NSB Rule (THEN)	Stellar Rule (NOW)
Listing Entry – 3 days	Listing Entry – 5 days
Commercial/Industrial are mandatory listing types	Commercial/Industrial are not mandatory listing types
Status changes – 3 days	Status changes – 2 days
Withdrawing listing – owner doesn't need to agree	Withdrawing a listing – owner & broker must sign off
Listings can be created within 30 days of expired, withdrawn or	Listings in the SAME OFFICE cannot be created before 30 days of expiration, withdraw or
canceled of previous listing	cancelation
Bedroom – has both window and fixed closet	Bedroom – does not require closet per the Florida Building Commission if other requirements
Bedroom – has both whiteow and fixed closet	are met
Convright no specific rules	Copyright – you must have written permission to use another broker/agents images within
Copyright – no specific rules	Stellar
Driving Directions are not required	Driving directions are currently required

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Name Description Descripion Description D	NSB Rule #	Rule	Stellar Rule II	Rule Desticionat's listings of easy according the times shown below which are located in the counties of Stellay's consist area shall be	
mixtcod of memory large		Listings of real or personal property of the following types, which are listed subject to a real estate broker's license, and are located within the territorial		Participant's listings of real property of the types shown below which are located in the counties of stellar 's service area shall be submitted to the Stellar MIS within five business days excluding weekends and federally recognized bolidays, upon the latter of	
extenduo degramma funzione alla delicitati su tento entity alla delicitati su tento entity alla delicitati su tento entity extenduo degramma funzione alla delicitati su tento entity alla delicitati su tento entiten		jurisdiction of the multiple listing service, and are taken by participants on exclusive right to sell		a) the dated signatures of the owner(s) of record or b) the beginning date on the Listing Agreement or within one business day of	
where (not modelwhereResult of the second sec				public marketing, whichever is sooner.	
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subserved works Colonation (Coperiment, Paratomic Coperiment, Paratomic Coperimant, Paratomic Coperiment, Paratomi	Section 1-Listing	a. Single-family detached homes for sale or exchange.	5.1-Submission	A. Mandatory Listing Types	NSB-commercial property types are mandatory
Image: Note: A loss of the second s	ProceduresMandatory/	/ b. Condominiums, Cooperatives, Townhomes, CondoTels, or a single unit of plex for	of	Single family homes for sale or exchange	
A base base on states calculation of states on states calculation of states on states base of states of stat	Optional Listing types	sale or exchange.	ListingsMand	Condominiums, co-ops and townhouses for sale or exchange	
a. Section b. Section <td></td> <td></td> <td></td> <td></td> <td></td>					
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In block general the type of t		f. Commercial and/or Industrial properties for sale or exchange. (Includes Multi-family			
a skatcs:is skatcs: <t< td=""><td></td><td></td><td></td><td>B. Optional Listing Types The following classifications of property may be placed with Stellar MIS at the option of the Participant, however listing, if</td><td></td></t<>				B. Optional Listing Types The following classifications of property may be placed with Stellar MIS at the option of the Participant, however listing, if	
b. Connection diselected integration is besteried in progration (bit integrated integration is besteried integrated integra		in addition to the types described above which are required to be filed with the Service.		entered, must be in compliance with the Rules and Regulations:	
a. Commuticity Respires to Automating Interpretational Interpretatio Interpretational Interpretational Interpre					
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interactioninteractionprotocolp		However, the multiple listing service, through its legal counsel:			
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agency listing contracts, and my accept the forms of agreement which make possible for the isting broker to the randplicating the set of the multiple listing set of the multiple					
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Speller ADDN: Selfers do not have the unitateral right to require an MLS to withdraw a listing without the listing alle will not be sufficient to pay the compensation due to the Partigiant, then the contract may be terminated by the Data participant. broker's concurrence. Nowere, when an estelle() and concurrent that his advalue relationship Partigiant purpose that participant. Partigiant purpose that participant. with the listing broker's concurrence. Nowere, when the multiple listing service may remove the listing at the speler. Partigiant that the service relationship has been reminated. Partigiant that the service relationship has been reminated.	WITHDRAWAL OF	may be withdrawn from the multiple listing service by the listing broker before the expiration date	of Listing Prior To	in writing by the listing broker and the owner(s) of record. A copy of the agreement must be available upon request by Stellar	says owner and broker must agree in writing to withdraw prior ro
broker's concurrence. However, when a seller(s) can document that his exclusive relationship with the listing broker has been terminated, the multiple listing service may remove the listing at the request of the seller. So with the listing at the seller MLS to withdraw a listing without the listing broker's concurrence. However, when the owner(s) of record can document that the reduction that the reduction that the exclusion of the seller. MLS to withdraw a listing without the listing broker's concurrence. However, when the owner(s) of record can document that the reduction that the reduction that the reduction that been terminated; seller MLS may remove the listing that the reduction the seller.	LISTING PRIOR TO		Expiration	MLS. If the Participant determines that the proceeds which the owner(s) of record would reasonably expect to receive from the sale will not be sufficient to nay the compensation due to the Participant, then the contract may be terminated by the	expiration
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		with the listing broker has been terminated, the multiple listing service may remove the listing at		require the Stellar MLS to withdraw a listing without the listing broker's concurrence. However, when the owner(s) of record can	
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NSB Status	Stellar Status	Notes/comments
Active	Active	
Cont' w K/O	Pending > Contract Status	
Contingent	Pending > Contract Status	
	Temporary off Market	When an active listing cannot be shown or property is temporarily not available to show for any reason
Withdrawn	Canceled (WDN0U)	
	Withdrawn Conditional	When a listing is removed with conditions to the seller (usually benfits the listing agent for a set time period)
Closed	Sold	
Expired	Expired	
	Leased	When a rental listing has found a tentant and the listing can be closed
		_
NSB Property Type	STELLAR Property Type	
Residential (RESI)	Residential (RESI)	
Commercial (COM)	Business Opportunity (BUSO)	
Commercial (COM)	Commercial Lease (COML)	
Commercial (COM)	Commercial Sale (COMS)	
Land (LAND)	Land (LAND)	
Residential Income (RINC)	Residential Income (RINC)	
Residential Lease (RLSE)	Residential Lease (RLSE)	
Boat Dock (DOCKY)	Dock added to all property types	

Additional Fields - Searching	Property Type	Comments
Contract Status	RESI, COMS, COML, RINC	
Special Sale Provisions	RESI, COMS, RINC	
Property Description	RESI	
Rooms Search Type	RESI	
Garage or Carport Y/N	RESI	
Rent Includes	RLSE	
Weeks Available	RLSE	
Months Available	RLSE	
End date of lease	RLSE	
Building Features	COMS, COML	
Flex Space (Sq Ft)	COMS, COML	
Transaction Terms	COMS, COML	
Zoning	COMS, COML, RINC	
Complex Development Name	COMS, COML	
Terms of Lease	COML	
Lease \$/SqFt	COML	
Office/Retail Space (SqFt)	COMS, COML	
Property Style	RINC	
Architectural Style	RESI, RINC	
Units Search Type	RINC	
Private Pool Y/N	RINC	
Future Land Use	RINC	

Additional Fields - Listing Entry	Property Type	Comments
HOA/Comm Assn Y/N	RESI, RINC	
HOA Fee Requirement Y/N	RESI, RINC	
HOA Fee	RESI, RINC	
HOA Payment Schedule	RESI, RINC	
Community Features	RESI, RINC	
Association Amenities	RESI, RINC	
Interior Features	RESI, RINC	
Spa Y/N	RESI, RLSE, RINC	
Spa Features	RESI, RLSE, RINC	
New Construction Y/N	RESI, RINC, COMS	
Long Term Y/N	RLSE	
Tenant Pays	RLSE	
Road Surface Type	RLSE	
Basement	RESI, RLSE	
Pets Allowed	RESI, RINC	
# Pets	RESI, RINC	
Pet Size	RESI, RINC	
Max Pet Weight	RESI, RINC	
Pet Restrictions	RESI, RINC	
Special Sale Provision	COMS	Auction, Short Sale, etc.
Commercial Transaction Terms	COMS, COML	Lease Purchase, Exchange/Trade, Pre-Sale, etc.
Other Structures	COMS, COML	Shed, workshop, airplane hanger, etc.
Adjoining Property	COMS, COML	Airport, industrial, commercial, church, hotel, etc.
Community Entry TAB	COMS, COML	enter all information about if the proeprty is in a community, features, etc.
Pets Entry TAB	RLSE	enter all information pertaining to pets: are they allowed, deposit requirements, restrictions, etc.

NSB (THEN)	Stellar (NOW)	Notes
INPUT	ADD/EDIT	
Reverse Prospecting	Reverse Prospecting	
Boat Dock	Dock/Rackominium	
Area	Geolocation	Also referred to Geolocation
Refine Narrow	Show Selected	
Tax (Realist only)	Tax (Realist, iMAPP & Pulbic Records)	
Non-Listed Sold	Sold Data Entry Only	
MLS Only	Limited Service	
Boat Dock	Residential	
Geolocation	Geolocation	Also referred to as Area
In-Law Suite	Rooms	Also search field under Room Type
Sub-Property Type	Property Style	
Parking Type	Garage or Carport	
Parking Type	Garage/Parking Features	
Master Association	Master Association	
55+ Community	Housing for Oider Persons	
TotalUnits	NumberOfUnitsTotal	
RLSE Pet Deposit	PetDepositFee	Available field within RLSE entry
PetSizeRestriction	PetRestrictions	
Security	SecurityFeatures	
LegalDescription	TaxLegalDescription	
Water	WaterSource	
GreenCertification	GreenVerification	
SplitBRYN	Split floorplan/bedroom	Under interior features
Pool (private, Comm or None)	Private Pool Y/N or Pool Available	
Area/Subdivision/Complex	Development/Subdivision	Also Legal Subdivision field
Monthly Rent	Rent Price	Rentals
Type of Business	Property Style	Rentals, Commercial Lease
Use/Possible use	Property Style	Commercial Sale / Commercial Lease
Lot acres	Total Acreage	Commercial Sale
Cooling	Air Conditioning	
Heating	Heating and Fuel	
Floor	Level	

B ILS	In Law Suite Y/N "Yes" generates new Tab	NSB chooses ILS Y/N under characteriscs entry tab. If Yes is selected conditionally required feilds are generated. The In-law suite Y/N fields are required		
llar ILS	Room Details		Stellar MLS now has a separate fit	eld within
		n Closet Type Room Primary Floor Covering Room Peatures banboo Bar Banboo Bar	the Rooms entry tab to add in-law provide specific details about that the In-law suite Y/N fields are	t suite
			+	
			More	
	In-Law Suite			
	In-Law Suite Y/N In-Law Suite Description I tabrom I tabrom I tabrom Description Descripti	In-Law Suite Under Air SQPT In-Law Suite Under Air SQPT		

NSB Dock	
Listing Entry	

NSB Dock Listing Entry		+ Boat Dock Add/E	dit			
Listing Littly	Add New Record Select Form					
	Residential Add/Edit	Location Into Map Dock Information	Transaction/Contract Dock Information	Remarks/Tours Matrix Test		
	Residential Lease Add/Edit Land Add/Edit	Facility Name		Harbormaster Y/N	Lift Y/N	
	Residential Address Residential Address Residential Lesse Address Commercial Address Residential Income Address Rook Dock Address Rook Doc	Contact Name	Contact Phone	Vear Built	✓ ⑦	
	NON-LISTED SOLD Residential Add/Edit NON-LISTED SOLD Residential Income Add/Edit NON-LISTED SOLD Commencial Add/Edit	Contact Name	2 2	?	Lift Capacity	
	NON-LISTED SOLD Commercial Add/Edit NON-LISTED SOLD Land Add/Edit	Maintenance Expenses	Paid Marina Amenities	Moorage	Overnight Restrict Y/N	
	Cancel	Maintenance Fees	Fish Cleaning Stations	3 Point	Ownership Required Y/N	
		⑦ Dock Monitor VHF 16 Y	Floating Dock None	None	Parking Available Y/N	
		▼ ⑦	/N Other-See Remarks	Other-See Remarks		
		Security Gates	0	Slip Amenities	Slip Size Length	
		Infra Red		Electricity	Slip Size Width	
		Other-See Remarks		Hi Speed Internet	Slip Storage Y/N	
		Video		Other-See Remarks Phone	Waste Pump Y/N	
		Rental Restrictions	0	Water	• ⑦	
		Overnight Restriction	Notes	Ownership Required Notes	0	
					~	
Searching Dock	MY MATRX SLARCH STATS PMAKK Pard Reidential Ind or P Land Commercial Ind or P Bealdontial Income Beal Dock. Cross Property To Stellar (2 hrs.) Cross Property Ind or P	Save as Incomplete	🗑 Validata 🛛 Cancel Input 🗹 Submit Rec	nd		
Stellar Dock	Add New Listing		Residential - Add/Edit Listing Fie	lds		
Listing Entry	Select Form		Reciprocal Listings Getting Started Mate	rix Testing Listing Pool/Exterior	Land and Tax Interior Rooms/ILS Wat	ter Dock Green Owner Community Realtor Rooms Test
	Residential - Add/Edit Listing Fields		Dock Information			
	Commercial Sale - Add/Edit Listing Fields Commercial Lease - Add/Edit Listing Fields	_	Dock Y/N Dock Description 2 Point Moorage	Dock Lift C	apacity	
	Business Opportunity - Add/Edit Listing Fields		2 Point Moorage 3 Point Moorage 4 Point Moorage	Dock Year I	nult	
	Income - Add/Edit Listing Fields Vacant Land - Add/Edit Listing Fields		CATV		0	
	Rental - Add/Edit Listing Fields Sold Data Entry Only (SDEO) - Residential		Club House	Dock Dimer	nsions	
	Sold Data Entry Only (SDEO) - Commercial Sale Sold Data Entry Only (SDEO) - Commercial Lease		Dock - Concrete	Dock Maint	tence Fee	
	Sold Data Entry Only (SDEO) - Business Opportunity Sold Data Entry Only (SDEO) - Income		Dock - Open	ne	0	
	Sold Data Entry Only (SDEO) - Vacant Land		Dock - Slip Deeder Dock - Slip Deeder	d Off-Site Dock Maint	enance Fee Frequency	
	Sold Data Entry Only (SDEO) - Rental					
	Cancel					
			🔚 Save as Incomplete 🏾 🐻 Validate 🔞 Cance	Input 🗸 Submit Listing		
Searching dock	: SEARCH STATS TAX LII					
	Search (New!)		Dock will be searched	using the residental s	earch and selecting	
	Residential Property Style		the property styles Do		-	
	Quick 1/2 Duplex Condo - Hotel					
	Commercial Sale Condominium	nium				
	Business Opportunity a	•				
	Income					
	* Vacant Land					
	Rental Cross Property					
	Public Record					
	More					