



Matrix™

Matrix Updates

August 18, 2020

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Added PACE Loan Disclosure Value to Disclosures Field

Why did this happen?

Property Assessed Clean Energy (PACE) model is an innovative mechanism for financing energy efficiency and renewable energy improvements on private property. This program exists for Commercial and Residential properties. Residential PACE allows homeowners to finance energy efficiency, renewable energy and other eligible improvements on their homes using private sources of capital.

Florida Realtors now requires a disclosure if there is an outstanding PACE Loan assessment on a listed property. An attachment type value for Pace Loan Disclosure has been added so the supplements can be correctly labeled.

The primary reason this should be disclosed in the MLS is the PACE loan stays with the property itself and not the owner. If there's an existing PACE loan on a property and the buyer is unaware of this, they will inherit the loan amount once the purchase is made.

Property Types Affected

- Residential
- Commercial
- Income
- Vacant Land
- Rental

Added *PACE* Loan Disclosure Value to Disclosures Field

(Continued)

The Pace Loan Disclosure value can be found under the **Realtor** section in the *Disclosures* field list.

The Disclosures field is an additional field that can be added to all property types on the Search page.

Input Form

The screenshot shows the 'Input Forms' section of a software interface. At the top, there are tabs for 'Water', 'Green', 'Owner', 'Community', and 'Realtor', with 'Realtor' being the active tab. Below the tabs, there are two main sections: 'Realtor Information Confidential' and 'Disclosures'. The 'Disclosures' section contains a list of checkboxes for various disclosure types. The 'PACE Loan Disclosure' checkbox is highlighted with a red rectangle.

Realtor Information Confidential

- ☐ Bonus to Selling Office
- ☐ Copy of Lease Available
- ☐ Go To Site
- ☐ In-Foreclosure
- ☐ Pre-foreclosure

Disclosures

- ☐ Environmental Disclosure
- ☐ HOA/PUD/Condo Disclosure
- ☐ Land Sales Disclosure
- ☐ Lead Paint
- ☐ None
- ☐ Other
- ☒ PACE Loan Disclosure
- ☐ Seller Property Disclosure
- ☐ Superfund

Search Page

The screenshot shows the 'In Search' section of a software interface. At the top, there are buttons for 'Clear', '5000+ matches', 'Map', and 'Results'. Below these buttons, there is a section titled 'Additional Fields' with a link to 'Add/Remove'. The 'Disclosures' field is expanded, showing a list of checkboxes for various disclosure types. The 'PACE Loan Disclosure' checkbox is highlighted with a red rectangle.

In Search

[Clear](#) 5000+ matches [Map](#) [Results](#)

Additional Fields [Add/Remove](#)

Disclosures

- ☐ Land Sales Disclosure
- ☐ Lead Paint
- ☐ None
- ☐ Other
- ☒ PACE Loan Disclosure

☐ And ☒ Or ☐ Not

Added PACE Loan Disclosure Value to Disclosures Field *(Continued)*

Manage Attachments for T3234428

File Name	Description
<input type="checkbox"/> I Floorplan.pdf	Magnolia Floorplan
<input type="checkbox"/> Elevation of Magnolia Floorplan.pdf	Magnolia Elevation Plan 'A'
<input type="checkbox"/> 19796 LLR COVID 19 Disclosure.pdf	COVID-19 Disclosure
<input type="checkbox"/> 19796 Long Lake Ranch Disclosures.pdf	New Attachment
<input type="checkbox"/> 19796 Long Lake Ranch Seller Property Disclosure.pdf	Seller Property Disclosure
<input type="checkbox"/> LLR HOA Book of Standards - Third Edition.pdf	New Attachment
<input type="checkbox"/> LLR Budget 2018-2019.pdf	New Attachment
<input type="checkbox"/> LLR Bylaws.pdf	New Attachment
<input type="checkbox"/> LLR Declaration.pdf	New Attachment

Add Attachment (10MB max)

Attachment Description

Select File

Attachment Type

Browse...

No file selected.

Addendum

Addendum

Brochure

Brokerage Relationship Disclosure

Community Information

Feature Sheet

Floor Plan

Foreign Investment Disclosure

Green Certification/Energy Efficiency Document

HOA Disclosure

Home Inspection

Homeowner Association Disclosure

Housing For Older Persons Affidavit

Inspection Report

Lead-Paint Disclosure

Other

PACE Loan Disclosure

Property Disclosure

Seller Disclosure

Cancel

Delete

Supplements (attachments) in Matrix

<u>File Name</u>	<u>Type</u>	<u>Attachment Type</u>	<u>Description</u>
I Floorplan.pdf	PDF	Floor Plan	Magnolia Floorplan
Elevation of Magnolia Floorplan.pdf	PDF	Floor Plan	Magnolia Elevation Plan 'A'
19796 LLR COVID 19 Disclosure.pdf	PDF	Other	COVID-19 Disclosure
19796 Long Lake Ranch Disclosures.pdf	PDF	Seller Disclosure	New Attachment
19796 Long Lake Ranch Seller Property Disclosure.pdf	PDF	Property Disclosure	Seller Property Disclosure
LLR HOA Book of Standards - Third Edition.pdf	PDF	Community Information	New Attachment
LLR Budget 2018-2019.pdf	PDF	Community Information	New Attachment
LLR Bylaws.pdf	PDF	Community Information	New Attachment
LLR Declaration.pdf	PDF	Community Information	New Attachment
Stellar MLS Owner Exclusion Form.pdf	PDF	PACE Loan Disclosure	Pace

Close

Agents can add Pace Loan Disclosure as an attachment type.

Removed Garage Dimensions Requirement

Why was this requirement removed?

This topic was brought up by the MLS Advisory Council. Agents sometimes find it difficult to get accurate garage dimensions when the garage was full of the current owners' items.

The council also agreed that the number of garage spaces is the more important piece of information for searching and that the Garage/Parking Features field offers plenty of supplementary information.

Property Types and Forms Affected

- Residential Input
- Income Input
- Rental Input

Processes and Listings affected

- No Listings Affected
- No change to User Experience

Removed Garage Dimensions Requirement *(Continued)*

Previous configuration: If Garage Y/N = Y and Listings is RESI, RLSE or RINC then Garage Dimensions were required.

Garage Y/N
Yes
Attached Garage Y/N
Yes
Garage Spaces
1
Garage Dimensions

Carport Y/N

Carport Spaces

Garage/Parking Features
☐ Alley Access
☐ Assigned Parking
☐ Bath In Garage
☐ Boat Parking
☐ Circular Drive
☐ Common
☐ Converted Garage
☐ Covered Parking
☐ Curb Parking
☐ Driveway
☐ Electric Vehicle Charging Station(s)

Before

New configuration: The requirement for Garage Dimensions has been removed.

Garage Y/N
Yes
Attached Garage Y/N
Yes
Garage Spaces
1
Garage Dimensions

Carport Y/N

Carport Spaces

Garage/Parking Features
☐ Alley Access
☐ Assigned Parking
☐ Bath In Garage
☐ Boat Parking
☐ Circular Drive
☐ Common
☐ Converted Garage
☐ Covered Parking
☐ Curb Parking
☐ Driveway

After

Removed *Last Date Available* Field from RLSE

Why did we remove the *Last Date Available* field?

There were findings that revealed this field included outdated information and the use of it was unclear. The input form help bubble text for the Last Date Available requested the user to “Please enter the last calendar date in which a property manager or landlord will consider entering into a contract on the rental property”. The MLS Advisory Council advised that the field is not helpful. Many agents have stated that when dealing with short-term rentals, most agents will indicate the availability in the Public Remarks.

Food For Thought

There are over 1,450 ACT/PND Rental listings with the Last Date Available field that's dated prior to August 5, 2020.

The Rental Task Force kicks off in September and will be reviewing what fields need to be added and how input can be most intuitive.

Property Types and Forms Affected

- Rental Input
- Rental Listing Displays
- Search

Remove *Last Date Available* field from RLSE (Continued)

Expired dates in the “Last Date Available” field.


Previous Next · 1 of 41 Checked 0 All · None · Page Agent Single Line display Display 360 Property View at

☐ 4716 WALDEN CIRCLE Unit #16, ORLANDO, Florida 32811

Listing Tax Photos History Parcel Map Flood Map Foreclosure

☐ Tour 1

05875801 4716 WALDEN CIR, #16, ORLANDO, FL 32811



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[Virtual Tour 1: Click Here](#)

Nice size 1bed/1bath,title floors, washer & dryer in unit,great ammenites,Great location!!!

County: Orange
Subdiv: WALDEN PALMS CONDO
Beds: 1
Baths: 1/0
Style: Condominium
Floor #: 1
Pool: Community
Pets: Cats OK, Dogs OK
Heated Area: 760 SqFt / 71 SqM
Total Area:
Application Fee: \$50.00
Long Term Y/N: Yes
Date Available: 07/01/2020
Garage: No **Spcs:**
Gar Attached:
Carport: No **Spcs:**
Total Annual Fees: 0.00
Average Monthly Fees: 0.00

Status: Active
Rent Price: \$975
RP/SqFt: \$1.28
Furnishings: Unfurnished
Year Built: 1988
ADOM: 34
CDOM: 34
Lease Amount Frequency: Annually
Terms Of Lease:
Lease Term: 12 Months
Tenant Pays:
Rent Includes: Water
Minimum Lease Period: 1-2 Years
Listing Type: Exclusive Right To Lease
Last Date Available: 07/01/2020

Remove *Last Date Available* field from RLSE *(Continued)*

Previous configuration: Last Date Available was previously on the RLSE Input Form in Matrix

Rental - Add/Edit Listing Fields

Getting Started **Listing** Pool/Exterior Land and Tax Interior Rooms Water Green Owner Community Realtor

Listing Information

Before

List Date	Rent Price	Lease Amount Frequency	Lease Term
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Expiration Date	Listing Type	Last Date Available	Last Month's Rent
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Security Deposit	Application Fee	Additional Applicant Fee	Date Available
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

New configuration: The Last Date Available field has been removed from Matrix.

Rental - Add/Edit Listing Fields

Getting Started **Listing** Pool/Exterior Land and Tax Interior Rooms Water Green Owner Community Realtor

Listing Information

After

List Date	Rent Price	Lease Amount Frequency	Lease Term
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Expiration Date	Listing Type	Last Month's Rent	Minimum Lease
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Security Deposit	Application Fee	Additional Applicant Fee	Date Available
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Added Autofill Public Remarks with “Auction Property”

Why was this update made?

The Special Sales Provision field is not always present on 3rd party sites which can lead to confusion when an offer that meets the visible listing conditions cannot be accepted. The sentiment from the MLS Advisory Council and Board is that it is important to be as transparent with the consumer as possible regarding any special listing conditions. The Board approved to autofill the first words of the remarks with “Auction Property” if **Auction** is selected in the **Special Sales Provisions** field so that the information is readily available to everyone in a prominent location.

Property Types Affected

- Residential Input/Display
- Income Input/Display
- Vacant Land Input/Display
- Commercial Input/Display

How does it work?

If a user chooses “Auction” in the “Special Sales Provision” field, then Matrix will auto fill the words “Auction Property” at the beginning of the Public Remarks.

Added Autofill Public Remarks with “Auction Property” (Continued)

New Public Remarks Field feature


If Auction is selected in Special Sale Provision...

Then “Auction Property” text will auto populate at the beginning of the Public Remarks.

Special Sale Provision

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

05879566 184 CORALWOOD CIR, KISSIMMEE, FL 34743



County: Osceola **Status:** Active
List Date: 07/21/2020
Subdiv: BUENAVENTURA LAKES UNIT 10 ADD 01 **List Price:** \$236,000
Beds: 3 **Year Built:** 1988
Baths: 2/0 **Special Sale:** None
Pool: None **ADOM:** 0
Property Style: Single Family Residence **CDOM:** 0
Total Acreage: Up to 10,889 Sq. Ft. **Pets:**
Minimum Lease Period: 7 Months **Max Times per Yr:**
Garage: Yes **Attch:** Yes **Spcls:** 1 **Carport:** No **Spcls:**
Garage/Parking Features: **Heated Area:** 1,326 SqFt / 123 SqM
LP/SqFt: \$177.98
New Construction: No
Total Annual Fees: 0.00
Average Monthly Fees: 0.00
Flood Zone Code: x

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Auction Property. Great Opportunity !!!!! No HOA. Excellent locations Come see this one located in Buenaventura Lakes 3 bedroom 2 bathroom. Conveniently located near schools, shopping centers, Florida Turnpike, 417 Expressway, minutes away from MCO Airport.

Updated *Acreage Range* Values in the Total Acreage Field

Why was this update made?

Update the values within the **Total Acreage** field to prevent overlap when agents searching for specific acreage values. Previously agents searching for exactly 5 acres of land needed to select 'Two + to Five Acres' and '5 to less than 10'.

This update allows agents to only select 'Five Acres to Less Than 10' in order to retrieve their desired results.

Property Types and Search Affected

- All listing types (RESI,RLSE,RINC,COM,LAND) and all listing search types.

Updated *Acreage Range* Values in the Total Acreage field (Continued)

Some of the values for the Total Acreage field has been renamed. This will more accurately display the acreage amount.

Current Total Acreage field

Total Acreage

Up to 10,889 Sq. Ft.

1/4 Acre to 21779 Sq.

1/2 Acre to 1 Acre

One + to Two Acres

Two + to Five Acres

?

☒ Or ☐ Not

Total Acreage field on 8.18.20

Total Acreage

0 to less than 1/4

1/4 to less than 1/2

1/2 to less than 1

1 to less than 2

2 to less than 5

?

☒ Or ☐ Not

Removed Conditional Requirement for FCHR

Why was this update made?

Governor DeSantis has signed a legislative order (House Bill 255) to no longer require 55+ communities to register to the **Florida Commission on Human Relations (FCHR)** Website. HB 255 resolved some technical issues and, according to a media release from the state, would allow the commission to function more efficiently.

For many years, 55-plus communities were required to register with the commission. Though that requirement has now been lifted, the commission will continue to investigate allegations of discrimination within them.

Property Types Affected

- RESI
- RINC
- RLSE

How will this be accomplished?

If Housing for Older Persons Y/N = Yes, then FCHR Website Y/N, Expire Renewal Date, and Affidavit Y/N is no longer be required.

Renamed “Horse Amenities” to “Horse Amenities/Track”

Why was this update made?

This is a request that came from Stellar customers. This allows agents to target any type of horse track on property with ease.

Property Types Affected

- RESI
- LAND
- RLSE

How does this work?

The “Horse Amenities” field has been “Horse Amenities/ Track”. There is now a “Track on Property” checkbox placed along side the “Horse Amenities” search control. Once a checkmark has been placed in the check box all track related values will be selected.

Rename “Horse Amenities” to “Horse Amenities/Track” *(Continued)*

A new “Track on Property” checkbox has been added to the “Horse Amenities” search control.

Previous “Horse Amenities” Search Control

Horse Amenities

3/8 to 1/2 Mile Track

5/8+ Mile Track

Arena

Cattle Pens

Equine Pool

☐ And ☒ Or ☐ Not

New Search Control

Horse Amenities/Track

3/8 to 1/2 Mile Track

5/8+ Mile Track

Arena

Cattle Pens

Equine Pool

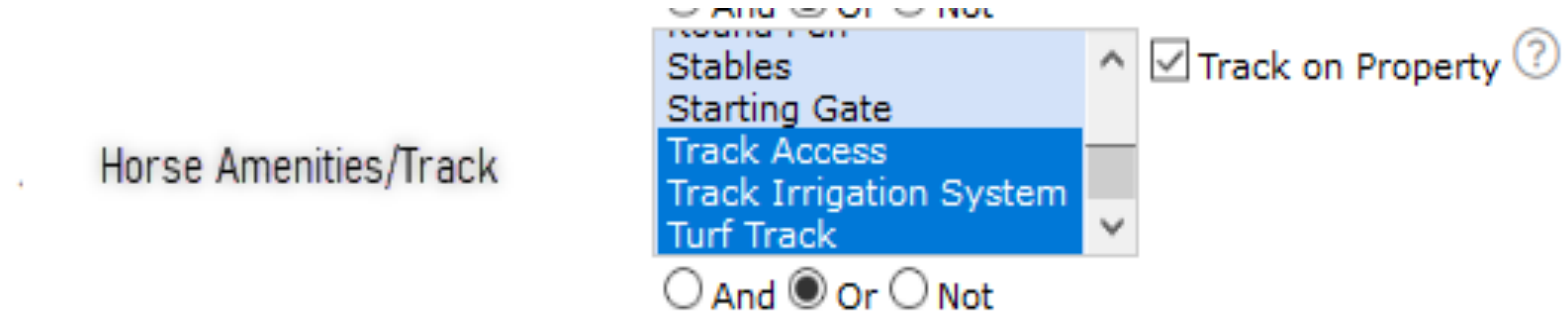
☐ Track on Property

☐ And ☒ Or ☐ Not

Rename “Horse Amenities” to “Horse Amenities/Track” (Continued)

The “Track on Property” checkbox will automatically select the following Horse Amenities values once it has been checked:

- 3/8 to 1/2 Mile Track
- 5/8+ Mile Track
- Gallop Track
- Horse Track
- Racetrack
- Track Access
- Track Irrigation System
- Turf Track



The Horse Amenities field will continue to function the way it always has. Users can still select non track related Horse Amenities values and they will show in the results.



For Support:

EMAIL

support@StellarMLS.com

CALL

800-686-7451

Thank you!