



Matrix™

Matrix Updates

August 3, 2022

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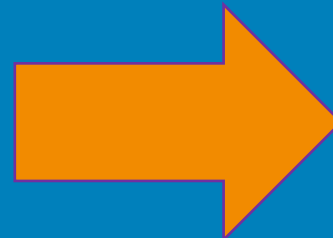
Zillow Rental - Listing Distribution

- Zillow Rental is no longer a part of the Zillow brokerage which would include the Zillow website. Agents will no longer be charged for entering their rental listings on Zillow.
- We added Zillow Rental under the “Listing Distribution” section for the Rental property type only.

Previous

Distribute To ⓘ

- Apartments.com ⓘ
- Homes.com
- HomeSnap
- International MLS
- Realtor.com



Current

Distribute To ⓘ

- Apartments.com ⓘ
- Homes.com
- HomeSnap
- International MLS
- Realtor.com
- Zillow Rental

Pool Feature Rule Update

Pool features is now required if either:

- Pool Y/N = Y
- Community Features = Pool
- Association Amenities = Pool

Why is this now required?

This is now required to be filled out so that consumers will get a better understanding what features are associated with the pool.

Property Types Affected

- Residential
- Rental
- Income

Pool Feature (Continued)

Previous

Private Pool Y/N

Yes ▾ ?

Association Amenities

- Maintenance
- Marina
- Optional Additional Fees
- Other
- Park
- Pickleball Court(s)
- Playground
- Pool
- Private Boat Ramp
- Racquet Ball

Community Features

- No Truck/RV/Motorcycle Parking
- None
- Park
- Playground
- Pool
- Public Boat Ramp
- Racquetball
- Sidewalk
- Special Community Restrictions
- Tennis Courts

Pool Features

- Above Ground
- Auto Cleaner
- Child Safety Fence
- Chlorine Free
- Deck
- Diving Board
- Fiber Optic Lighting
- Fiberglass
- Gunite/Concrete
- Heated

Current

Private Pool Y/N

Yes ▾ ?

Association Amenities

- Maintenance
- Marina
- Optional Additional Fees
- Other
- Park
- Pickleball Court(s)
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Pool Features

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- Heated

Master Fees Added to Total Annual/Monthly Fee Fields

The Master Association Fee amount is now factored into the calculation of Total Annual/Monthly Fees.

As a reminder, any amount entered in the HOA Fee, Condo Fee, Other Fee, and Monthly Maintenance Fee fields is automatically calculated and will reflect in the Total Annual/Monthly Fees field depending on the fee frequency (Annually, Monthly, Quarterly, Semi-Annually).

Property Types Affected

- Residential
- Vacant Land
- Income

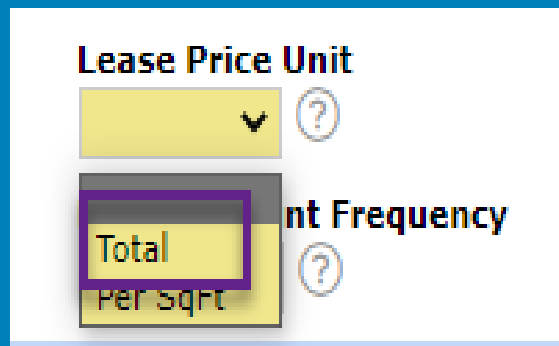
Community Information	
HOA / Comm Assn: Yes	HOA Fee: \$200.00 / Required
HOA Pmt Sched: Monthly	Mo Maint\$(add HOA): \$50
Assn/Manager Name: None	Assn/Manager Email:
Assn/Manager Phone:4071234567	Assn/Manager URL: 123 Stellar Dr.
Master Assn/Name: Yes / None	Master Assn Fee: \$100.00 / Month
Condo Fee: \$300 / Quarterly	Other Fee: \$10 / Monthly

County: Orange
Subdiv: WEST CENTRAL PARK
Beds: 5
Baths: 4/1
Pool: None
Property Style: Single Family Residence
Total Acreage: 1/2 to less than 1
Garage: No Attch: Spcs:
Garage/Parking Features:
LP/SqFt: \$108.70
New Construction: No
Total Annual Fees:5,520.00
Average Monthly Fees:5,520.00
Flood Zone Code:o

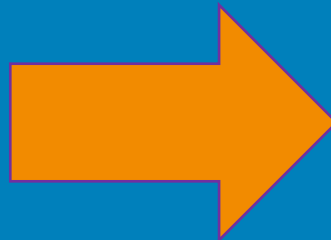
New Lookup Commercial Lease - Lease Price Unit

- Lease Price is entered as either a Total Monthly Amount or an Annual Price Per Sq. Ft. to be consistent with how practitioners use and define Lease Price.
- We removed “Total” from the Lease Price Unit field.
- We added “Total Monthly Amount” to the Lease Price Unit field.
- For Commercial Lease Only (COML).

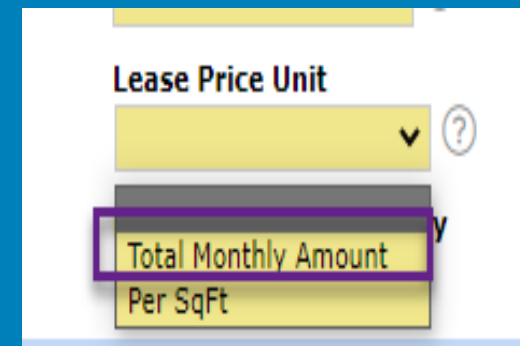
Previous



The screenshot shows a dropdown menu for 'Lease Price Unit'. The menu is open, displaying two options: 'Total' and 'Per Sqft'. A purple box highlights the 'Total' option. To the right of the dropdown is a question mark icon. Below the dropdown, the text 'nt Frequency' is partially visible, along with another question mark icon.



Current



The screenshot shows the updated dropdown menu for 'Lease Price Unit'. The menu is open, displaying two options: 'Total Monthly Amount' and 'Per Sqft'. A purple box highlights the 'Total Monthly Amount' option. To the right of the dropdown is a question mark icon. Below the dropdown, the text 'y' is partially visible.

COML - Tenant Pays Change

Tenant Pays input rule change:

New lookup values :

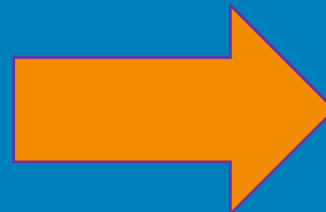
- Capital Expenses
- Condominium Fees
- Property Insurance
- Property Taxes
- Reserves
- Other – See Remarks

Tenant Pays is required if anything **except** “Gross lease” or “Gross Percentage” is selected on Terms of Lease for COML, Tenant Pays becomes conditionally required.

Previous

Tenant Pays ⓘ

- AssociationFees
- Common Area Maintenance
- Electricity
- Liability Insurance
- Parking Fee
- Pro-rated
- Sewer



Current

Tenant Pays ⓘ

- AssociationFees
- Capital Expenses
- Common Area Maintenance
- Condominium Fees
- Electricity
- Liability Insurance
- Parking Fee

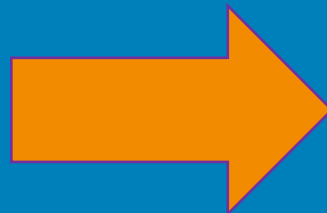
COML - Required - Terms Of Lease

Terms of Lease is now required for COML.

Previous

Terms of Lease

- Absolute (Triple) Net
- Gross Lease
- Gross Percentages
- Ground Lease
- Lease Option
- Modified Gross
- Net Lease



Current

Terms of Lease

- Absolute (Triple) Net
- Gross Lease
- Gross Percentages
- Ground Lease
- Lease Option
- Modified Gross
- Net Lease

Commercial - Pets Allowed

- We removed lookups from the “Pets Allowed” field that were confusing overlapping and apply to residential property type more than commercial property types.
- These values are confusing, overlapping and apply to the residential property type more than a commercial property type.
- For Property types COMS, COML, and BUSO only.

Added :

- Yes – See Condo Docs

Removed :

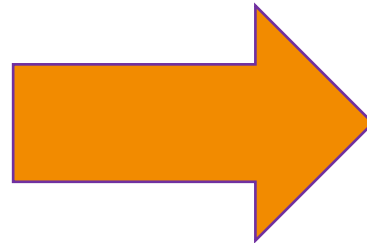
- Breed Restrictions
- Cats Ok
- Dogs Ok
- Monthly Pet Fee
- Number Limit
- Pet Deposit
- Size Limit

Removed Lookups - Pets Allowed (Continued)

Previous

Pets Allowed

- Breed Restrictions
- Cats OK
- Dogs OK
- Monthly Pet Fee
- No
- Number Limit
- Pet Deposit
- Size Limit
- Yes



Current

Pets Allowed

- No
- Yes - See Condo Docs



New Lookup - Restaurant

- We added “Restaurant” look up to Property Style
- Added to Property Types - COMS, COML, and BUSO.

Previous

Property Style

Agriculture

Assembly Building

Business

Five or More

Hotel/Motel

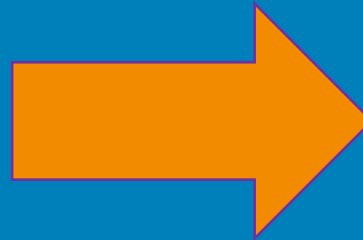
Industrial

Mixed Use

Office

Retail

Warehouse



Current

Property Style

Agriculture

Assembly Building

Business

Five or More

Hotel/Motel

Industrial

Mixed Use

Office

Restaurant

Retail

Warehouse



For Support:

EMAIL

support@StellarMLS.com

CALL

800-686-7451