

# Matrix Enhancements

April 30, 2024

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# New - OneHome – Consumer Share

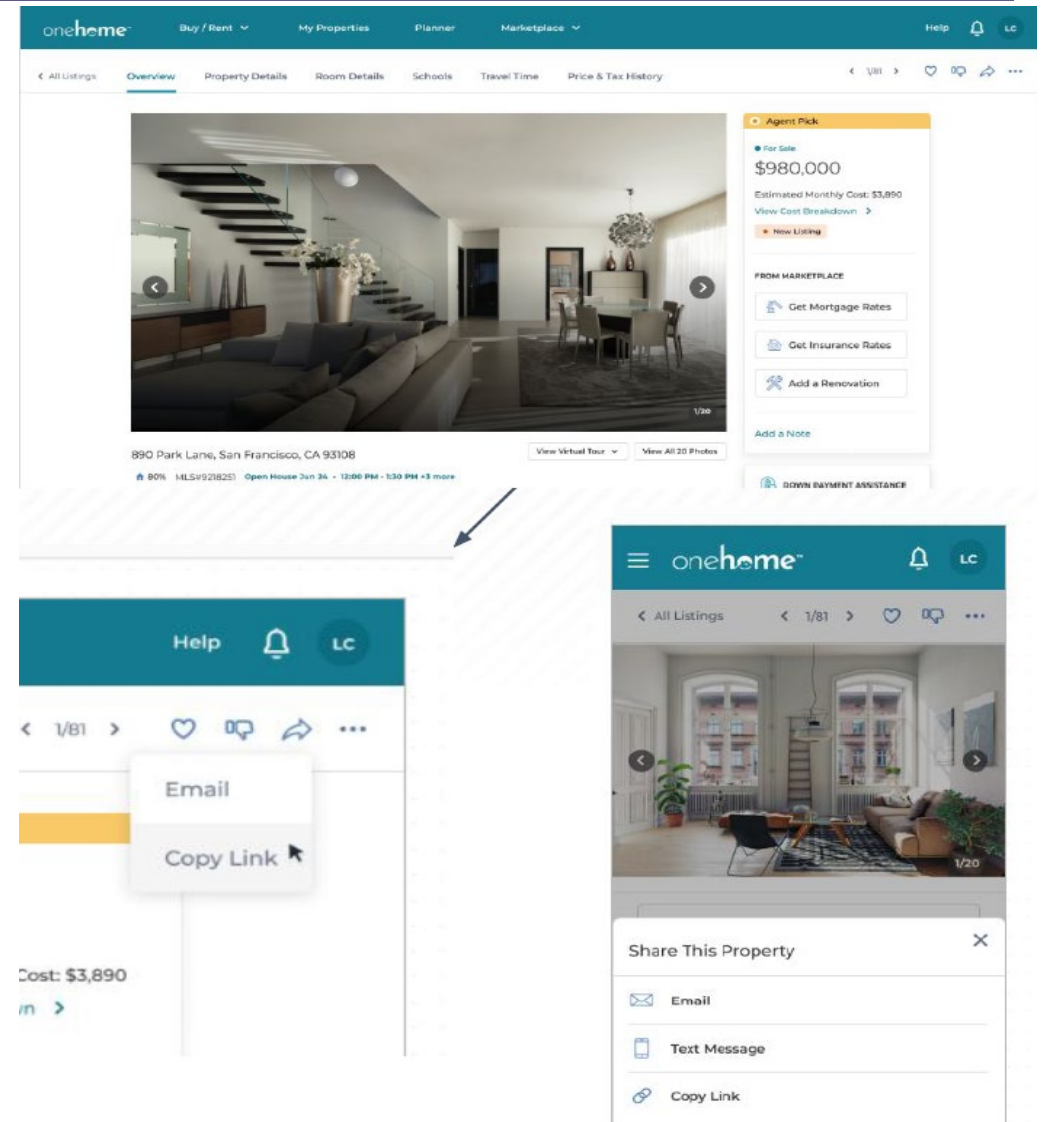
## What is Consumer Share?

This new feature allows users to share a single listing with a public user via any communication channel or social media platform.

Consumer Share empowers consumers to be able to share listings with a wider audience that could help in decision making, increase lead generation, and foster new clients for the Agents.

## What to Expect

- Onehome now allows users to share an individual listing to public users via a single link.
- OneHome users will select the properties they wish to share, click 'Share Link' to generate a public URL from the property details page which then can be posted/shared via their communication channels and/or social media.



# New Field - Rental - Total # of Floors

## What did we add?

We added the field “Total # of Floors” to the Rental property type. This field is required on Rental listings if Property Style = Condominium.

## Why did we change this?

We added this field to better distinguish from the “Floors in Unit” field which is used to indicate the number of floors within a unit, wherein “Total # of Floors” would indicate the number of floors within the building.

## Property Types Affected:

- Rental

## CURRENT

The screenshot shows a form with the following fields:

- Address** (Section Header)
- Street Number**: Text input with a red warning icon.
- Street Dir Pre**: Dropdown menu with a question mark icon.
- Street Name**: Text input with a red warning icon.
- Unit Number**: Text input with a red warning icon.
- No Unit #**: Checkbox with a question mark icon.
- City**: Text input with a red warning icon.
- Auto-Fill from City Dictionary**: Link text.
- State**: Dropdown menu with a question mark icon, showing "Florida".
- County**: Dropdown menu with a red warning icon.
- Geolocation**: Dropdown menu with a question mark icon.
- Country**: Dropdown menu with a question mark icon, showing "United States".
- Between US 1 & River**: Dropdown menu with a question mark icon.
- No Drive Beach**: Dropdown menu with a question mark icon.
- Total # Floors**: Text input with a red warning icon, highlighted with a purple box.

Volusia County Listings Only

# New Field – Rental - “Building Elevator Y/N”

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## What did we change?

We added the "Building Elevator Y/N" field requirement for Rental and Residential if Property Style = Condominium and the Total # Floors are greater than 1.

## Why did we add this?

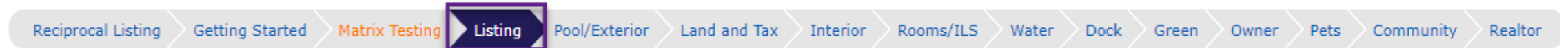
To provide more straightforward and consistent data across our listings, we are introducing the "Building elevator" field as a specific requirement. This ensures accurate representation of property features for condominiums with multiple floors, supporting better-informed decisions for renters and buyers while streamlining our platform's search and filter process.

## Property Types Affected:

- Rental

# New Field – Rental - “Building Elevator Y/N” (Cont.)

## CURRENT



### Listing Information

**Address**

|  |  |  |  |   |
|--|--|--|--|---|
| Street Number<br><input type="text"/>        | Street Dir Pre<br><input type="text"/> | Street Name<br><input type="text"/>                            | Street Type<br><input type="text"/>          | Street Dir Post<br><input type="text"/>   |
| Unit Number<br><input type="text"/>          | No Unit #<br><input type="checkbox"/>  | Auto-Fill from City Dictionary<br>City<br><input type="text"/> | State<br>Florida                             | Zip<br><input type="text"/>   |
| County<br><input type="text"/>               | Geolocation<br><input type="text"/>    | Country<br>United States                                       | Floor Number<br><input type="text"/>         | Floors In Unit/Home<br><input type="checkbox"/> Multi/Split<br><input type="checkbox"/> One<br><input type="checkbox"/> Two<br><input type="checkbox"/> Three Or More |
| Between US 1 & River<br><input type="text"/> | No Drive Beach<br><input type="text"/> | Total # Floors<br><input type="text"/>                         | Building Name/Number<br><input type="text"/> | <b>Building Elevator</b><br><input type="text"/>  |

Volusia County Listings Only



# New Field- Search – Short Term Rental Allowed

## What did we add?

A new default search field - “Short Term Rental Allowed.” This makes it simpler for customers seeking to find short term properties listed for rent.

## How does this work?

When searching, if “Yes” is selected for ‘Short Term Rental Allowed’ the system will look for any listings where the ‘short term rental allowed’ field is selected in the ‘Realtor Information’ field.

## Property Types Affected:

- Residential

The screenshot displays the Stellar MLS search interface. On the left, there are several filter categories: Status - Date or Range (with 'Active' selected), Contract Status (with 'Letter Of Intent' selected), Special Sale Provision(s) (with 'Probate Listing' selected), Property Style (with '1/2 Duplex' selected), Property Description (with 'Corner Unit' selected), and Ownership (with 'Co-op' selected). The main search area includes a 'Map Search' section, a 'State' dropdown set to 'Florida', a 'County' dropdown set to 'Alachua', and an 'MLS Zip' dropdown set to '32616 - Alachua'. The 'Short Term Rental Allowed' field is highlighted with a purple box and contains a 'Yes' radio button. Other search criteria include 'Total Bedrooms', 'Total Bathrooms', '# Full Baths', '# Half Baths', 'Sq Ft Heated', 'Sq M Heated', 'Year Built', 'New Construction', 'Private Pool', 'Total Acreage', and 'Garage or Carport'.

# New Field - Search & Agent Single Line Display – Ownership Type

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## What did we add?

We added the "Ownership Type" field as a search option and in the Agent Single Line display.

## Why did we add this?

We are providing agents with a better way to filter and identify properties according to ownership status, this will significantly enhance the efficiency of their searches.

## Property Types Affected:

- Residential
- Commercial Sale
- Business Opportunity
- Income
- Vacant Land



# New Field - Agent Single Line Display – Ownership Type (Cont.)

## CURRENT

Previous Next · 1-10 of 5000+ Checked 0 All · None · Page Display Agent Single Line at 10 per page

| #  | ML #                     | Status | Address               | City        | Zip Code | Legal Subdivision Name   | Development | Subdivision/Condo Name | SqFt  | Current Price | BED | FB | HB | Yr Built | Pool | Property Style          | Ownership  | Taxes      | CDOM | ADO |
|----|--------------------------|--------|-----------------------|-------------|----------|--------------------------|-------------|------------------------|-------|---------------|-----|----|----|----------|------|-------------------------|------------|------------|------|-----|
| 1  | <a href="#">A4591249</a> | ACT    | 39320 ROYAL TRAILS RD | EUSTIS      | 32736    | ROYAL TRLS UN #1 1ST REF |             |                        | 1,694 | \$344,900     | 4   | 2  | 0  | 1987     | None | Single Family Residence | Fee Simple | \$1,410.00 | 110  | 110 |
| 2  | <a href="#">A4591247</a> | ACT    | 27880 ROANOKE CIR     | PUNTA GORDA | 33950    | LAKWOOD                  |             |                        | 1,140 | \$185,000     | 2   | 2  | 0  | 2005     | None | Manufactured Home - Po  | Fee Simple | \$2,416.14 | 110  | 110 |
| 3  | <a href="#">GC517878</a> | ACT    | 5812 SE 229TH TER     | HAWTHORNE   | 32640    | ASHLEY OAKS HAW          | Ashley Oaks | Ashley Oaks            | 1,478 | \$220,000     | 3   | 2  | 0  | 1992     | None | Single Family Residence | Fee Simple | \$1,050.00 | 110  | 110 |
| 4  | <a href="#">O6161386</a> | ACT    | 10426 CHORLTON CIR    | ORLANDO     | 32832    | EAGLE CRK PH 01A         |             |                        | 2,245 | \$599,900     | 3   | 2  | 0  | 2004     | None | Single Family Residence | Fee Simple | \$5,799.50 | 110  | 110 |
| 5  | <a href="#">T3489498</a> | ACT    | 8210 N 13TH ST        | TAMPA       | 33604    | SULPHUR SPGS ADD         |             |                        | 995   | \$279,990     | 3   | 1  | 0  | 1930     | None | Single Family Residence | Fee Simple | \$104.65   | 110  | 110 |
| 6  | <a href="#">O6161381</a> | ACT    | 10640 SUN VILLA BLVD  | ORLANDO     | 32817    | SUNCREST VILLAS PH 02    |             |                        | 1,420 | \$399,900     | 3   | 2  | 0  | 1996     | None | Single Family Residence | Fee Simple | \$4,598.47 | 110  | 110 |
| 7  | <a href="#">OM668854</a> | ACT    | 15595 SE 200TH AVE    | UMATILLA    | 32784    | BIG TREE CAMPSITES       |             |                        | 1,146 | \$149,125     | 2   | 2  | 0  | 1993     | None | Manufactured Home - Po  | Fee Simple | \$1,951.85 | 110  | 110 |
| 8  | <a href="#">G5075999</a> | ACT    | 5415 SUNSHINE DR      | WILDWOOD    | 34785    | BEAUMONT PH 1            |             |                        | 1,810 | \$329,900     | 3   | 2  | 0  | 2020     | None | Single Family Residence | Fee Simple | \$6,440.93 | 110  | 110 |
| 9  | <a href="#">W7860140</a> | ACT    | 5816 ELKHORN BLVD     | HOLIDAY     | 34690    | LA VILLA GARDENS         |             |                        | 1,498 | \$389,900     | 2   | 2  | 0  | 1976     | None | Single Family Residence | Fee Simple | \$503.00   | 110  | 110 |
| 10 | <a href="#">A4591243</a> | ACT    | 2405 POST RD          | SARASOTA    | 34231    | GULF GATE                |             |                        | 1,878 | \$599,995     | 3   | 2  | 0  | 1966     | None | Single Family Residence | Fee Simple | \$2,247.00 | 110  | 110 |

Actions Refine Save Carts

Criteria Email Print Share Link CMA Directions Stats Export Quick CMA Cloud CMA ShowingCart Custom PDF Reports

Property Type is 'Residential'  
 Status is 'Active'  
 State is 'Florida'  
 Found 5000 results in 0.02 seconds.

# New Field - Search Display – Ownership Type (Cont.)

Location:

The Ownership field will appear on the Quick and Detail Search display on the left side underneath Property Description.

## CURRENT

The screenshot displays a search interface with the following elements:

- Property Description:** A dropdown menu with options: Corner Unit, Studio/Efficiency, Elevated, End Unit, High Rise. It includes a search icon and a help icon.
- Ownership:** A dropdown menu with options: Co-op, Condominium, Fee Simple, Fractional, Leasehold. It is highlighted with a purple box and includes a search icon and a help icon.
- Logic:** Radio buttons for "Or" (selected) and "Not".
- Floors in Unit/Home:** A dropdown menu with options: Multi/Split, One, Two, Three Or More. It includes a search icon and a help icon.
- Logic:** Radio buttons for "And", "Or" (selected), and "Not".
- Search Bar:** Contains "Clear", "5000+ matches", "Map", and "Results" buttons.
- Filters:** Partially visible dropdowns for "oset Type", "Features", and "Flo".

# Change - 'Bedroom Closet Type' Field

## What did we change?

This change included:

- Renaming the field "Bedroom Closet Type" to "Closet Type," under the Rooms Details section.
- Added two lookups to the Closet Type field, 'Coat Closet' and 'Storage Closet'.
- Renamed 'Linen Closet in Bath' to 'Linen Closet' and moved from the 'Room Features' field to the 'Closet Type' field.
- Renamed the lookup 'His & Hers Closets' to 'Dual Closets' and moved the 'Dual Closets' lookup from the 'Room Features' field to the 'Closet Type' field.
- Rule Change - Made 'Closet Type' field available to all Room Types, but only a required field for Bedrooms.

## Why did we change this?

We refined the 'Closet Type' field to enhance listing accuracy and detail. This makes the field more inclusive of closets that are not in a bedroom.

## Property Types Affected:

- Residential
- Rental

### CURRENT

The screenshot shows a 'Room Details' form with several fields. The 'Room Type' is set to 'Primary Bedroom'. The 'Rooms Level' field has a warning icon. The 'Closet Type' dropdown menu is open, showing options: Built-in Closet, Coat Closet, Linen Closet, No Closet, Storage Closet, Walk-in Closet, and Dual Closets. The 'Approx Room Dimensions (WxL)' field has two input boxes with question marks. Below it, another 'Room Type' and 'Rooms Level' field are visible.

# Change - 'Bedroom Closet Type' Field (Cont.)

## What happened with my previously selected options?

Users with listings that utilized the options 'linen closet in bath' and 'His and Hers closet' from the Room Features field will see modifications in their public remarks.

**County:** Sarasota  
**Status:** Sold  
**Subdiv:** BELLA VILLINO 1  
**Backups Requested:** No  
**Subdiv/Condo:**  
**On Market Date:** 09/17/2021  
**Beds:** 2  
**List Price:** \$285,000  
**Baths:** 2/0  
**Year Built:** 1998  
**Pool:** Community  
**Special Sale:** None  
**Property Style:** Condominium  
**ADOM:** 3  
**Total Acreage:**  
**CDOM:** 3  
**Minimum Lease Period:** 6 Months  
**Pets:** Yes  
**Garage:** Yes **Attch:** No **Spcs:** 2  
**Max Times per Yr:** 2  
**Garage/Parking Features:** Driveway, Ground Level, Guest Parking, Reserved, Tandem Parking  
**Carport:** No **Spcs:**  
**Assigned Spcs:**  
**LP/SqFt:** \$261.71  
**Home Warranty Y/N:**No  
**Heated Area:**1,089 SqFt / 101 SqM  
**New Construction:** No  
**Total Area:** 1,209 SqFt / 112 SqM  
**Total Annual Assoc Fees:** \$4,440.00  
**Average Monthly Fees:** \$370.00  
**Flood Zone Code:**X500

**Sold Date:** 10/12/2021  
**Sold Price:**\$285,000  
**SP / SqFt:**\$261.71

NEWLY FULLY REMODELED SARASOTA CONDO W/GARAGE & DRIVEWAY\*\*GATED COASTAL COMMUNITY\*\*\*PET FRIENDLY / AMENITIES RICH \*\*16 minutes to Gulf of Mexico on Siesta Key\*\*25 minutes to Downtown Sarasota\*\*\*less than 1/2 mile to the Legacy Bike Trail. LOW CONDO FEES - ALL ASSESSMENTS PAID IN FULL - CONDO FEES PAID IN FULL UNTIL JAN 2022. WATER INCLUDED IN CONDO FEE. Split plan 2 master bedrooms with en suites. Whirlpool appliances in black stainless, granite counters & solid wood cabinets \*\*\*Baths have tall cabinets, frameless glass shower doors & raised height commodes. \*\*\*Natural preserve views from the NEW PGT THERMAL, LOW E, IMPACT WINDOWS. \*\*\* AMENITIES INCLUDE: Tennis, Racquetball, Indoor Basketball, OFFICE SUITE, Billiards & Gaming Room, HEATED SALTWATER POOL & SPA, Workout room, Gas Grill Areas, Car Washing Station, Pet Stations, Large Club House with ONSITE MANAGEMENT OFFICE. Short term rental allowed 6 month increments. Motorcycles are welcome. FURNITURE IS NOT FOR SALE. **Room Feature: Linen Closet In Bath (Bedroom 2). Room Feature: Linen Closet In Bath (Primary Bathroom).**

**Land, Site, and Tax Information**

**Legal Desc:** UNIT 1024, BLDG C, BELLA VILLINO I  
**SE/TP/RG:** 34-37-18  
**Subdivision #:**  
**Between US 1 & River:**

**Zoning:** RSF2  
**Future Land Use:**  
**No Drive Beach:**

**Block/Parcel:**

# New Lookup – Laundry Features

## What we added

We added the lookup "Same Floor as Condo Unit" in the Laundry Features field.

## Why did we add this?

We are adding to add a lookup for "Same Floor as Condo Unit" to the Laundry Features field to highlight listings wherein laundry facilities are located on the same floor as the condo unit, providing potential buyers and renters a clear and detailed amenity description.

## Property Types Affected:

- Residential
- Rental
- Income

### CURRENT

Laundry Features

- In Garage
- In Kitchen
- Inside
- Laundry Chute
- Laundry Closet
- Laundry Room
- None
- Other
- Outside
- Same Floor As Condo Unit
- Upper Floor
- Washer Hookup

# New - "FinditPR" - Distribute To Field

**\*For Puerto Rico Realtors Only\***

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## What are we adding?

We are introducing 'FinditPR' to provide members of the Puerto Rico Association with the opportunity to syndicate their listings, allowing them to be marketed on their local platform.

## What is FinditPR?

Finditpr.com is an online property search platform specifically for Puerto Rico. Users can use the website to explore various real estate listings for customers interested in buying, selling, or renting properties across different regions in Puerto Rico.

## Property Types Affected:

- Residential
- Rental
- Income
- Vacant Land

Website:

<https://www.finditpr.com>

# New - "FindItPR" - Distribute To Field (Cont.)

\*For Puerto Rico Realtors Only\*

## CURRENT

### Listing Distribution

Brokers choose where listings are distributed to for the entire office. If your broker has chosen not to send listings to an option below then your listings will not be distributed to them.

Internet Y/N

 ?

IDX/VOW Display Comments Y/N

 ?

IDX/VOW AVM Y/N

 ?

Distribute To

- FinditPR ?
- International MLS
- Realtor.com
- SkySlope Offers

Third Party Y/N

 ?

Show Prop Address On Internet Y/N

 ?



# New - "FindItPR" (Cont.)

*\*For Puerto Rico Realtors Only\**

## CURRENT BROKER PORTAL

The screenshot displays the StellarMLS 'Modifying Records' interface. The page is titled 'Modifying Records' and shows the following details:

- Office Information:**
  - Office Name: Test Head Office
  - Address: 123 Melody Lane
  - Office Number: 123456789
  - City: Somewhere
- Office Contact Preferred:**
  - Office Contact Preferred: 405-555-1212
  - Save Office Contact Only button
- Important:**
  - Selecting "No" for any of these options will prevent your listing(s) from being distributed to that third-party online consumer site.
  - Please confirm your listing distribution preferences by clicking the Save Changes button.
- Listing Distribution Options:**
  - Apartments.com:  NO
  - Zillow Rental:  NO
  - Realtor.com:  YES
  - FinditPR:  NO (highlighted with a red box)
  - SkySlope Offers:  YES
  - Save Distribution Changes button
  - Close & Exit button
  - Print button

*FinditPR is defaulted to 'NO'. It will be incumbent upon the broker to make the determination.*

# For Support:

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## EMAIL

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[support@StellarMLS.com](mailto:support@StellarMLS.com)

## CALL

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800-686-7451

