



Matrix™

Matrix Updates

Evening of September 28, 2020

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Add Seller's Preferred Closing Agent Fields

Why add this info?

The Fall 2018 Broker's Summit brought about a request to add new text fields for Escrow information for property transactions.

Prior to joining Stellar, the Ocala MLS had this information available in their system. The idea of adding Escrow Company Name and Information as non-required fields on input was presented to the MLS Advisory Council and the Board of Directors and was approved.

Adding the fields would bring Stellar input data closer to the Florida Realtors standard contract fields and will make it easier for a cooperating brokerage to write an offer on a property.

Affects Input and PDFs for these Property Types:

- Residential
- Commercial
- Income
- Vacant Land

Affects these Displays:

- 360 Property View
- Broker Synopsis
- Broker Synopsis Large Font
- Broker Full
- Owner's Authorization

Add Seller's Preferred Closing Agent fields (Continued)

The new section for Seller's Preferred Closing Agent can now be found on the Realtor Tab on input between the List Agent info and Compensation.

The screenshot displays the Stellar MLS Realtor tab interface. The 'Realtor' tab is selected and highlighted with a green border. The 'Seller's Preferred Closing Agent' section is also highlighted with a green border. This section includes fields for Escrow Agent Name, Email, Street Number, Street Name, Escrow Company Name, Phone, Fax, City, State (set to Florida), and Zip. Below this section is the 'Compensation' section, which includes fields for Single Agent Comp, Non Rep Comp, Trans Broker Comp, Bonus Y/N, Bonus Amount, Bonus Expiration Date, and Dual/Variable Compensation. The 'Showing Information' section is partially visible at the bottom.

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

☐ Cash
☐ Conventional
☐ Exchange/Trade
☐ FHA
☐ Lease Option
☐ Lease Purchase
☐ Other
☐ Private Financing Available

☐ Applications in Process
☐ Assoc approval required
☐ Brochure Available
☐ CDD Addendum required
☐ Confidentiality Letter Required
☐ Contract For Deed
☐ Corp Owned Relo
☐ Currently Leased

☐ Copy of Lease Available
☐ Go To Site
☐ In-Foreclosure
☐ Pre-foreclosure

☐ Condominium Disclosure
☐ Environmental Disclosure
☐ HOA/PUD/Condo Disclosure
☐ Land Sales Disclosure
☐ Lead Paint
☐ None
☐ Other
☐ PACE Loan Disclosure

Agent/Office

List Agent ID
Find an Agent
261530346 Refresh

Agent Name and Information
John Stellar
800-686-7451
pmg@stellarmls.com

Office Name and Information
035899999
MLS TEST OFFICE
800-686-7451
For Future Use

List Agent 2 ID
Find a List Agent 2
Refresh

Team Name
Refresh

Agent Name and Information

Office Name and Information

Interoffice Info
Characters Remaining: 255

Seller's Preferred Closing Agent

Escrow Agent Name
Email
Street Number
Street Name
Escrow Company Name
Phone
Fax
City
Auto-Fill from City Dictionary
State
Florida
Zip

Compensation

Single Agent Comp
Non Rep Comp
Trans Broker Comp
Bonus Y/N
Bonus Amount
Bonus Expiration Date
Dual/Variable Compensation

Showing Information

Add Seller's Preferred Closing Agent fields (Continued)

This information is now displayed at the bottom of listing on the following displays:

- 360 Property View
- Broker Synopsis
- Broker synopsis Large Font
- Broker Full
- Owner's Authorization

Realtor Information		
List Agent: John Stellar	List Agent ID: 261530346	List Agent Direct: 800-686-7451
List Agent E-mail: pmg@stellarmls.com	List Agent Fax:	List Agent Cell:
Sales Team:		Call Center #:
List Office: MLS TEST OFFICE	List Office Fax:	List Office ID: 035899999
Original Price: \$5,000,000		List Office Phone: 800-686-7451
List Date: 08/28/2020		LP/SqFt: \$3,227.89
Representation:	Listing Service Type: Full Service	
Owner:	Owner Phone:	Listing Type: Exclusive Right To Sell
Financing Avail:	Association/Manager Name:	
	Association/Manager Phone:	
Dual Variable Compensation: No	Non-Rep: 1%	Trans Broker: 0%
Single Agent: 1%		
Realtor Info:		
Confidential Info:		
Showing Instructions: Appointment Only, Call Before Showing, Call Listing Agent		
Driving Directions: Test Listing		
Realtor Remarks: Test Listing		

Seller's Preferred Closing Agent	
Escrow Agent Name: Jane Smith	Escrow Agent Phone: 407-960-530
Escrow Agent Email: premier@example.com	Escrow Agent Fax: 407-960-5454
Escrow Street Address: 123 Stellar Blvd Maitland, Florida 32751	
Escrow Agent Company: Premier Title and Escrow, LLC	

Add 'Brick' lookup to Road Surface Type

Why add this lookup?

Road Surface Type is a RESO field with a pick list of materials the road to access the property may be made of.

This information is an important factor in determining value of the property and its appropriateness for intended use.

Where is this field?

Pool/Exterior - Residential, Income and Rental.

Exterior Tab – Commercial.

Site Tab - Vacant Land.

Road Surface Type is user addable on all search forms.

Affects Input / Search / PDFs for these Property Types:

- Residential
- Commercial
- Income
- Vacant land
- Rental
- Cross Property Search
- SDEO Residential
- SDEO Commercial
- SDEO Income
- SDEO Vacant Land
- SDEO Rental

Add 'Brick' lookup to Road Surface Type (Continued)

Previous Input Field / Search Control:

Road Surface Type ?

- ☐ Asphalt
- ☐ Chip and Seal
- ☐ Concrete
- ☐ Dirt
- ☐ Gravel
- ☐ Limerock
- ☐ Other
- ☐ Paved
- ☐ Unimproved

Additional Fields [Add/Remove](#)

Road Surface Type ?

- Asphalt
- Chip and Seal
- Concrete
- Dirt
- Gravel

☐ And ☒ Or ☐ Not

Updated Input Field / Search Control on 9/29 :

Road Surface Type ?

- ☐ Asphalt
- ☐ **Brick**
- ☐ Chip And Seal
- ☐ Concrete
- ☐ Dirt
- ☐ Gravel
- ☐ Limerock
- ☐ Other
- ☐ Paved

Additional Fields [Add/Remove](#)

Road Surface Type ?

- Asphalt
- Brick**
- Chip And Seal
- Concrete
- Dirt

☐ And ☒ Or ☐ Not

Add Directions & Virtual Tour Links to Go MLS App

Why add these to the Go MLS App?

The Stellar Support Center received requests to have the Driving Directions and Virtual Tour 1 & 2 fields exposed to consumers in the Go MLS App.

Since they are available to consumers via the standard Portal, the MLS Advisory Council and Board of Directors did not determine any issues with also exposing these fields via the Go MLS App.

* There was some minor concern regarding Commercial properties given that some agents will use an alternative address and so these will not be exposed for Commercial Listings.

* Updates within the Apple Store/Play Store can take a few additional days after we make the updates.

Property Types Affected:

- Residential
- Income
- Vacant land
- Rentals

Add Directions & Virtual Tour Links to Go MLS App (Continued)

- The Directions are already located within the Agent Information section at the bottom of the listing details for Agents/Brokers.
- They are being exposed for consumers.

Agent Information

Buyer Agt Comp	3%
Trans Brokr Comp	3%
Non-Rep Comp	0%

Agent Name

Agent Direct Phone

Agent EMail

Office Phone

Driving Directions

Take exit 244 toward US-192/US-441/Kissimmee/St Cloud
Across from Neptune Middle School

Showing Instructions

Appointment Only, Call Before Showing, Call Listing Agent

Realtor Only Remarks 1

- The 2 Virtual Tour links will be located above the Overview section header.
- They will be available to Agents/Brokers and consumers.

Directions Share Contact Showing Calculator

Description

Great Development Opportunity in Osceola County, the fastest growing County in Central Florida! Build your home, business or both! Plenty of options for land use development. Your business can take advantage of frontal access to a main corridor with high traffic count. 225' of Frontage. This parcel ...

[more](#)

Public Record

Virtual Tour 1
Virtual Tour 2

Overview

Property Type	Land
Street Name	NEPTUNE
County	Osceola
Legal Subdivision Name	TOLIGA MANOR UNIT C

Add 'Garage Condo' Lookup to Residential Property Style

Why add this?

The Stellar Support Center received a suggestion from an agent for the MLS to add 'Garage Condos' as an available Property Style.

The customer commented:

"They are studio like garages, equipped with electricity, wifi, half bath(option to add shower), ceiling fans, lighting, insulation, option to add loft/mezzanine, car lifts, etc. These are an extension of people's homes, they can use them for storage, for working on their car collection, artist studio, but the county doesn't allow them to be lived in or homesteaded..."

It was decided to add 'Garage Condo' to the Property Style field for Residential Listings.

This will be treated similarly to Dock-Rackominiums where we will allow the following fields to be conditionally un-required:

Total Acreage	Garage Y/N
Lot Size Square Footage	Carport Y/N
Lot Size Acres	Appliances Included
Beds	Room Type
Full Baths	Room Level
Half Baths	Room Dimensions
Fireplace	

Affects Input / Search / PDFs for this Property Type:

- Residential

Add 'Garage Condo' Lookup to Residential Property Style (Continued)

Exterior Information

Property Style

1/2 Duplex
Condo - Hotel
Condominium
Dock-Rackominium
Farm
Garage Condo
Manufactured Home
Mobile Home
Single Family Residence
Townhouse
Villa

When 'Garage Condo' is selected, the following fields are no longer required:

Garage Y/N

☐ ☐ ?

Carport Y/N

☐ ☐ ?

Fireplace Y/N

☐ ☐ ?

Beds

?

Full Baths

?

Half Baths

?

Appliances Included

☐ Bar Fridge
☐ Built-In Oven
☐ Convection Oven
☐ Cooktop
☐ Dishwasher
☐ Disposal
☐ Dryer
☐ Electric Water Heater
☐ Exhaust Fan
☐ Freezer
☐ Gas Water Heater
☐ Ice Maker

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

Room Details

Room Type

?

Rooms Level

?

Room Dimensions

X ?

Room Primary Floor Covering

Bamboo
Brick/Stone
Carpet
Ceramic Tile

Room Features

Bar
Bath w Spa/Hydro Massage Tub
Bath With Whirlpool
Bidet

No longer required however it will remain in yellow

* If a Room Type is indicated, the level and dimensions become required*

Delete

More

Change Pets Allowed Field Requirement

Previously the Pets Allowed field and subsequent conditionally required fields are only required if HOA Fee Requirement = Optional or Required.

Now, the Pets Allowed field become required when HOA Y/N = Yes.

* For Rental properties there will be no change. The Pets Allowed field will continue to be required for all listings on input.

* For Commercial properties HOA Y/N is not present and Pets Allowed is never required.

Affects Input for these Property Types:

- Residential
- Income
- Vacant Land

Change Pets Allowed Field Requirement (Continued)

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

Association Information

MLS Number: J916690

HOA/Comm Assn Y/N: Yes ☐ **HOA Fee Requirement: Required** ☐ HOA Fee: HOA Payment Schedule:

Condo Fee: Condo Fee Schedule: Addtl Mo. Maint Fee:

Other Fees: Other Fee Schedule:

Along with the Association/Manager, Contact Name - Association Email, Association Website Address or Association Phone must be filled in to successfully submit the listing.

Association/Manager Contact Name: Association/Manager Email:

Association/Manager Contact Phone: Association/Manager Website Address:

Community

Community Features

- ☐ Airport/Runway
- ☐ Association Recreation - Lease
- ☐ Association Recreation - Owned
- ☐ Buyer Approval Required
- ☐ Community Boat Ramp
- ☐ Deed Restrictions
- ☐ Fishing
- ☐ Fitness Center
- ☐ Gated Community

Association Amenities

- ☐ Airport/Runway
- ☐ Basketball Court
- ☐ Boat Slip
- ☐ Cable
- ☐ Clubhouse
- ☐ Dock
- ☐ Elevators
- ☐ Fence Restrictions
- ☐ Fitness Center

Fee Includes

- ☐ 24-Hour Guard
- ☐ Cable TV
- ☐ Common Area Taxes
- ☐ Community Pool
- ☐ Electricity
- ☐ Escrow Reserves Fund
- ☐ Fidelity Bond
- ☐ Gas
- ☐ Insurance

Amenities w/ Addnl Fees

Characters Remaining: 255

Housing for Older Persons

Housing for Older Persons Y/N: No ☐ FCHR Website Y/N: ☐ Expire Renewal Date: Affidavit Y/N: ☐

Pets

Pets Allowed

- ☐ Breed Restrictions
- ☐ No
- ☐ Number Limit
- ☐ Size Limit

Number of Pets Allowed: Pet Size: Max Pet Weight:

Pet Restrictions (Text):

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

Association Information

MLS Number: J916690

HOA/Comm Assn Y/N: Yes ☐ **HOA Fee Requirement: Optional** ☐ HOA Fee: HOA Payment Schedule:

Condo Fee: Condo Fee Schedule: Addtl Mo. Maint Fee:

Other Fees: Other Fee Schedule:

Along with the Association/Manager, Contact Name - Association Email, Association Website Address or Association Phone must be filled in to successfully submit the listing.

Association/Manager Contact Name: Association/Manager Email:

Association/Manager Contact Phone: Association/Manager Website Address:

Community

Community Features

- ☐ Airport/Runway
- ☐ Association Recreation - Lease
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- ☐ Buyer Approval Required
- ☐ Community Boat Ramp

Association Amenities

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- ☐ Basketball Court
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- ☐ Cable
- ☐ Clubhouse
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- ☐ Elevators
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Fee Includes

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- ☐ Fidelity Bond
- ☐ Gas
- ☐ Insurance

Amenities w/ Addnl Fees

Characters Remaining: 255

Housing for Older Persons

Housing for Older Persons Y/N: No ☐ FCHR Website Y/N: ☐ Expire Renewal Date: Affidavit Y/N: ☐

Pets

Pets Allowed

- ☐ Breed Restrictions
- ☐ No
- ☐ Number Limit
- ☐ Size Limit

Number of Pets Allowed: Pet Size: Max Pet Weight:

Pet Restrictions (Text):

Previous Validation:
Dependent upon HOA Fee Requirement = 'Optional' or 'Required'

Change Pets Allowed Field Requirement (Continued)

Updated validation :
Dependent upon HOA = Yes

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

Association Information MLS Number:

HOA/Comm Assn Y/N HOA Fee Requirement HOA Fee HOA Payment Schedule

Condo Fee Condo Fee Schedule Addtl Mo. Maint Fee

Other Fees Other Fee Schedule

Along with the Association/Manager, Contact Name - Association Email, Association Website Address or Association Phone must be filled in to successfully submit the listing.

Association/Manager Contact Name Association/Manager Email

Association/Manager Contact Phone Association/Manager Website Address

Community

Community Features

- ☐ Airport/Runway
- ☐ Association Recreation - Lease
- ☐ Association Recreation - Owned
- ☐ Buyer Approval Required
- ☐ Community Boat Ramp
- ☐ Deed Restrictions
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- ☐ Clubhouse
- ☐ Dock
- ☐ Elevators
- ☐ Fence Restrictions
- ☐ Fitness Center

Fee Includes

- ☐ 24-Hour Guard
- ☐ Cable TV
- ☐ Common Area Taxes
- ☐ Community Pool
- ☐ Electricity
- ☐ Escrow Reserves Fund
- ☐ Fidelity Bond
- ☐ Gas
- ☐ Insurance

Amenities w/ Addnl Fees

Characters Remaining: 255

Housing for Older Persons

Housing for Older Persons Y/N FCHR Website Y/N Expire Renewal Date Affidavit Y/N

Pets

Pets Allowed

- ☐ Breed Restrictions
- ☐ No
- ☐ Number Limit

Number of Pets Allowed Pet Size Max Pet Weight

Pet Restrictions (Text)

Open House Rollout & New Search Control

What and why is this happening?

While conducting an Open House Search, there was no easy way to view a full listing report, such as with a Broker Synopsis type display.

Agents would have to complete another search for individual listings they found during their Open House Search if they wanted listing details.

To enhance your experience, Stellar has done the following:

- Added a listing search control titled 'Open House Search' that includes Open House Type and Date.
- Added a listing display injection (rollout) for the open house information.

Affects Search for these Property Types:

- Residential
- Commercial
- Income
- Vacant Land
- Rental
- Cross Property Search

Affects these Broker displays:

- 360 property View
- Broker Synopsis
- Broker Synopsis Large Font
- Broker Showing Report
- Broker Full

Open House Rollout & New Search Control (Continued)

The user will add the new search control on any search form and enter their criteria.

Additional Fields [Add/Remove](#)

Open House Search

OH Type OH Date


☒ And ☐ Or

[More](#)


At the bottom of the listing display, the user will find an arrow for the Open House rollout.

Clicking this arrow will open the list of Open House information.

Realtor Information		
List Agent: John Stellar	List Agent ID: 261530346	List Agent Direct: 800-686-7451
List Agent E-mail: pmg@stellarmls.com	List Agent Fax:	List Agent Cell:
Sales Team:		Call Center #:
List Office: MLS TEST OFFICE	List Office Fax:	List Office ID: 035899999
Original Price: \$5,000,000	Price Change:	List Office Phone: 800-686-7451
List Date: 08/28/2020	Listing Service Type: Full Service	LP/SqFt: \$3,227.89
Previous Price:	Owner Phone:	Expiration Date: 09/30/2020
Representation:	Association/Manager Name:	Listing Type: Exclusive Right To Sell
Owner:	Association/Manager Phone:	
Financing Avail:	Non-Rep: 1%	Trans Broker: 0%
Dual Variable Compensation: No		
Single Agent: 1%		
Realtor Info:		
Confidential Info:		
Showing Instructions: Appointment Only, Call Before Showing, Call Listing Agent		
Driving Directions: Test Listing		
Realtor Remarks: Test Listing		

 Click on the arrow to view [Open House Information](#)


J916080	Hillsborough	John Stellar	08/29/2020	11:00 AM-2:00 PM	MLS Wide
J916080	Hillsborough	John Stellar	08/30/2020	11:00 AM-2:00 PM	MLS Wide
J916080	Hillsborough	John Stellar	09/05/2020	1:00 PM-4:00 PM	MLS Wide
J916080	Hillsborough	John Stellar	09/06/2020	1:00 PM-4:00 PM	MLS Wide

 Click on the arrow to view History Information

[If you believe there is a violation on this listing, click here to report the problem.](#)


Open House Rollout & New Search Control (Continued)

The user can choose to print with or without this rollout on the indicated Broker displays.

 **Print 1 Listing**

Print which format(s)? To select multiple at once, hold Ctrl while you click (option key, on a Mac).

Cross Property Single Line	<input checked="" type="checkbox"/> Print with roll-outs (if any) open
my:Acreage backfill	<input type="checkbox"/> Print search criteria
OM New Fields	<input type="checkbox"/> Ink saver; if any, don't print images
All fields (TA)	<input type="checkbox"/> Print All Tabs
Single Line (MLS Staff)	
Appraiser Report	
360 Property View	360 Property View
360 Property Customer View	<input checked="" type="checkbox"/> Listing
Broker Synopsis	<input type="checkbox"/> Tax
Broker Synopsis - Large Font	<input type="checkbox"/> Photos
Broker Showing Report	<input type="checkbox"/> History
Owners Authorization	<input type="checkbox"/> Parcel Map
Broker Full	<input type="checkbox"/> Flood Map
Flood Data	<input type="checkbox"/> Foreclosure
Cross Property Single Line w/Image	
Print Customer Synopsis	
Customer Synopsis - Large Font	
Customer Showing Report	
Print Customer Full	
Customer Single Line	
Print Customer All Photo Flyer	
Customer Flyer w/Photos	
Print Customer 5-Up	
Hot Sheet XProp	
BPO Report	

Language: English 

Tax Year Validation

Previously Matrix allowed the tax year to be anywhere from 1901 to 2021.

The rule validation will now only permit a Tax year that is the previous, current and upcoming year.

Affects Input for these Property Types:

- Residential
- Commercial
- Income
- Vacant Land

Tax Year Validation (Continued)

Previous Validation:

IsEmpty > 1900 and <= this year + 1 GF SDEO

The Tax Year just had to be greater than 1900 and less than or equal to this year. The Tax Year could also be 1 year ahead.

*This resulted in many listings with old Tax Year data.

Legal			
Tax ID	Tax Year	Taxes	
<input type="text"/>	2017	<input type="text"/>	
	No error received		

Legal			
Tax ID	Tax Year	Taxes	
<input type="text"/>	2018	<input type="text"/>	
	No error received		

Tax Year Validation (Continued)

New Validation :

IsEmpty This Year +/- 1 GF SDEO

The Tax Year can now only be:

- 1 year in the past
- The present year or
- 1 year ahead

i.e. 2019, 2020 or 2021.

Legal		
Tax ID	Tax Year	Taxes
<input type="text"/>	2018	<input type="text"/>
	Too far back	

Legal		
Tax ID	Tax Year	Taxes
<input type="text"/>	2019	<input type="text"/>
	Good	

Legal		
Tax ID	Tax Year	Taxes
<input type="text"/>	2020	<input type="text"/>
	Good	

Legal		
Tax ID	Tax Year	Taxes
<input type="text"/>	2021	<input type="text"/>
	Good	

Legal		
Tax ID	Tax Year	Taxes
<input type="text"/>	2022	<input type="text"/>
	Too far ahead	

Commercial Business Opportunity Without Real Estate Updates

The following has been updated to be conditionally un-required when Commercial Transaction Type = Business Opportunity AND Real Estate Included Y/N = NO :

Affects Input for this Property Type:

- Commercial

- | | |
|----------------------------|--------------------------|
| 1. Street Number | 15. Section |
| 2. Street Name | 16. Township |
| 3. City | 17. Range |
| 4. Zip | 18. Plat Book/ Page |
| 5. County | 19. Block/Parcel |
| 6. Latitude | 20. Lot# |
| 7. Longitude | 21. Flood Zone Code |
| 8. Property Style | 22. Total Acreage |
| 9. New Construction Y/N | 23. Lot Size SqFt |
| 10. Foundation | 24. Lot Size Acres |
| 11. Road Frontage | 25. Total # of Buildings |
| 12. Year Built | 26. SqFt Total |
| 13. Additional Parcels Y/N | 27. Net Leaseable SqFt |
| 14. Legal Description | 28. Air Conditioning |

Extras:

Additional updates were made to the following to become required when Commercial Transaction Type = Business Opportunity:

- 1. Business Name
- 2. Year Established

Questions?:

EMAIL

Support@StellarMLS.com

CALL

800-686-7451