



Matrix™

# Matrix Updates

June 16th, 2020

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# Commercial Transaction Type Validation

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## How Does it work?

- Validation will be placed on the Commercial Transaction Type field to only allow one selection in that field
- This will apply to new listings entered moving forward. Current on-market listings and all off-market listings will not be touched or modified.
- Agents that would like to list the same property as more than one commercial transaction type, will have to create a separate listing. Agents can choose the “Fill from Cross Property” option and update the new listing with the corresponding Commercial Transaction.

# Commercial Transaction Type Validation continued...

## Current Input Behavior:

No error when listing validated

The screenshot displays the 'Commercial - Add/Edit Listing Fields' form in the Stellar MLS system. The form is divided into several sections, with 'Listing Information' currently selected. The top navigation bar shows a sequence of steps: Getting Started, Matrix Testing, Listing (active), Exterior, Land and Tax, Interior, Water, Green, Owner, Community, and Realtor. The 'Listing Information' section contains the following fields:

- List Date:** A text input field with a red exclamation mark icon.
- Expiration Date:** A date input field with a question mark icon.
- List Price:** A text input field with a red exclamation mark icon.
- Lease Price:** A text input field with a red exclamation mark icon.
- Special Sale Provision:** A dropdown menu with options: Auction, Bank Owned/REO, Short Sale, and None.
- Listing Type:** A dropdown menu with a red exclamation mark icon.
- Listing Service Type:** A dropdown menu with a red exclamation mark icon.
- Representation:** A dropdown menu with a question mark icon.
- Commercial Transaction Type:** A dropdown menu with a question mark icon. A red arrow points to this field, which is open and shows the following options:
  - ☐ Business Opportunity
  - ☒ Commercial Lease
  - ☒ Commercial Sale
- Commercial Transaction Terms:** A dropdown menu with options: Annual Rate Increase, Exchange/Trade, Improvement Allowance, Lease Purchase, and No Smoking.

# Commercial Transaction Type Validation continued...

## With Validation in place:

Error when listing validated

The screenshot displays the 'Commercial - Add/Edit Listing Fields' form in the Stellar MLS system. The top navigation bar includes tabs for 'Getting Started', 'Matrix Testing', 'Listing', 'Exterior', 'Land and Tax', 'Interior', 'Water', 'Green', 'Owner', 'Community', and 'Real'. The 'Listing' tab is active and marked with a red exclamation mark. Below the navigation bar, the 'Listing Information' section contains several fields: 'List Date', 'Expiration Date', 'List Price', 'Lease Price', 'Listing Type', 'Listing Service Type', 'Representation', and 'Commercial Transaction Type'. Each of these fields has a red exclamation mark icon next to it, indicating a validation error. An orange arrow points from the 'Lease Price' field to the 'Commercial Transaction Type' field, and a red arrow points from the 'Representation' field to the 'Commercial Transaction Type' field. The 'Commercial Transaction Type' field is a dropdown menu with the following options: 'Business Opportunity' (unchecked), 'Commercial Lease' (checked), and 'Commercial Sale' (checked). To the right of the main form, a 'Special Sale Provision' section includes checkboxes for 'Auction', 'Bank Owned/REO', 'Short Sale', and 'None'. Below this, the 'Commercial Transaction Terms' section includes checkboxes for 'Annual Rate Increase', 'Exchange/Trade', 'Improvement Allowance', 'Lease Purchase', and 'No Smoking'. A warning dialog box titled 'Com Transaction Type Warnings and Errors' is open in the top right corner. It contains a 'Rule Errors' section with a message: 'You may only choose one item for Commercial Transaction Type'. Below this, there is a 'General Field Help' section with the heading 'Com Transaction Type' and the text: 'Please select whether the business real estate negotiation is a purchase, lease or business opportunity.' The dialog box has a 'Close' button at the bottom.

Commercial - Add/Edit Listing Fields

Getting Started Matrix Testing Listing Exterior Land and Tax Interior Water Green Owner Community Real

**Listing Information**

List Date Expiration Date List Price Lease Price

Listing Type Listing Service Type Representation Commercial Transaction Type

**Special Sale Provision**

- ☐ Auction
- ☐ Bank Owned/REO
- ☐ Short Sale
- ☐ None

**Commercial Transaction Terms**

- ☐ Annual Rate Increase
- ☐ Exchange/Trade
- ☐ Improvement Allowance
- ☐ Lease Purchase
- ☐ No Smoking

**Com Transaction Type Warnings and Errors**

Rule Errors:

- You may only choose one item for Commercial Transaction Type

General Field Help:

**Com Transaction Type**

Please select whether the business real estate negotiation is a purchase, lease or business opportunity.

Close



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# For Support:

## EMAIL

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## CALL

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