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Learn to Research Rentals in Matrix

In this class, you will learn how to search for your buyers in Matrix for:

- Rental properties (short/long term, vacation home, and rent to own)
- Different features requested by your customers such as furnished/unfurnished properties, storage space, laundry, pet restrictions, deposit information, office room, garage/parking features, amenities, and much more....
- Customized the result page to show rental information

Owning a home may be a longtime goal for many people, but that doesn't mean it's for everyone. Renting does have its advantages. Unlike homeowners, renters have no maintenance costs or repair bills, and they don't have to pay property taxes. Renting offers flexibility, predictable monthly expenses, and someone to handle repairs. This course is designed to provide you tips and tricks on searching for rentals in Matrix, and to demonstrate how to leverage additional information that your customers may need to decide on their new rental property.

Rental Search in Matrix

Whether you are searching for a short/long-term property, vacation rental, rent to own, weekly, or seasonal rentals for your customers, we can help you.

First let's begin with the types of search forms available to you when searching for rental properties.

Quick vs. Detail Search Form

Each property classification listed in the MLS has two types of search forms available to enter criteria into for results. There two types of forms are the Quick and the Detail form. The difference between these two forms is simple. The Detail form offers additional criteria fields that may be helpful when your customer is looking for a more specific property.

For the Rental classification, the Detail form offers criteria fields including pet allowances and restrictions, interior, exterior, and community features, garage and parking features, water views and accessibility, and disaster mitigation and green features.

As you can see, a Detail search form is helpful resource when searching for rentals in Matrix.

For the course, the trainer will be using the Detail search form

Rental Specific Search Fields

When beginning your search for rental properties, you will notice a majority of the criteria field mirror that of a residential search. However, there are additional fields specific to rentals properties that are available. Below is a highlight of those fields by column.

Left column

The Rental specific criteria fields that you will find under the left-hand column of the search form include Lease Terms, which is where you are able to search for specific lease terms, short-term lease, month-to-month and weekly rentals; Rent Includes, which outlines various options that are included in the rental fee. These may include utilities, grounds care, insurance, pest control, and many other criteria to select from. You can also select properties that are using the RentSpree Online Tenant Screening as a way to filter your results as well.

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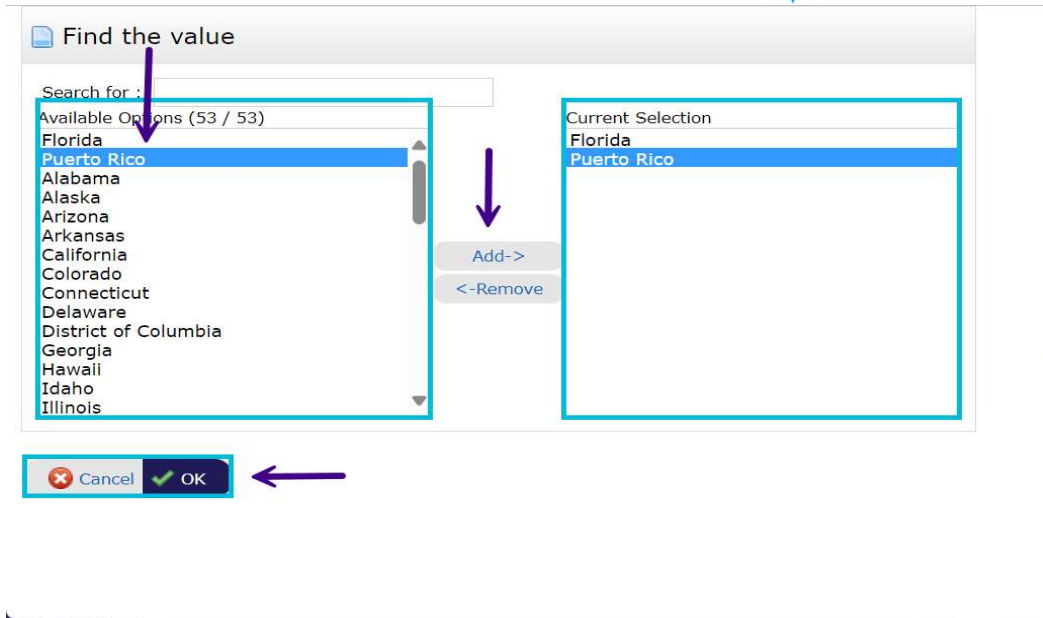


The screenshot shows the StellarMLS search interface. On the left, there are several filter categories: Property Description (Corner Unit, Studio/Efficiency, Elevated, End Unit, Garage Apartment), Lease Terms (12 Months, 24 Months, Month To Month, Short Term Lease, Weekly), Rent Includes (None, Other, Pest Control, Pool Maintenance, Recreational), and RentSpree Online Tenant Screening. The 'Lease Terms' and 'Rent Includes' sections are highlighted with a blue box. In the center, there are fields for Bay (Bradford, Brevard), City, Development, Furnishings (Furnished, Optional, Partial, Turnkey, Unfurnished), Weeks Available (2018, Dec 30 until Jan 5; 2019, Jan 6 until Jan 12; 2019, Jan 13 until Jan 15; 2019, Jan 20 until Jan 26; 2019, Jan 27 until Feb 2), and Months Available (2019, January; 2019, February; 2019, March; 2019, April; 2019, May). On the right, there are fields for Beds, Total Bathrooms, # Full Baths, # Half Baths, SqFt Heated, and Sq M Heated. At the bottom, there are buttons for Clear, 5000+ matches, Map, and Results.

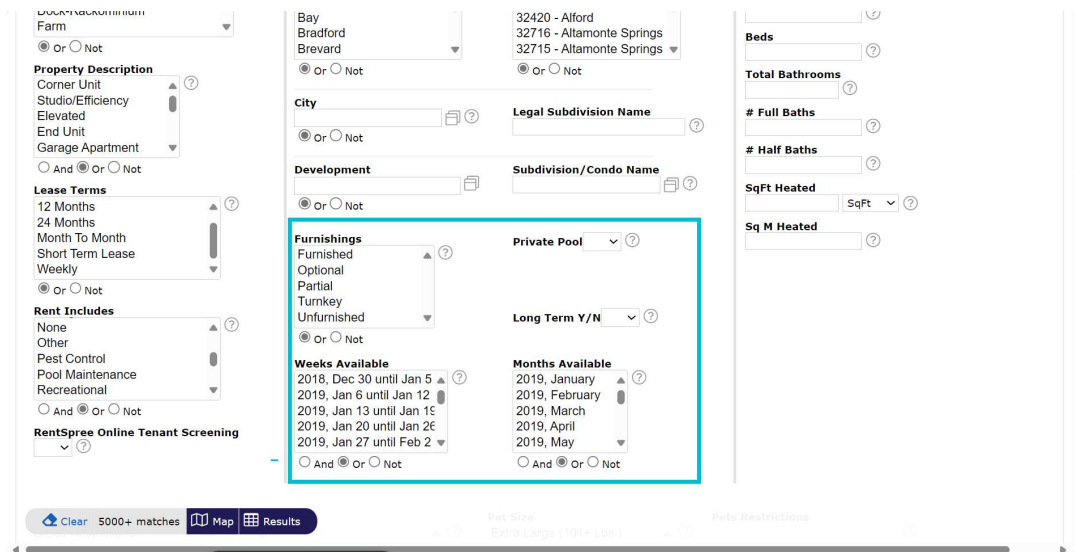
Geographic Fields – middle column

In the center of the search forms, you can search by a variety of geographic fields, including address, state, county, zip code, city, or subdivision. Florida is selected as a default, but you can also search for rental properties in Georgia, Alabama, and Puerto Rico. To select one of these locations, you will select the file folder located to the right of the criteria field. This will open the menu, allowing you to select the desired location you wish to search. Once you have selected the state you wish to search, select the Add button in the center of the menu. This will bring the selected state to the right side of the screen. From there, you will select the OK button in the bottom left-hand side of the window.

This screenshot shows the StellarMLS search interface with a focus on the geographic fields. The 'Map Search' section is highlighted with a blue box, and a purple arrow points to the 'Add' button next to the 'State' field. The 'State' field is currently set to 'Florida'. Below the 'State' field, there are fields for County (Alachua, Baker, Bay, Bradford, Brevard), City, Development, and MLS Zip (32616 - Alachua, 32615 - Alachua, 32420 - Alford, 32716 - Altamonte Springs, 32715 - Altamonte Springs). On the right side of the screen, there are fields for ML #, Rent Price, Lease Fee Frequency (Annually, Daily, Monthly, Seasonal, Weekly), Date Available, End Date of Lease, Year Built, Beds, Total Bathrooms, # Full Baths, # Half Baths, and SqFt Heated. At the bottom, there are buttons for Clear, 5000+ matches, Map, and Results.



Other Rental specific criteria fields you will find include furnishings (furnished, unfurnished, turnkey) long term rentals, weeks and months availability.



Right column

When entering criteria into the right-hand column of the Rental search form, you will want to ensure you are leveraging the most results you possibly can. To ensure that occurs, you will always want to use a range when entering your criteria. Most of the criteria fields found on the right-side deal with numbers, which can exclude nearly all your results when you are too specific.

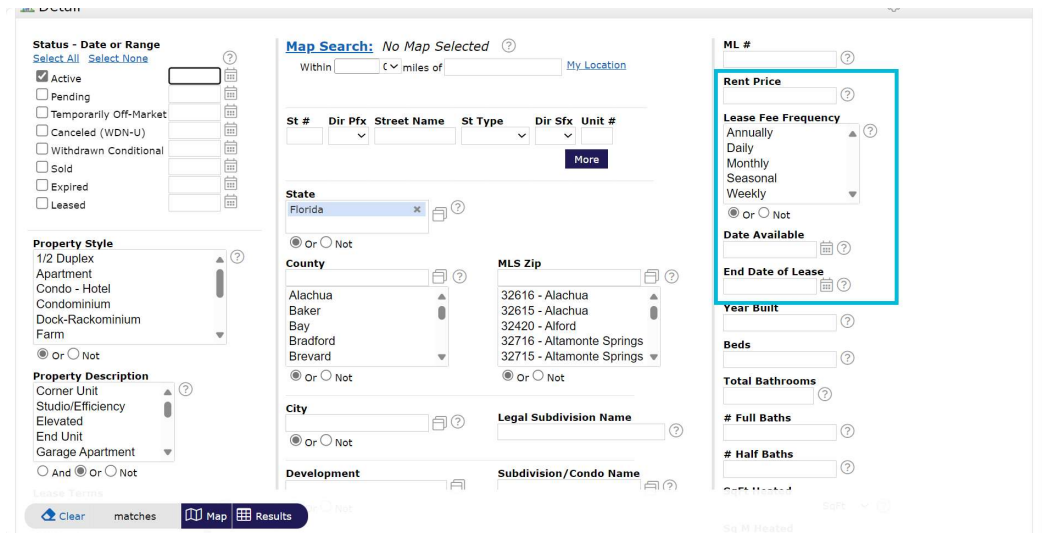
For example, one of the Rental specific criteria fields on this side is Rent Price. When entering in your desired Rent Price, you will want to add a range. Below are ways you can add range to a numeric search.

Rent starting at a price and include everything UNDER: 1500- (include the -)

Rent starting at a price and include everything OVER: 1500+ (include the +)

Rent that falls between two prices: 1500-2500

Other Rental specific fields you will find in the right-hand column include Lease Fee Frequency, Date Available, and End Date of Lease.

A screenshot of the Matrix search interface. The form is divided into several sections. On the left, there are filters for 'Status - Date or Range' (with checkboxes for Active, Pending, etc.) and 'Property Style' (with a list of property types). The main section is titled 'Map Search: No Map Selected' and includes fields for 'Within' (miles), 'St #', 'Dir Pfx', 'Street Name', 'St Type', 'Dir Sfx', and 'Unit #'. Below this are fields for 'State' (set to Florida), 'County' (with a dropdown list), 'MLS Zip' (with a dropdown list), 'City', 'Legal Subdivision Name', 'Development', and 'Subdivision/Condo Name'. On the right side, there are fields for 'ML #', 'Rent Price' (highlighted with a red box), 'Lease Fee Frequency' (with a dropdown list), 'Date Available', 'End Date of Lease', 'Year Built', 'Beds', 'Total Bathrooms', '# Full Baths', and '# Half Baths'. At the bottom, there are buttons for 'Clear', 'matches', 'Map', and 'Results'.

Adding Additional Fields

On the bottom of each search form, there is an option to add additional fields. This allows you to customize any search form you are using to search for more specific criteria for your customer. If you click "Add", you are given a list of all available fields in Matrix and can select which fields you want added to your search form. You can select fields directly from the list or use the search bar to search for a field by name. If you are unable to find the criteria that you are looking for, you can access the [Rental Listing Data Entry Form](#) and use the CTRL+F (PC) or CMND+F (MAC) key to search the form for the criteria that you are searching for. You can also locate a small magnifying glass icon in the upper right-hand corner of the PDF window. Either of these will help you to identify what category the criteria you are looking for can be found under. Once selected, click the "add" button and then click "back" to return to the search form and enter your criteria.

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The screenshot shows the Matrix search interface with several filter categories: Bay/Harbor, Beach, Brackish Water, Green Energy Features, Indoor Air Quality, Assigned Boat Slip, Boat Port, Boat Ramp - Private, Boathouse, Boats - None Allowed, Above Flood Plain, Fire Resistant Exterior, Fire/Smoke Detection Integrat, Hurricane Insur. Deduction Qui, Hurricane Shutters/Windows. Below these are sections for List/CoList Agent, Sell/CoSell Agent, List/CoList Office, Sell/CoSell Office, List/Sell Agent, and List/Sell Office. At the bottom, there are buttons for Clear, matches, Map, and Results. A red box highlights the 'Additional Fields Add' button, with a red arrow pointing to it.

The screenshot shows the StellarMLS 'Frequently Used Fields' interface. It includes a search bar at the top with the text 'Enter Shorthand or MLS#'. Below the search bar, there are two columns: 'Available Fields' and 'Selected Fields'. The 'Available Fields' column lists various fields such as Application Fee, Assoc Fees for Tenants, Association Amenities, Association Application Fee, Association Approval Fee, Association Approval Required Y/N, Association Email, Association Phone, Association Security Deposit for Tenant, Association URL, Association/Manager Name, and Attached Garage Y/N. The 'Selected Fields' column currently contains 'Application Fee'. Between the columns are buttons for 'Add ->', 'Remove <-', 'Move Up', and 'Move Down'. A red box highlights the 'Back' button at the bottom left, with a red arrow pointing to it.

For example:

You can search for:

Application Fee, Additional Application Fee, Minimum Security Deposit, Terms of Lease, Garage, Carport, Garage/Parking Features, Laundry features, Pet deposit, Additional Rooms and more.

Note: If you are looking for listings with Rent to Own opportunities, add the field Realtor Remarks and use the wild card to search for *Rent to Own* properties.

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Brackish Water
Canal
Boats - None Allowed
Hurricane Shutters/Windows
Green Energy Features
Indoor Air Quality
List/CoList Agent
List/CoList Office
List/Sell Agent
List Team
Sell/CoSell Agent
Sell/CoSell Office
List/Sell Office
Sell Team
Clear 21 matches Map Results
Additional Fields Add/Remove
Public Remarks *Rent to Own*

You can also add the Public Remarks field to search for a specific remark about the property in the Public Remarks. For example: Stainless steel appliances or granite countertops

Brackish Water
Canal
Boats - None Allowed
Hurricane Shutters/Windows
Green Energy Features
Indoor Air Quality
List/CoList Agent
List/CoList Office
List/Sell Agent
List Team
Sell/CoSell Agent
Sell/CoSell Office
List/Sell Office
Sell Team
Clear 4414 matches Map Results
Additional Fields Add/Remove
Public Remarks *stainless* *Granite*

Customizing Results Grids/Refine Searches

After entering your desired criteria into the search form, you will access the Results display. The default Results display is the Agent Single Line display. As an agent, you have the option to customize your displays and create new displays relating to the various types of properties you may be searching for. Below is an example and the steps needed to make your own custom display.

This is an example of what a customized display may look like. You will notice additional criteria columns are added to the Agent Single Line display. Those columns

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include the first listing photo for each listing, Application Fee, and Minimum Security Deposit.

#	Next	1-25 of 2162	Checked 0	All - None - Page	Agent Single Line display	Display my Rentals with ML	at 25	per page	Criteria	Map	Results
1											
2											
3											
4											
5											
6											
7											

You may also notice that some of the columns have been rearranged as well. This will be outlined in the steps below.

Steps to Create the Custom Display

Step 1: This is the most important step and keeps you from adjusting the Agent Single Line display. You need to rename your display. To do so, select the Manage Display icon (looks like a notepad and pencil) found directly under the Results tab in the upper right corner of the screen. After selecting the icon, simply adjust the name of the display by deleting Agent Single Line and typing your desired name.

#	Next	1-25 of 2162	Checked 0	All - None - Page	Agent Single Line display	Display my Rentals with ML	at 25	per page	Criteria	Map	Results
1											
2											
3											
4											
5											
6											
7											

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Step 2: After naming the custom display, you can now delete any unwanted columns. Essentially, the Agent Single Line display can be treated as an Excel spreadsheet and can be manipulated in the same way. To delete a column, take your cursor to the top of the column where the heading is found. Once your cursor changes to a cross with arrows on the ends, you will left click your mouse and select to remove the column.

You will continue to repeat this process until all the columns you want removed are no longer part of the display.

Step 3: You can also rearrange your columns to present important information towards the front of the display. This allows you to easily assess the property details in one glance rather than having to search for the details you are wanting.

StellarMLS®

Stellar MLS® MY MATRIX | SEARCH | STATS | TAX | LINKS | FINANCE | ADD/EDIT | MORE (Aa) 🔔

RES ACT \$500-700 3+ 33603 33604 🔍 ✓ Include other criteria Recent Searches

★ Try Our New Search

📅 Search run 1:37 PM

Criteria Map Results

Previous Next 1-25 of 49 Checked 0 All None Page Agent Single Line display Display my:Rentals at 25 per page

#		ML #	Status	Address	Appliances Included	City	Zip Code	Legal Subdivision Name	Subdivision
1		TB8314310	ACT	Pixel Width: 180 Auto-fit	Alignment: Left	TAMPA	33604	HANNERS MARJORY B FIRST	
2		FC305916	ACT		Right	TAMPA	33604	TITAN ADD TO SEMINOLE HE	
3		C7488597	ACT		Center	TAMPA	33604	ALMIMA	
4		TB8336672	ACT			TAMPA	33603	AYALAS ADD TO WELLSWOOL	
5		TB8328558	ACT			TAMPA	33603	ARLINGTON HEIGHTS	
6		TB8311431	ACT			TAMPA	33604	ORANGWOOD MANOR	

Actions Refine Save Carts

Criteria Email Print Share Link CMA Di

ShowingCart Custom PDF Reports

Previous 1 2 Next

Please enter at least one character

Stellar Support: 800-666-7451 | Logout

StellarMLS® MY MATRIX SEARCH STATS TAX LINKS FINANCE ADD/EDIT MARKET REPORTS OMNI MLS

Realist

ALB

RES ACT \$500-700 ZIP Map Public Records

Include other criteria Recent Searches

Try Our New Search

Criteria Map Results

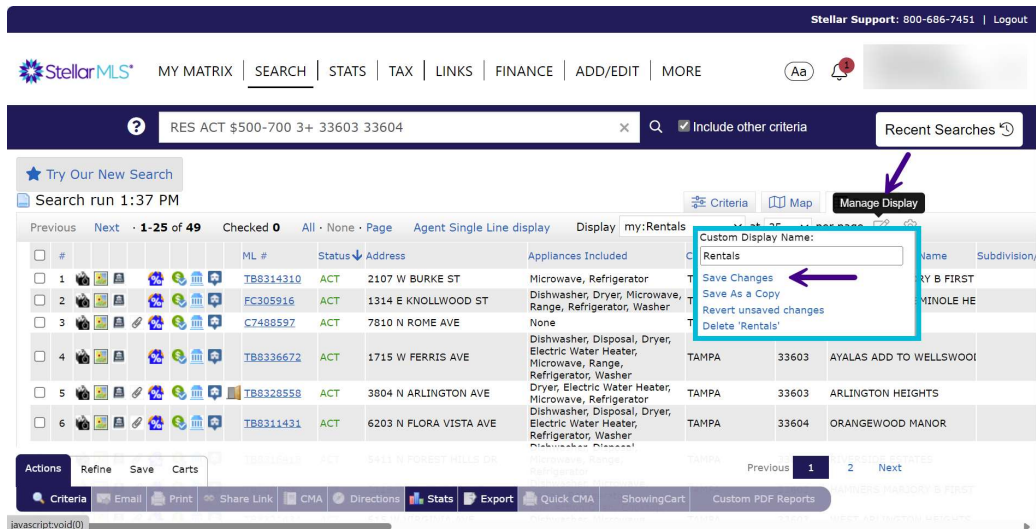
Previous	Next	1 - 25 of 49	Checked 0	All - None - Page		Display Agent Single Line	at 25	per page										
#			ML #	Status	Address	Appliances Included	Zip Code	Legal Subdivision Name	Subdivision/Condo Name	SqFT	H Current Price	↓	BED	F/B	H/B	Yr Built	Pool	Property Style
1			T86142430	ACT	2107 W BURKE ST	Microwave, Refrigerator	NHSA	33604	HANNERS HARBOR Y FIRST	1,696	\$500,000	4	3	0	0	1992	Private	Single Family Resale
2			FCA09002	ACT	3314 E KENWOOD ST	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer	NHSA	33604	TITAN AD TO SEMINOLE HE	1,533	\$515,000	3	2	0	0	2014	None	Single Family Resale
3			C2488922	ACT	7810 N ROBE AVE	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer	NHSA	33604	ALPINEA	1,756	\$516,900	4	2	0	0	2041	None	Single Family Resale
4			T86136672	ACT	1715 W FERRIS AVE	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer	NHSA	33603	ATLAS AD TO WELLSWOOD	1,628	\$520,000	3	2	0	0	1955	None	Single Family Resale
5			T86126258	ACT	3804 N ARLINGTON AVE	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer	NHSA	33603	ARLINGTON HEIGHTS	1,878	\$520,000	4	2	0	0	2000	None	Single Family Resale
6			T86114431	ACT	6203 N FLORA VISTA AVE	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer	NHSA	33604	ORANGEWOOD MANOR	1,632	\$525,000	3	2	0	0	1948	Private	Single Family Resale
7			T86164438	ACT	5411 N FOREST HILLS DR	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer	NHSA	33603	REVERSIDE ESTATES	1,577	\$539,000	3	2	0	0	2024	None	Single Family Resale
8			T86102090	ACT	2115 W IDEWILD AVE	Dishwasher, Microwave, Convection Oven, Cooltop, Dishwasher, Microwave, Refrigerator	NHSA	33603	HANNERS HARBOR Y FIRST	1,740	\$544,000	4	2	0	0	2020	None	Single Family Resale
9			T86102424	ACT	615 W VIRGINIA AVE	Dishwasher, Microwave, Convection Oven, Cooltop, Dishwasher, Microwave, Refrigerator	NHSA	33603	WEST ARLINGTON HEIGHTS	1,367	\$545,000	4	2	0	0	1988	None	Single Family Resale
10			T86124361	ACT	8703 N TAPPA ST	Dishwasher, Microwave, Range, Refrigerator, Washer	NHSA	33604	MANOR HILLS SUB	2,139	\$549,000	4	3	1	0	2024	None	Single Family Resale
11			T86130264	ACT	803 W SLEIGH AVE	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Washer	NHSA	33604	HILLSBOROUGH RIVER ESTX	1,967	\$549,000	4	2	0	0	2019	None	Single Family Resale
12			T86125331	ACT	3508 N DARTMOUTH AVE	Dishwasher, Disposal, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Washer	NHSA	33603	ARLINGTON HEIGHTS	1,412	\$550,000	3	2	0	0	1920	None	Single Family Resale
13			T86108458	ACT	802 E CURTIS ST	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Washer	NHSA	33603	EUREKA REV MAP	1,724	\$550,000	3	2	0	0	2021	None	Single Family Resale

Actions Refine Save Carts

Criteria Email Print Share Link CMR Alerts Status Export Tools CRM Mortgage Center PM Reports

Previous 1 2 Next

Step 6: Once you have added all the additional criteria columns you want in your specific display, you will want to lock in those changes to your display. To do this, you will need to select the Manage Display icon found under the Results tab and select Save Changes. This will lock in all the adjustments you have made, creating your custom display. This display is now available in your Display drop down menu, allowing you to select this for any Results set.



The screenshot shows the StellarMLS Matrix interface. At the top, there's a navigation bar with 'MY MATRIX', 'SEARCH', 'STATS', 'TAX', 'LINKS', 'FINANCE', 'ADD/EDIT', and 'MORE'. Below this is a search bar with the query 'RES ACT \$500-700 3+ 33603 33604'. A 'Manage Display' button is highlighted with a red arrow. A modal window titled 'Custom Display Name:' is open, showing a list of actions: 'Save Changes', 'Save As a Copy', 'Revert unsaved changes', and 'Delete 'Rentals''. A red arrow points to the 'Save Changes' button. The background shows a table of search results with columns for #, ML #, Status, Address, and Appliances Included.

#	ML #	Status	Address	Appliances Included
1	TB9314310	ACT	2107 W BURKE ST	Microwave, Refrigerator
2	FC305916	ACT	1314 E KNOLLWOOD ST	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
3	C7488597	ACT	7810 N ROME AVE	None
4	TB9336672	ACT	1715 W FERRIS AVE	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
5	TB9328558	ACT	3804 N ARLINGTON AVE	Dryer, Electric Water Heater, Microwave, Refrigerator
6	TB9311431	ACT	6203 N FLORA VISTA AVE	Dishwasher, Disposal, Dryer, Electric Water Heater, Refrigerator, Washer

Common Rental Search Scenarios

Searching for Minimum Application Fee and Security Deposit

Often, when a customer is looking for a rental property, two of their main concerns are what is the security deposit and the application fee for the property. These two criteria can be searched for or reported in a custom display. Below is the outline for this example and the criteria used in the search.

Customer is looking for a single-family residence that includes lawn service and will allow their family dog. They are looking for an unfurnished property in Hillsborough County that has 3 or more bedrooms and 2 or more bathrooms. They are hoping to stay between \$1500-\$2500 monthly with a minimum-security deposit of \$100 or less and a security deposit equal to one month's rent.

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Status - Date in Range
Select All Select None
☒ Active
☐ Pending
☐ Temporarily Off-Market
☐ Canceled (WDN-U)
☐ Withdrawn Conditional
☐ Sold
☐ Expired
☐ Leased

Property Style
Dock-Rackominium
Farm
Garage Condo
Manufactured Home - Post 1977
Mobile Home - Pre 1976
Single Family Residence
☒ Or ☐ Not

Property Description
Corner Unit
Studio/Efficiency
Elevated
End Unit
Garage Apartment
☐ And ☒ Or ☐ Not

Lease Terms
>6 Months <12
12 Months
24 Months
Month To Month
Short Term Lease
☒ Or ☐ Not

Rent Includes
Cable TV
Electricity
Gas
Grounds Care
Insurance
☐ And ☒ Or ☐ Not

RentSpree Online Tenant Screening
☐

Map Search: No Map Selected
Within miles of My Location

St # **Dir Pfx** **Street Name** **St Type** **Dir Sfx** **Unit #**
More

State
Florida
☒ Or ☐ Not

County
Hillsborough
Hardsee
Hendry
Hernando
Highlands
Hillsborough
☒ Or ☐ Not

MLS Zip
32616 - Alachua
32615 - Alachua
32420 - Alford
32716 - Altamonte Springs
32715 - Altamonte Springs
☒ Or ☐ Not

City ☒ Or ☐ Not

Development ☒ Or ☐ Not

Furnishings
Furnished
Optional
Partial
Turnkey
Unfurnished
☒ Or ☐ Not

Weeks Available
2018, Dec 30 until Jan 5
2019, Jan 6 until Jan 12
2019, Jan 13 until Jan 16
2019, Jan 20 until Jan 26
2019, Jan 27 until Feb 2
☐ And ☒ Or ☐ Not

Legal Subdivision Name ☐ Or ☐ Not

Subdivision/Condo Name ☐ Or ☐ Not

Private Pool ☐ Or ☐ Not

Long Term Y/N ☐ Or ☐ Not

Months Available
2019, January
2019, February
2019, March
2019, April
2019, May
☐ And ☒ Or ☐ Not

Rent Price
1500-2500

Lease Fee Frequency
Annually
Daily
Monthly
Seasonal
Weekly
☒ Or ☐ Not

End Date of Lease

Year Built

Beds
3+

Total Bathrooms
2+

Full Baths

Half Baths

SqFt Heated

Sq M Heated

Clear 33 matches Map Results

Notice that prior to adding the additional fields to our search form, we have 33 rental properties that match our search.

Property Style
Dock-Rackominium
Farm
Garage Condo
Manufactured Home - Post 1977
Mobile Home - Pre 1976
Single Family Residence
☒ Or ☐ Not

Property Description
Corner Unit
Studio/Efficiency
Elevated
End Unit
Garage Apartment
☐ And ☒ Or ☐ Not

Lease Terms
>6 Months <12
12 Months
24 Months
Month To Month
Short Term Lease
☒ Or ☐ Not

Rent Includes
Cable TV
Electricity
Gas
Grounds Care
Insurance
☐ And ☒ Or ☐ Not

RentSpree Online Tenant Screening
☐

County
Hillsborough
Hardsee
Hendry
Hernando
Highlands
Hillsborough
☒ Or ☐ Not

MLS Zip
32616 - Alachua
32615 - Alachua
32420 - Alford
32716 - Altamonte Springs
32715 - Altamonte Springs
☒ Or ☐ Not

City ☒ Or ☐ Not

Development ☒ Or ☐ Not

Furnishings
Furnished
Optional
Partial
Turnkey
Unfurnished
☒ Or ☐ Not

Weeks Available
2018, Dec 30 until Jan 5
2019, Jan 6 until Jan 12
2019, Jan 13 until Jan 16
2019, Jan 20 until Jan 26
2019, Jan 27 until Feb 2
☐ And ☒ Or ☐ Not

Legal Subdivision Name ☐ Or ☐ Not

Subdivision/Condo Name ☐ Or ☐ Not

Private Pool ☐ Or ☐ Not

Long Term Y/N ☐ Or ☐ Not

Months Available
2019, January
2019, February
2019, March
2019, April
2019, May
☐ And ☒ Or ☐ Not

End Date of Lease

Year Built

Beds
3+

Total Bathrooms
2+

Full Baths

Half Baths

SqFt Heated

Sq M Heated

Clear 21 matches Map Results

Additional Fields Add/Remove

Minimum Security Deposit: 1500-2500
Application Fee: 100

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Once the Minimum-Security Deposit and Application Fee fields are added and criteria is placed into the fields, we lose 11 rental properties based off the criteria entered. To leverage as many properties as possible, you may want to consider making a custom display for Minimum Security Deposit and Application Fee. Below is an example of what that display may look like. You will notice that some of the criteria that may have excluded a property during the search may still be an option for your customer. i.e. the application fee may be \$5 more than what they wanted.

#	ML #	Status	County	Rent Price	Minimum Security Deposit	Application Fee	Address	City	Zip Code	Bed	Bath	Legal Subdivision Name	Subdivision/Condo Name	Sq Ft	H W	Built	Pool	Pets Allowed
1	188322627	ACT	Hillsborough	\$2,000	\$2,000	\$85	1157H ST NE	RUSKIN	33570	4	2	0	WELLINGTON NORTH AT BAY		1,913	2006	None	Cats OK, Dogs f
2	188322682	ACT	Hillsborough	\$2,250	\$1,000	\$100	1157H ST NE	TAMPA	33611	4	2	0	GANDY BLVD PARK 2ND ADD		1,234	1953	None	Breed Restrictio
3	12547047	ACT	Hillsborough	\$2,095	\$104	\$100	1157H ST NE	LITHIA	33547	3	2	0	FISHAWK RANCH PH 1 UNIT		1,345	2002	Community	Breed Restrictio
4	188322684	ACT	Hillsborough	\$2,100	\$3,150	\$65	1157H ST NE	PLANT CITY	33563	3	2	0	COUNTRY HILLS EAST UNIT 1		1,513	2004	None	No
5	06261252	ACT	Hillsborough	\$2,100	\$2,100	\$50	1157H ST NE	RUSKIN	33570	3	2	0	83N RIVER BEHD PHASE 1F		1,525	2010	Community	Cats OK, Dogs f
6	188322719	ACT	Hillsborough	\$2,100	\$2,250	\$75	1157H ST NE	GIBSONTON	33534	3	2	0	CARRIAGE POINTE PH 1		1,482	2006	None	Breed Restrictio
7	12160624	ACT	Hillsborough	\$2,100	\$2,200	\$100	1157H ST NE	LUTZ	33559	3	2	1	DEER PARK		1,576	2002	None	Breed Restrictio
8	06260618	ACT	Hillsborough	\$2,195	\$2,150	\$100	1157H ST NE	PLANT CITY	33566	3	2	0	LANTANA GROVE		1,491	2022	None	No
9	188322199	ACT	Hillsborough	\$2,200	\$2,300	\$65	1157H ST NE	TAMPA	33647	3	2	0	ARBOR GREENE PHASE 5 UN		1,629	2001	None	No
10	188322529	ACT	Hillsborough	\$2,200	\$3,000	\$40	1157H ST NE	TAMPA	33619	3	2	0	CANTERBURY LAKES PH 62B		1,583	2004	None	No
11	188311631	ACT	Hillsborough	\$2,200	\$50	\$165	1157H ST NE	TAMPA	33647	3	2	0	HERITAGE ISLES PH 3E UNIT		1,280	2003	Community	Yes
12	188318071	ACT	Hillsborough	\$2,250	\$2,250	\$100	1157H ST NE	RIVERVIEW	33578	3	2	0	SOUTH CRK PH 2A 2B & 2C		1,540	2022	None	No
13	188311885	ACT	Hillsborough	\$2,250	\$2,250	\$50	1157H ST NE	BRANDON	33511	3	2	0			1,197	1984	None	Dogs OK, Has
14	188313563	ACT	Hillsborough	\$2,250	\$99	\$14	1157H ST NE	RUSKIN	33570	5	2	1	SPENCER CRK PH 2		2,415	2021	Community	Dogs OK, Has
15	12545324	ACT	Hillsborough	\$2,250	\$2,250	\$85	1157H ST NE	RIVERVIEW	33579	4	2	1	TRIPLE CRK VILLAGE N & P		1,914	2022	None	Cats OK, Dogs f
16	188322424	ACT	Hillsborough	\$2,300	\$99	\$33	1157H ST NE	SUN CITY CENTER	33573	4	2	0	BELMONT SOUTH PH 2F		1,841	2022	Community	Breed Restrictio
17	188322503	ACT	Hillsborough	\$2,300	\$65	\$111	1157H ST NE	RIVERVIEW	33579	3	2	0	SOUTH FORK TR W		1,676	2020	Community	No
18	188319800	ACT	Hillsborough	\$2,300	\$45	\$14	1157H ST NE	TAMPA	33610	3	2	0	WOODLAND TERRACE 2ND A		1,637	1960	None	Cats OK, Dogs f
19	188320829	ACT	Hillsborough	\$2,300	\$2,350	\$55	1157H ST NE	WHALE	33598	4	2	0	AYERSWORTH GLEN PH 3C		1,018	2018	None	Breed Restrictio
20	188323234	ACT	Hillsborough	\$2,400	\$40	\$1	1157H ST NE	BRANDON	33510	4	2	0	WOODBERRY PKL B & C PH		2,062	2002	None	No
21	188322764	ACT	Hillsborough	\$2,400	\$40	\$1	1157H ST NE	BRANDON	33510	4	2	0	WILLOWBERRY PHASE 5 N & E		1,796	2006	Community	No

Searching for Condominiums

For this example, your customer is looking for an apartment or condominium that is furnished or unfurnished in Sarasota County. They are looking for a 12-month lease and wanting to spend \$3000 or more for rent. They are looking for a property that has 2 or more bedrooms on one of the upper floors of the building with a building elevator. They are also wanting a property that offers assigned parking and will allow pets.

Again, there are two ways you can search for these properties. You can choose to add the additional fields at the bottom of the search form or you can create a custom display that reports all the information you need to qualify the property for your customer.

Below are the examples of each direction you can search.

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States - Date or Range
Select All Select None
☒ Active
☐ Pending
☐ Temporarily Off-Market
☐ Cancelled (WDR-U)
☐ Withdrawn Conditional
☐ Sold
☐ Expired
☐ Leased

Property Style
1/2 Duplex
Apartment
Condo - Hotel
Condominium
Dock/Rack/Minum
Farm
* Or * Not

Property Description
Corner Unit
Studio/Efficiency
Elevated
End Unit
Garage Apartment
* Or * Not

Lease Terms
6-12 Months
12-24 Months
Month To Month
Short Term Lease

Best Includes
Cable TV
Electricity
Gas
Grounds Care
Insurance
* And * Or * Not

Save Online Tenant Screening

Map Search: No Map Selected
Within [] miles of [] Location

St # Dir Pfx Street Name St Type Dir Sfx Unit #
Hire

State Florida
* Or * Not

County
Pinellas
Polk
Putnam
Santa Rosa
Seminole
* Or * Not

MLS Zip
32615 - Alachua
32615 - Alachua
32420 - Alford
32719 - Altamonte Springs
32715 - Altamonte Springs
* Or * Not

City
* Or * Not

Development
* Or * Not

Subdivision/Condo Name
* Or * Not

Private Pool
* Or * Not

Long Term Y/N
* Or * Not

Months Available
2019, Jan 6 until Jan 12
2019, Jan 13 until Jan 15
2019, Jan 20 until Jan 26
2019, Jan 27 until Feb 2
* And * Or * Not

Months Available
2019, January
2019, February
2019, March
2019, April
2019, May
* And * Or * Not

ML #
Rent Price
3000+
Lease Fee Frequency
Annually
Daily
Monthly
Seasonal
Weekly
* Or * Not

End Date of Lease
* Or * Not

Year Built
* Or * Not

Beds
2+
* Or * Not

Full Baths
* Or * Not

Half Baths
* Or * Not

Sqft Heated
* Or * Not

Sq M Heated
* Or * Not

Clear 20 matches Map Results

NOTICE THE NUMBER OF RESULTS USING JUST THIS CRITERIA

And Or Not
RentSpree Online Tenant Screening

Pets Allowed
No
Number Limit
Pet Deposit
Size Limit
Yes
* And * Or * Not

Interior Features
Lumowater
Eating Space In Kitchen
Elevator
High Ceiling(s)
In Wall Pest System
Kitchen/Family Room Combo
* And * Or * Not

Garage/Parking Features
Airplane Hangar
Alley Access
Assigned Parking
Bath In Garage
Boat Parking
* And * Or * Not

Water View
Bay/Harbor - Full
Bay/Harbor - Partial
Bayou
Beach
Canal
* And * Or * Not

Indoor Air Quality
Air Filters MERV 10+
HVAC Cartridge/Media Filter
HVAC Filter MERV 8+
HVAC UV/Elec. Filtration
Janitor Closet Neg Pressurized
* And * Or * Not

Water Frontage
Bay/Harbor
Bayou
Beach
Brackish Water
Canal - Brackish
* And * Or * Not

Water Extras
Assigned Boat Slip
Boat Port
Boat Ramp - Private
Boathouse
Boats - None Allowed
* And * Or * Not

Disaster Mitigation
Above Flood Plain
Fire Resistant Exterior
Fire/Smoke Detection Integrati
Hurricane Insur. Deduction Qui
Hurricane Shutters/Windows
* And * Or * Not

Clear 0 matches Map Results

NOTICE THAT AFTER ADDING THE ADDITIONAL DESIRED CRITERIA, WE NO LONGER HAVE RESULTS. USING THE CUSTOM DISPLAY WILL LEVERAGE THE RESULTS WITHOUT EXCLUDING ANY

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Below is the view of the custom display

ML #	Status	Pool	# of Pets Allowed	Pets Allowed	Floor Number	Building Elevator	Garage/Parking Features	Address	City	Zip Code	Legal Subdivision Name
A5524384	ACT	Community	No	No	2	Yes	Assigned Parking, Guest Parking, Reserved	20 SAN LINO CIR Unit#921	VENICE	34292	SAN LINO
N6139332	ACT	Community	No	No	2	Yes	Assigned Parking, Guest Parking, Reserved	2140 WELLEN GOLF ST Unit#2	VENICE	34293	WELLEN PARK GOLF & COUNTRY CLUB
A5519227	ACT	Community	1	Breed Restrictions, Number Limit, Pet Deposit, Size Limit	1	Yes	Assigned Parking, Guest Parking, Reserved	2410 OSORIO CT Unit#101	SARASOTA	34238	
A5522219	ACT	Community	No	No	2	Yes	Covered Parking	75 JOHN RINGLING BLVD Unit#	SARASOTA	34236	SARASOTA HARBOR EAST
A5522951	ACT	Private	1	Yes	3		Garage Door Opener, Ground Level, Guest Parking	565 ASHTON LAKE DR Unit#51	SARASOTA	34231	ASHTON LAKES 01 & 02
A5520013	ACT	Community	2	Breed Restrictions, Dogs OK, Number Limit, Size Limit, Yes	1		Assigned Parking, Guest Parking	560 OCEAN BLVD Unit#G1	SARASOTA	34242	SEA VILLAGE
A5525520	ACT	Community	No	No	2	Yes	Covered Parking, Ground Level	50 HIDDEN BAY DR Unit#202	OSPREY	34229	EDGEWATER AT HIDDEN BAY
A5524552	ACT	Private	No	No	7	Yes	Assigned Parking	20 N TANTAHM TRL Unit#702	SARASOTA	34236	ALNARI
A5519339	ACT	Community	No	No	1	Yes	Assigned Parking, Covered Parking, Guest Parking	111 N GULFSTREAM AVE Unit#	SARASOTA	34236	ONE WATERGATE
A5523232	ACT	Community	No	No	5		Deeded, Under Building	188 N TANTAHM TRL Unit#502	SARASOTA	34236	SAN MARCO
N6135581	ACT	Community	1	Dogs OK	1	Yes	Covered Parking, Guest Parking, Under Building	7565 OPAL SAND DR Unit#101	VENICE	34293	WELLEN PARK GOLF & COUNTRY CLUB
T2492051	ACT	Community	No	No	2		Assigned Parking, Covered Parking, Guest Parking	35 BAYPORT WAY Unit#805	LONGBOAT KEY	34228	BAYPORT BCH & TEN PH E
T258536	ACT	Community	1	Dogs OK, Number Limit, Pet Deposit, Size Limit	2		Assigned Parking, Covered Parking, Guest Parking	26 BAYPORT WAY Unit#706	LONGBOAT KEY	34228	BAYPORT BCH & TEN PH C
T2585428	ACT	Community	1	Dogs OK, Pet Deposit, Size Limit	2		Assigned Parking, Covered Parking, Guest Parking	22 BAYPORT WAY Unit#522	LONGBOAT KEY	34228	BAYPORT BCH & TEN PH A
A5533294	ACT	Private	No	No	2	No		195 COQUILLE ST Unit#309	SARASOTA	34242	COQUILLE
A5529547	ACT	Community	1	Dogs OK	6	Yes		150 MAIN ST Unit#600	SARASOTA	34236	1350 MAIN RESIDENTIAL

Searching for Month to Month/ Short Term Rental Allowed

Some customers aren't looking for long term rentals. Some may be new to the area and still aren't sure exactly where they want to be and are looking for the flexibility of a month-to-month rental. These types of properties provide the flexibility the customer is looking for while making determinations for a more permanent solution.

A Short-term rental is the rental of any residential home for a short period of time, 30 days or less. Finding in them in the MLS can sometimes be tricky, but adding the correct criteria in the search form can help eliminate any issues finding these homes. For this example, the customer is looking for a month-to-month or short-term rental. They are really specific to a particular area or property style, however, they are wanting a property that offers a gated community with a fitness center. Their budget is between \$3200-\$4200 per month. Below is an example of what your search form may look like:

Search Form Fields:

- Status: Date or Range: Select All, Select None
- Property Style: Garage Condo, Manufactured Home - Post 1977, Mobile Home - Pre 1976, Single Family Residence, Townhouse, Villa
- Property Description: Corner Unit, Studio/ efficiency, Elevated, End Unit, Garage Apartment
- Lease Terms: 6 Months +12, 12 Months, 24 Months, Month to Month, Short Term Lease
- Rent Price: \$3200-\$4200
- Lease Frequency: Annually, Daily, Monthly, Seasonal, Weekly
- Date Available: []
- End Date of Lease: []
- Year Built: []
- Beds: 2+
- Total Bathrooms: 2+
- # Half Baths: []
- Sqft Heated: []
- Sqft Not Heated: []
- Furnishings: Furnished, Optional, Partial, Turnkey, Unfurnished
- Long Term Y/N: N
- Months Available: 2019, January, 2019, February, 2019, March, 2019, April, 2019, May

Notice:
No location information was added because the customer is not concerned with the particular area that the property is in. They are more concerned with it being a short-term rental property.

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Once we add the additional search criteria to our form, you will notice a dramatic change in the number of available properties in your results. Remember, to avoid this, you can create a custom display, allowing you to leverage all the properties that match the price point and property style, while also comparing the additional features they offer and providing that choice to the customer.

The screenshot displays the StellarMLS search interface. On the left, there are several filter categories: Dogs OK, Monthly Pet Fee, Interior Features, Exterior Features, Garage/Parking Features, Water Access, Water View, Water Extras, Disaster Mitigation, Green Energy Features, and Appliances. Each category has a list of options with checkboxes. A blue box highlights the 'Community Features' section, which includes options like Clubhouse, Dog Park, Fitness Center, Gated Community, and Guard. Below the filters, there are fields for 'List/CofList Agent', 'List/CofList Office', 'List/Sell Agent', and 'List Team'. A blue arrow points to the 'Results' button, which shows '15 matches'. Below the search form, a table lists the search results. The table has columns for #, ML #, Status, County, Rent Price, Community Features, Garage/Parking Features, Address, City, Zip Code, Bed, Bath, Legal Subdivision Name, Subdivision/Condo Name, and Sqft. The first row shows a property in Pinellas with a rent price of \$3,200 and community features like 'Gated Community - Guard'. A blue box highlights the 'Community Features' column in the table. A blue arrow points to the 'Next' button at the bottom of the table, with a note: 'Plenty of listings to view and determine if they are options'.

#	ML #	Status	County	Rent Price	Community Features	Garage/Parking Features	Address	City	Zip Code	Bed	Bath	Legal Subdivision Name	Subdivision/Condo Name	Sqft
1	T88335121	ACT	Pinellas	\$3,200	Gated Community - Guard	Common, Guest Parking	2713 VIA MURANO UNIT#222	CLEARWATER	33764	2	2	0	GRAND VENEZIA AT BAYWAT	1,238
2	A5632809	ACT	Sarasota	\$3,200	Clubhouse, Fitness Center, No Truck/RV/Motorcycle Parking, Pool, Tennis Courts		744 WHITE PINE TREE RD UNIT# VENICE	VENICE	34285	2	2	0		888
3	C2300081	ACT	Charlotte	\$3,200			23259 ALASKA AVE	PORT CHARLOTTE	33952	3	2	0	PORT CHARLOTTE SEC 051	1,848
4	C2300082	ACT	Charlotte	\$3,200			23249 ALASKA AVE	PORT CHARLOTTE	33952	3	2	0	PORT CHARLOTTE SEC 051	1,546
5	C2300029	ACT	Charlotte	\$3,200			6161 COLISEUM BLVD	PORT CHARLOTTE	33981	3	2	0	PORT CHARLOTTE SEC 095	1,638
6	A8627245	ACT	Manatee	\$3,200	Clubhouse, Golf Community, Playground, Pool, Restaurant, Sidewalk, Tennis Courts	Common	16814 VARDON TER UNIT#405	BRADENTON	34211	2	2	0	TERRACE II AT LAKEWOOD N	1,148
7	D6279528	ACT	Volusia	\$3,200	Clubhouse, Pool, Tennis Courts		4150 S ATLANTIC AVE UNIT#101 NEW SHYRNA BE	NEW SHYRNA BE	32169	2	2	1	BAHAMIAN CLUB UNITS 01-0 Bahamian Club	1,188
8	U8241267	ACT	Pinellas	\$3,200	Association Recreation - Owned, Golf Community, Irrigation-Reclaimed Water, Pool, Sidewalk	Covered Parking, Ground Level, Guest Parking	6219 PALMA DEL MAR BLVD S L ST PETERSBURG	PETERSBURG	33715	2	2	0	PALMA DEL MAR II	1,058

Alternatively, if you are working with a buyer and they are looking to purchase a property they can turn into a short-term rental, you will need to conduct this search under the Residential Property Classification. Once you start your Residential search, you will simply select the Short Term Rental Allowed criteria that is found in the Realtor Information criteria field. Below is an example of this type of search.

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Working with Search Results

Underneath the results grid, there are four menus, each with buttons to perform different actions.

Actions Menu



The Actions menu features functions such as emailing, printing, running driving directions, launching a CMA wizard, running statistics, exporting the data, requesting bulk showings, and creating Custom PDF Reports.

- **Email:** Send a one-time email with selected listings. Customers are sent a link into their OneHome Customer Portal to view the listings. This is not an automatic email where the customer will be sent updates from the system. To set up an automatic email, go to the Save menu.
- **Print:** Print selected listings. You can choose a variety of displays to print and select whether to include a header and footer. Listings can be printed to paper, PDF, or emailed as a PDF attachment from this button.
- **CMA:** This button does not produce a CMA for an individual listing. Instead, if you search for comps for your subject property, you can select multiple comparable listings and then click this button to launch a CMA wizard.
- **Directions:** Run driving directions between listings, reorder the listings and add custom starting or stopping points, print the directions or email them directly to your customer.
- **Stats:** Run summary statistics on the listings in your search.
- **Export:** Export the results grid in .csv format (comma-separated values) to open in another software program such as Microsoft Excel.

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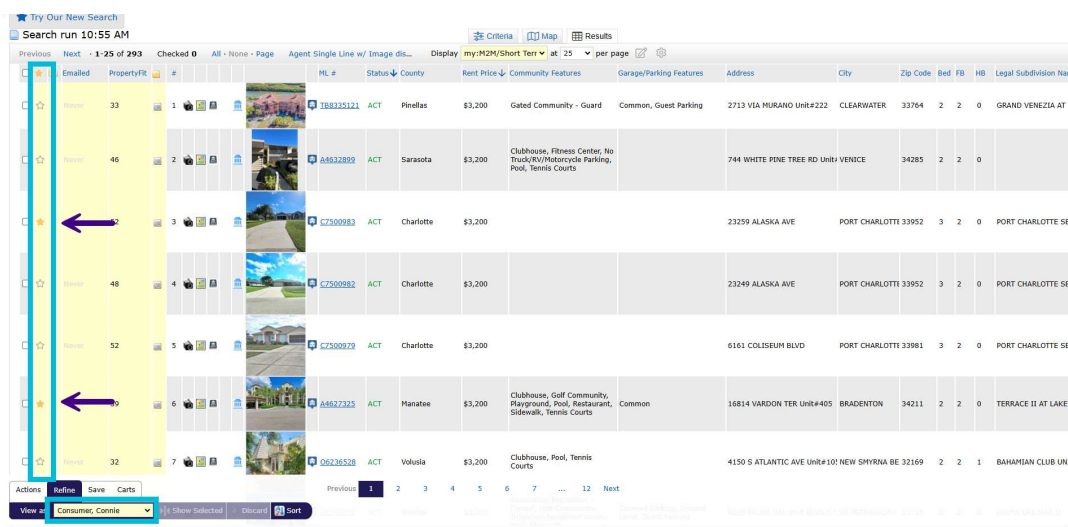


- Quick CMA: Like the CMA button, this button requires you to search for comps for your subject property. If you select the comps and then click Quick CMA, a basic PDF report will be created showing each comp (sorted by status) and giving summary statistics by status.
- ShowingCart: Launch multiple listings into ShowingTime to request showings.
- Custom PDF Reports: Create a custom PDF report including Broker and Customer Synopsis views of the listings

Refine Menu



The Refine Menu allows you to work with the set of results for a specific customer. You can discard unwanted properties prior to sending a email to the customer, as well as, make Agent Picks for the properties you want to highlight once the customer logs into their OneHome Customer accounts. To select an Agent Pick, you will select the customer's name from the View As menu, and select the corresponding stars found on the far-left side of each property row. Once selected, the star will turn a dark goldenrod color and will then show up as an agent pick when the customer logs into their OneHome accounts.



Save Menu



The Save Menu gives agents the ability to save common searches they conduct regularly, and this is also where you will set up Auto Emails for your customers. New Saved Searches can be attached to an actual customer or can be set up as a search template in your My Favorite Searches widget on their Matrix Dashboard. To set a

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StellarMLS™ MY MATRIX | SEARCH | STATS | TAX | LINKS | FINANCE | ADD/EDIT | MARKET REPORTS | OMNI MLS

Enter Shorthand or MLS#

Recent Searches

Save a New Saved Search

Search Name:

Contact:

☒ Enable as Favorite Search on Home tab (10 maximum)

Property Type is Rental
 Status is Active
 Property Style is one of Condominium, Single Family Residence, Townhouse
 Lease Term is one of Month To Month, Short Term Lease
 State is Florida
 Current Price is 3200 to 4200
 Beds is 2+
 Bathrooms Total is 2+

Cancel Save



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As

Enter Searchword or MLS#

Recent Searches

>> Dashboard
Edit Dashboard

News & Alerts

Jan 21 - Launching Soon: Your Enhanced Stellar Central

Hot Sheets

Expired/Canceled Pinellas County SFR
Price Decrease Pasco Rentals Townhouse/Condo
New Construction Winter Haven

Titleframe

7 Day

Search

MLS #

Street #

Street Name

City

Select

Zip

Current Price

My Listings

- My Listings Rejected
- My Listings Ready for Approval
- My Office Listings Rejected
- My Office Listings Ready for Approval
- My Firm Listings Rejected
- My Firm Listings Ready for Approval
- My Active Listings
- My Pending Listings

[View All](#)

Recent OneHome Visitors

Developer, David	yesterday					
Buyer, Brantley	01/15/2023					
Consumer, Connie	01/13/2023					
Consumer, Cassie						

My Favorite Searches

- Month to Month/Short Term Rentals
- NRL Condos Pinellas
- NPL \$350-\$50
- Sarasota Condos
- Seminole Heights Search Temp
- TOM: Pasco, Pinellas, Hillsborough
- UF/Gainesville Regional Airport

My Stats

ADOM vs List Price Median Tampa SFR

total sales VS sale price median Hillsborough

My Carts

- homebuyer, hestertita - fixers for hest
- New Listings Cart
- homebuyer, hestertita - Testing
- The Fixer, Felix - fixers in pinellas
- Investors, Irene - Investments for Irene
- The Fixer, Felix - Hillsborough fixers 11.25
- Bosman, Jennifer - Dream Homes
- The Fixer, Felix - Fixers in Pasco
- The Fixer, Felix - Foreclosures for Felix
- The Fixer, Felix - WWW Fixers DR.26

All Carts

Market Watch

Temporarily Off Market

Withdrawn

Canceled

Property Type

Residential

Titleframe

Today

ePropertyWatch

Never Be Forgotten Again.

Use ePropertyWatch™ to stay in touch with past clients.

External Links

- Stellar Central
- Stellar MLS University
- Pay your MLS Fees
- Stellar Training Videos
- Report BBA Violation
- Listing Exclusion Form
- Listing Forms
- Stellar MLS Rules and Regs
- Suggestions

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To set up an Auto Email for your customer, you will select the New Auto Email option. This will open to a new page where you will select the customer's name, provide a subject line for the email, and choose the most appropriate schedule for your customer and their needs.

Save a New Auto Email

Recipients

Contact: ▼ Create a New Contact

CC:

☐ BCC me a copy of all emails

☐ Also send link via SMS text message

Message

Subject: Month to Month/Short Term Rentals

Welcome Email | Recurring Email

Salutation:

Message: I've created a new saved search for you on OnStem. I will send you any new or updated properties that match what you're looking for. Let me know what you think of the properties. We can change your saved search at any time. You can also favorite, dislike, and add notes for me on any property. You will be notified when: Properties that match the search criteria are updated

Signature:

Language: English

Criteria

Property Type is 'Rental'
Status is 'Active'
Property Style is one of 'Condominium', 'Single Family Residence', 'Townhouse'
Lease Term is one of 'Month to Month', 'Short Term Lease'
State is 'Florida'
Current Price is 3200 to 4200
Beds is 2+
Bathrooms Total is 2+

Settings

Concierge: ☐ Enable concierge mode
☐ Show this contact in Reverse Prospecting results
☐ Enable as a Favorite Search on Home tab (10 maximum)

Schedule

☐ ASAP: Emails are sent as soon as possible.
☒ Daily: Emails are sent on the days you choose.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
☒ All AM	☒ All AM	☒ All AM	☒ All AM	☒ All AM	☒ All AM	☒ All AM
☐ All PM	☐ All PM	☐ All PM	☐ All PM	☐ All PM	☐ All PM	☐ All PM

☐ Monthly: Emails are sent on the first of the month at midnight.

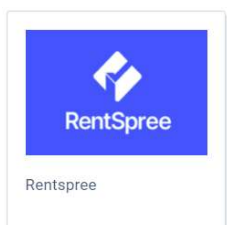
NOTE
You can choose to have your search criteria Reverse Prospected from other active agents in the MLS. Select to have the contact shown in Reverse Prospecting and your criteria sets for that customer will be visible for other agents to review and contact you when they have a property matching those criterion.

Matrix

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Additional Rental Resources



Stellar MLS offers you access to a brand-new product called RentSpree!! This product is provided to you as part of your subscription and give you access to so many great features like tenant screening, payment portal, message center, and the ability to brand your agent page.

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Stellar MLS offers you a discount price to My Rental. Using this product, you will be able to screen potential tenants quickly and easily. It is a self-service rental screening solution for agents and brokers with rental listings. You can run background reports and search for rent score.