total spaces in the Garage Spaces field.

We added a numeric limit to this field to avoid incorrect data. You will only be allowed to enter a numeric value 1-30.

Side note: If the listing requires more than 30 spaces to be indicated, you will need to email admin (Admin@stellarmls.com) for assistance.

Updated Input forms for these Property Types :

- Residential
- Rental
- Income

Limit Garage Spaces Count (continued)

BEFORE

CURRENT

Garage Y/N

Yes ∨ ⑦

Attached Garage Y/N

Yes ∨ ⑦

Garage Spaces

100 ⑦

Garage Y/N

Yes ∨ ⑦

Attached Garage Y/N

Yes ∨ ⑦

Garage Spaces

31 ⚠

ERROR MESSAGE

Road Surface Type

📝 Garage Spaces Warnings and Errors

Rule Errors:

- • If Garage Y/N is 'Yes', then Garage Spaces must be between 1-30
- • If Garage Y/N is 'No', then Garage Spaces must be 0 or empty

General Field Help:

Garage Spaces
Please enter the number of spaces in the garage(s).

Road Surface Type Required

Why make Road Surface Type required?

As Stellar MLS's coverage area continues to expand, especially into more rural areas, Road Surface Type has become increasingly important.

Agents in these areas are often asked to avoid unpaved roads, and if this field is not required, a proper search cannot be configured.

Business Opportunity (BUSO) ONLY: This field is included among the fields that are conditionally un-required when Real Estate Included = No.

Affected input forms for all Property Types:

- Residential
- Commercial Sale
- Commercial Lease
- Business Opportunity
- Income
- Vacant land
- Rental

Road Surface Type Required (Continued)

New Field: Road Responsibility

Why add Road Responsibility new field?

There is a growing number of communities where roads are privately maintained, and Stellar did not have any means to indicate this in our system.

It was decided to add this RESO field to help represent industry trends.

Affected input forms for all Property Types:

- Residential
- Commercial Sale
- Commercial Lease
- Business Opportunity
- Income
- Vacant land
- Rental

New Field: Road Responsibility (Continued)

RESO

New Field

RoadResponsibility Field

Created by RESO DD Workgroup on Jun 02, 2018

Field Name (Standard Name)?: RoadResponsibility

> ℹ **Definition (May contain rules that must be observed)**
>
> The person or entity responsible for road maintenance (e.g., City, County, Private).

Group?: Property Resource, Characteristics Group

Simple Data Type?: String List, Multi

Suggested Maximum Length?: 1024

Synonym(s)?:

Field (Element) Status?: Active

BEDES?:

Certification Level?: Gold

RecordID?: 100866

Spanish (Standard Name)?: ResponsabilidadVial

Lookup Status?: Open

Lookup?: RoadResponsibility Lookups

Sug. Max Precision?:

Repeating Element?: No

Property Types?: RESI, RLSE, RINC, LAND, MOBI, FARM

Payloads?:

Status Change Date?: Aug 09 2017

Revised Date?: Jun 02 2018

Added in Version?:

Lookup Values?
˅ Click here to expand...

- Private Maintained Road
- Public Maintained Road
- Road Maintenance Agreement

Road Responsibility

☐ Private Maintained Road
☐ Public Maintained Road
☐ Road Maintenance
Agreement

Land Lease Y/N Required for RESI & RINC

Why require Land Lease Y/N?

There are a few condo communities across Stellar MLS's coverage area where the association leases the land. There are also some neighborhoods of single-family homes under land leases.

List prices are often lower on these properties due to lack of ownership in the land, and there are legal ramifications if this is not disclosed.

Affected input forms for these Property Types:

- Residential
- Income

Make Land Lease Y/N Required for RESI & RINC (Continued)

BEFORE

CURRENT

Land Lease Y/N

Land Lease Y/N

Ownership Field Conditionally Un-required if Land Lease Y/N = Yes

Why make the Ownership Field conditionally un-required?

Stellar does not have an option for 'Land Lease' under the Ownership field as Land Lease Y/N is its own field.

Previously for Land Leases, agents were forced to select Fee Simple, Condominium, Coop, or Fractional (none of these painted a true picture of ownership).

Now that the Land Lease Y/N field is required, this allows us to conditionally un-require the Ownership field when an agent indicates Land Lease = Yes.

Agents now can leave the Ownership field blank rather than forcing the selection of an incorrect value.

Affected input forms for these Property Types:

- Residential
- Income

Make Ownership Field Unrequired (Continued)

BEFORE

CURRENTLY

Land Lease Y/N

No

Land Lease Y/N

Yes

Ownership

- [ ] Co-op
- [ ] Condominium
- [ ] Fee Simple
- [ ] Fractional

Ownership

- [ ] Co-op
- [ ] Condominium
- [ ] Fee Simple
- [ ] Fractional

Occupant Type Required for RESI & RLSE

Why did this happen?

Stellar received a request to add "vacant" as a value under the Showing Information field but this would have been a duplicate of what is already under the Occupant Type field.

To accommodate the request, it was decided to require the Occupant Type field. This allows us to capture the data with existing fields/lookups rather than add items to Matrix.

Affected input forms for these Property Types:

- Residential
- Rental

Occupant Type Required for RESI & RLSE (Continued)

BEFORE

CURRENTLY

Occupant Type

Occupant Type

Occupant Type field moved to Realtor Tab

Why did we move the Occupant Type field?

Occupant Type has the most implications regarding showings.

By moving the Occupant Type field to the Realtor Information tab, it is placed adjacent to the Showing Instructions.

Affected input forms for these Property Types:

- Residential
- Commercial Sale
- Commercial Lease
- Business Opportunity
- Income
- Rental

Occupant Type field moved to Realtor Tab (Continued)

BEFORE

CURRENTLY

Remove "Occupied" value in Showing Instructions field

Why did we remove this?

With the move of the Occupant Type field, this is now a duplicate value, we removed this lookup on input and from the Showing Instructions search.

Affected input forms for all Property Types:

- Residential
- Commercial Sale
- Commercial Lease
- Business Opportunity
- Income
- Vacant land
- Rental

Remove "Occupied" value in Showing Instructions field (Continued)

BEFORE

CURRENT

Photo Dimension Increase

Photo Dimension Increase

Previously Matrix only allowed the upload of photos at 1024 x 768 which was considered XL. It was decided last year to increase the recommended size to 1600 x 1200 which is considered High Resolution XL.

Included in this update:

1. Allows Matrix to store the larger photo size.

2. Updated displays and the photo pop ups so users can see the photo size difference.

Photo Dimension Increase (Continued)

Currently: If a photo is lower than the new recommended size (1600x1200 which is the max), the photo will have a red outline upon upload.

You can remove the red outline (if you wish) by uploading a new version of the photo at the minimum size of 1600x1200.

*Note - we do not stretch photos, so if one of the dimensions is at/near the max, it will be considered large enough.

Photo Dimension Increase (Continued)

Photos lower than the new recommended size (1600x1200) will have a white border when viewing it as a pop up on the listing.

Below Recommended Size

At or Above Recommended Size

Photo Rule Changes

Change to Article 4.5 Section A

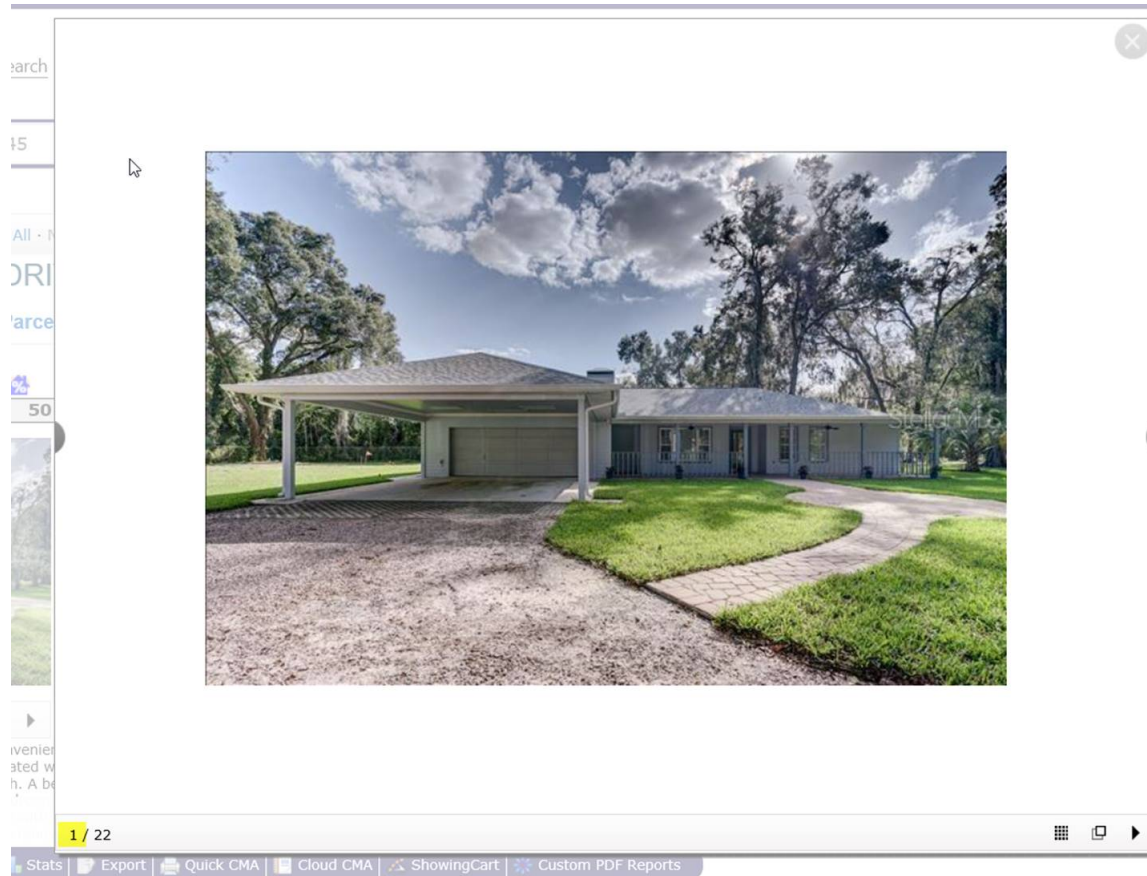| Previous Rule 4.5/A	Current
Section 5: Listing Content and Virtual Tours **A**. At least one front exterior photo or rendering, aerial photo, or water view from the property (unit) must be loaded before a listing will be active. The front exterior photo or rendering must be entered in the 1st photo slot of the listing on all property types unless the 1st slot is an aerial photo or an exterior photo of a water view from the property (unit), in which case the front exterior photo must be in the 2nd slot.	**Section 5: Listing Content and Virtual Tours** **A**. At least one front exterior photo or rendering, aerial photo, or water view from the property (unit) must be loaded before a listing will be active. The front exterior photo or rendering must be entered in the 1st photo slot of the listing on all property types unless the 1st slot is an aerial photo or an exterior photo of a water view from the property (unit), in which case the front exterior photo must be in the 2nd slot. <u>Note: a photo of a swimming pool does not qualify as a water view.</u>

Change to Article 4.5 – Addition of section E

	Current
New	**E.** Room types, dimensions and finishes are allowed in floorplans added as images. Floor plans should not contain any branding but may display copyright notifications for the author of the floorplan. Subscribers must have permission to use copyrighted floor plan images prior to entry into the MLS.

Change to Article 4.5 – Add "F" – Photos may not include people

	Current
New	F. Photos, images, and virtual tours featuring people, including if in costume, are not allowed in the MLS. G. Upon Stellar MLS receipt of a Digital Millennium Copyright Act (DMCA) take-down notice for a violation on a website URL that is owned by …..

Change to Article 4.4 – Virtually Staged photos

Previous	Current
Section 4: Virtually Staged Photos Virtual Staging shall only be used for the interior of an existing structure. Virtual Staging shall not be used for Pre-Construction & Under Construction properties. Disclosure of virtually-staged photo(s) is required in the specified field, namely the photo description entry field by adding the words "Virtually staged" **and** by checking the virtually staged field. Additionally, the first words of the public remarks must read "One or more photo(s) was virtually staged.". Photos must always present a "True Picture" of the property.	**Section 4: Virtually Staged Photos** ~~Virtual Staging shall only be used for the interior of an existing structure.~~ Virtual Staging shall not be used for Pre-Construction & Under Construction properties. Disclosure of virtually-staged photo(s) is required in the specified field, namely the photo description entry field by adding the words "Virtually staged" **and** by checking the virtually staged field. Additionally, the first words of the public remarks must read "One or more photo(s) was virtually staged.". Photos must always present a "True Picture" of the property.

Change to Article 4.4 – Prohibited Uses of Virtual Staging

Previous	Current
Prohibited Uses of Virtual Staging in the Service: A) No photos of the exterior of the property shall be virtually staged. B) No permanent fixtures of the interior shall be removed, altered or added. C) Modifying photo(s)/rendering(s) to include visual elements not within a property owner's control is strictly prohibited. (example: editing in a view of the gulf/ocean, and/or popular landmarks that are not physically possible from the specified location in the real world.) D) Modifying photo(s)/rendering(s) to exclude negative visual elements is strictly prohibited. (example: holes in the wall, exposed wiring, damaged flooring, etc.) E) No branding is permitted. The use of people or persons and/or words on any property photograph submitted to the Service is strictly prohibited. F) Modifying photo(s) / rendering(s) to distort the dimensions of a room or space is strictly prohibited. (example: placing small furniture to make a room appear larger than it actually is.)	**Prohibited Uses of Virtual Staging in the Service:** A. No photos of the exterior of the property shall be virtually staged <u>except for unattached furniture or décor.</u> B. No permanent fixtures of the interior <u>or exterior of the property</u> shall be attached, removed, altered or added <u>to photos</u>. C. Modifying photo(s)/rendering(s) to include visual elements not within a property owner's control is strictly prohibited. (example: editing in a view of the gulf/ocean, <u>lighting</u> and/or popular landmarks that are not physically possible from the specified location in the real world.) D. Modifying photo(s)/rendering(s) to exclude negative visual elements is strictly prohibited. (example: holes in the wall, exposed wiring, damaged flooring, etc.) E. No branding is permitted. The use of people or persons and/or words on any property photograph submitted to the Service is strictly prohibited. F. Modifying photo(s) / rendering(s) to distort the dimensions of a room or space is strictly prohibited. (example: placing small furniture to make a room appear larger than it is.) <u>All photos must represent a true and accurate picture of all property features and surroundings.</u>

Questions?

EMAIL

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CALL

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