



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.

Getting Started Listing Pool/Exterior	Land and Tax Interior Rooms	Water	Green Owner Community Realtor	sures
Cash	Applications in Process		Copy of Lease Available	Available
Conventional	Assoc approval required		Go To Site	Environmental Disclosure
Exchange/Trade	Brochure Available		In-Foreclosure	HOA/PUD/Condo Disclosure
□ FHA	CDD Addendum required		Pre-foreclosure	Land Sales Disclosure
Lease Option	Confidentiality Letter Required			Lead Paint None
Lease Purchase	Contract For Deed			
Other Private Financing Available	Corp Owned Relo			RACE Loss Diselesure
		*	~	
Agent/Office				
List Agent ID	Agent Name and Information		Office Name and Information 035899999	
Find an Agent 261530346 ⑦ Refresh	John Stellar 800-686-7451		MLS TEST OFFICE	
20100040 O Kentesh			800-686-7451	
	pmg@stellarmls.com		For Future Use	
	prigestellarmisteom			
List Agent 2 ID	Agent Name and Information		Office Name and Information	
Find a List Agent 2				
⑦ Refresh				
Team Name	Interoffice Info			
(?				
			?	
	Characters Remaining: 255			
Seller's Preferred Closing Agent				
Escrow Agent Name		0	Escrow Company Name	
		?		?
Email			Phone	Fax
		?		0
Street Number	Street Name		City	State Zip
?		?	Q Auto-Fill from City Dictionary	Florida 🗸 🤇
Compensation			Add-Fill from City Dictionary	
	N R		Tanan Barkan Gama	
Single Agent Comp	Non Rep Comp		Trans Broker Comp	
Bonus Y/N	Bonus Amount		Bonus Expiration Date	Dual/Variable Compensation
	Bonus Amount			
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 ID: 035899999		
Original Price: \$5,000,000	List Office Fax:	List Office Phone: 800-686-7451		
List Date: 08/28/2020		LP/SgFt: \$3,227.89		
Representation:	Listing Service Type: Full Se			
Owner:	Owner Phone:	Listing Type: Exclusive Right To Se		
Financing Avail:	Association/Manager Name			
······	Association/Manager Phon			
Dual Variable Compensation: No	······································			
Single Agent: 1%	Non-Rep: 1%	Trans Broker: 0%		
Realtor Info:				
Confidential Info:				
Showing Instructions: Appointment Only, Call Bef	ore Showing, Call Listing Agent			
Driving Directions: Test Listing	ore showing, can listing Agent			
Pealtor Pemarks: Test Listing				
	Seller's Preferred Closing Agent			
	Seller's Freierreu closing Agent	Econom Agent Phones 407 060 E		
Escrow Agent Name: Jane Smith		Escrow Agent Phone: 407-960-5		
Escrow Agent Email: <u>premier@example.com</u>		Escrow Agent Fax: 407-960-5454		
Escrow Street Address: 123 Stellar Blvd Maitland				
Escrow Agent Company: Premier Title and Escrow	I, 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.

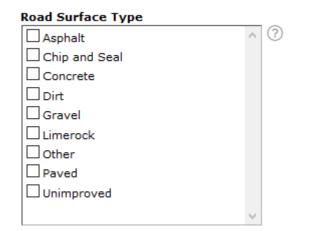
Affects Input / Search / PDFs for these Property Types:

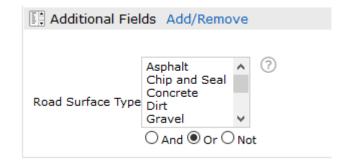
- Residential
- Commercial
- Income
- Vacant land
- Rental
- Cross Property Search

- SDEO Residential
- SDEO Commercial
- SDEO Income
- SDEO Vacant Land
- SDEO Rental

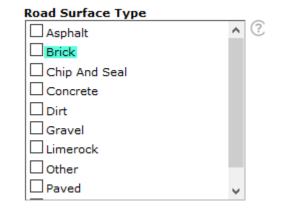
Add 'Brick' lookup to Road Surface Type (Continued)

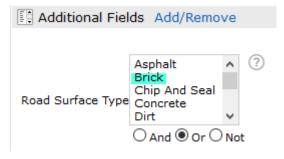
Previous Input Field / Search Control:





Updated Input Field / Search Control on 9/29 :





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 Land Property Type Land Street Name NEPTUNE County Osceola I ecal Subdivision Name TOLIGA MANOR UNIT C III O

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.

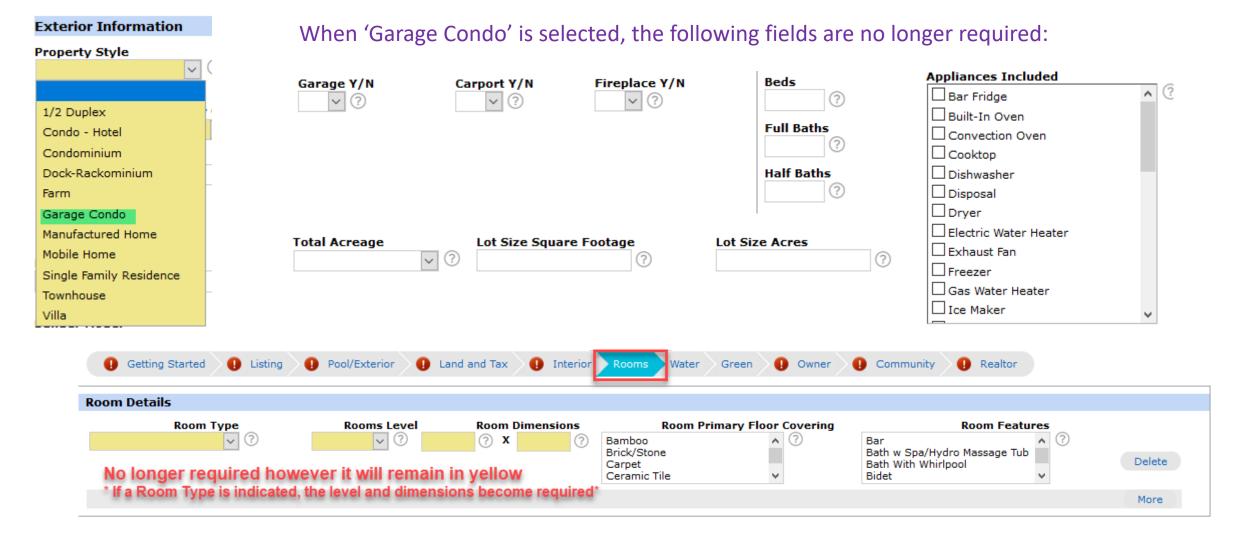
This will be treated similarly to Dock-Rackominiums where we will allow the following fields to be conditionally un-required:

Total Acreage
Lot Size Square Footage
Lot Size Acres
Beds
Full Baths
Half Baths
Fireplace

Garage Y/N Carport Y/N Appliances Included Room Type Room Level Room Dimensions Affects Input / Search / PDFs for this Property Type:

Residential

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



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 Gr	een Owner O Community O Realtor	🛕 Getting Started 🚺 Listing 🕕	Pool/Exterior 🕕 Land and Tax	interior 🚺 Rooms Water Green 🕕 Owner 🚺 Community
Association Information	MLS Number: J916690	Association Information		MLS Number: J916690
HOA/Comm Assn Y/N Yes v ⑦		Yes 🗸 ? Optional		HOA Payment Schedule
Condo Fee Condo Fee Schedule Addtl Mo. Maint Fee		Condo Fee Condo Fee ?	e Schedule Addtl Mo. Maint Fee	
Other Fees Other Fee Schedule		Other Fees Other Fee	e Schedule	
Along with the Association/Manager, Contact Name - Association Email, Association Website Address or Association Phor submit the listing.	e must be filled in to successfully	Along with the Association/Manager, Con	ntact Name - Association Email, Association submit the listin	Website Address or Association Phone must be filled in to successfully g.
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Association/Manager Contact Phone Association/Manager Website Address	0	Association/Manager Contact Phone	Association/Manager	Website Address
Community		Community		
Community Features Association Amenities Fee Includes			Association Amenities	Fee Includes
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	vit Y/N	Housing for Older Persons Y/N FCHR Wel		Affidavit Y/N
Pets		Pets		
Pets Allowed Number of Pets Allowed Pet Size Max Pet Breed Restrictions Image: Comparison of Pets Allowed <	t Weight	Pets Allowed Number o	of Pets Allowed Pet Size	Max Pet Weight ⑦

Stellar MLS

Change Pets Allowed Field Requirement (Continued)

Updated validation : Dependent upon HOA = Yes

DA/comm Assn Y/N HOA Fee Requirement HOA Fee HOA Payment Schedule ando Fee Cond Fee Schedule Addtl Ho. Haint Fee Other Fee Schedule Image: Contact Name - Association Email, Association Website Address or Association Phone must be filled in to successful the Isting. association/Hanager Contact Name Association/Hanager Email ssociation/Hanager Contact Name Association Amonties ssociation/Hanager Contact Name Association Amonties ssociation/Hanager Contact Name Association Amonties association Recreation - Lease Association Amonties association Recreation - Lease Bayer Approval Required Bayer Approval Required Cost Stip Buyer Approval Required Cost Stip Buyer Approval Required Cost Stip Bayer Approval Require	ssociation Information				MLS Number
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No 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:

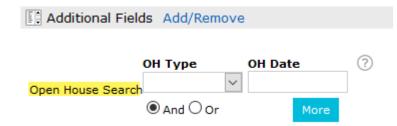
- Residential
- Commercial
- Income
- Vacant Land
- Rental
- Cross Property Search

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.



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 1	Information		
List Agent: John St	ellar		L	ist Agent ID: 26153034	46 L	ist Agent Direct: 800-686-7451
List Agent E-mail:	pmg@stellarn	nls.com	L	ist Agent Fax:		ist Agent Cell:
Sales Team:					0	Call Center #:
List Office: MLS TES	ST OFFICE				L	ist Office ID: 035899999
Original Price: \$5,0	000,000		L	ist Office Fax:	L	ist Office Phone: 800-686-7451
List Date: 08/28/20	20				L	P/SqFt: \$3,227.89
Previous Price:			P	rice Change:	E	xpiration Date: 09/30/2020
Representation:			L	isting Service Type: F	Full Service	
Owner:				wner Phone:		isting Type: Exclusive Right To Sell
Financing Avail:				ssociation/Manager		
_			A	ssociation/Manager	Phone:	
Dual Variable Com	pensation: N	No				
Single Agent: 1%			N	on-Rep: 1%	1	rans Broker: 0%
Realtor Info:						
Confidential Info:						
Showing Instruction		nent Only, Call Bef	ore Showing, Ca	ll Listing Agent		
Driving Directions	: Test Listing					
Realtor Remarks:	Test Listing					
Click on the ar	row to view <mark>O</mark>	pen House Inform	ation			
<u>J916080</u> H	illsborough	John Stellar	08/29/2020	11:00 AM-2:00 PM	MLS Wide	
	_	John Stellar	08/30/2020	11:00 AM-2:00 PM	MLS Wide	
	_			1:00 PM-4:00 PM	MLS Wide	
	-	John Stellar	09/05/2020			
<u>J916080</u> H	illsborough	John Stellar	09/06/2020	1:00 PM-4:00 PM	MLS Wide	
Click on the arr	row to view Hi	story Information				
- Chec on the an	ion to view in	story in ormation				

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 my:Acreage backfill OM New Fields All fields (TA) Single Line (MLS Staff) Appraiser Report 360 Property View 360 Property Customer View Broker Synopsis Broker Synopsis - Large Font Broker Showing Report Owners Authorization Broker Full	 Print with roll-outs (if any) open Print search criteria Ink saver; if any, don't print images Print All Tabs 360 Property View Listing Tax Photos History
Flood Data 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	☐ Parcel Map ☐ Flood Map ☐ Foreclosure

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

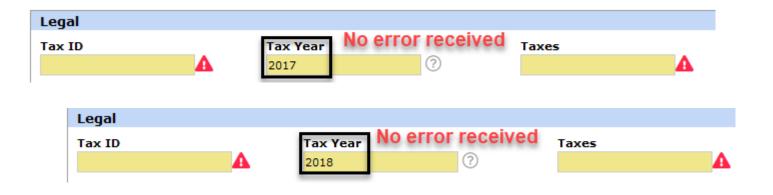
Tax Year Validation (Continued)

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.



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	Too far back		
Tax ID	2018	Taxes	
Legal			
Tax ID	Tax Year GOOD	Taxes	
A	2019 ?	A	
I			
Legal			
Tax ID	Tax Year Good	Taxes	_
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Legal	Qued		
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	2021	0	A
·			
Legal			
Tax ID	Tax Teal	ar ahead Taxes	
	A 2022	A	A

Commercial Business Opportunity Without Real Estate Updates

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

Affects Input for this Property Type:

Commercial

1. Street Number

- 2. Street Name
- 3. City
- 4. Zip
- 5. County
- 6. Latitude
- 7. longitude
- 8. Property Style
- 9. New Construction YN
- 10. Foundation
- 11. Road Frontage
- 12. Year Built
- 13. Additional Parcels YN
- 14. Legal Description

- 15. Section
- 16. Township
- 17. Range
- 18. Plat Book/ Page
- 19. Block/Parcel
- 20. Lot#
- 21. Flood Zone Code
- 22. Total Acreage
- 23. Lot Size SqFt
- 24. Lot Size Acres
- 25. Total # of Buildings
- 26. SqFt Total
- 27. Net Leaseable SqFt
- 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