

Business Opportunity Changes

Current Field Name	RESO Field Name	Notes
Area	MLS Area Major	Preserving all areas for ease of search. Condensing sub-area options into Areas.
Sub Area	MLS Area Minor	Sub-Area is being consolidated into Area. We are adding the split on Pulaski County like we have Fayette County.
Listing Date	Listing Contract Date	Same meaning, different naming convention.
Cancel Date	Cancellation Date	Same meaning, different naming convention.
Contingent	Contingency	Same meaning, different naming convention.
County	County Or Parish	Same meaning, different naming convention.
Street #	Street Number	Same meaning, different naming convention.
Listing Price	List Price	Same meaning, different naming convention.
Tax ID	Parcel Number	Same meaning, different naming convention.
Financing Comments	-	Removing from all property types as there was no use since 2021.
Sold Date	Close Date	Clearer statement - not all Closed listings are Sold.
Sold Price	Close Price	Clearer statement - not all Closed listings are Sold.
Other Concessions	Concessions Comments	Same meaning, different naming convention.
Finished Area Total	Living Area	Same meaning, different naming convention.
Approximate Living Area	Building Area Total	Living Area is the standardized term across MLS'.
State/Province	State Or Province	Changing to State, as we will not be accepting Canadian Provinces at this point in time.
On Market Date	Start Showing Date	Same meaning, different naming convention.
Unit #	Unit Number	Same meaning, different naming convention.
Street Direction	Street Direction Prefix	Same meaning, different naming convention.
Street Modifier	Street Suffix Modifier	Expanded Street Suffix to allow for up to 25 characters rather than 10.
Street Name	Street Name	Same meaning, different naming convention.
Suffix	Street Suffix	Allows for more expandability on Street Suffix
Subdivision	Subdivision Name	Same meaning, different naming convention.
Buyer Financing	Buyer Financing	List will be streamlined to eliminate low usage options for a clearer list
Pending Date	Purchase Contract Date	Same meaning, different naming convention.
Agreement Type	Listing Agreement	Renaming Exclusive Right to Rent (only in Residential-Lease property type) to Exclusive Right to Lease. There's a naming convention change for Lease Term to Listing Agreement type. Exclusive Right to Lease will be the default option selected for Commercial-Lease and Residential-Lease.
Lease Term		
Occupant Type	Occupant Type	Removed Occupant Type as a field for Land listings, as there can be no occupant.

Current Field Name	RESO Field Name	Notes
Phone # To Show	Showing Contact Phone	Same meaning, different naming convention.
Showing Requirements	SH Showing Requirements	
Group called Showing Instructions in Multi-Housing only	SO Showing Considerations	Expansive list of showing information that may be helpful in knowing there are no surprises at the property. Low lighting, poor cell signal, day sleeper, and many more options
	SISN Showing Service Name	
List Price/Acre	Custom Field	Commercial-Sale and Commercial-Lease will not have this field moving forward.
Sold Price/Acre	Custom Field	Residential-Lease will not have the sold price per acre field enabled in new database.
Estimated Selling Date	Projected Closing Date	
	OR	Same meaning, different naming convention.
Expected Closing Date	Expected Closing Date	
Trade Name Use		
Business Name	Business Name	Same meaning, different naming convention, and will be added to Commercial-Sale and Commercial-Lease now. Was previously only in Business Opportunity.
Marketing Remarks		- More than enough space with 4,000 characters - Consolidated remarks easier for members and vendors to work with
Public Remarks	Public Remarks	
		Removed supplemental remarks due to expansion of Public Remarks - no longer necessary. Data existing here will be moved and migrated to Public Remarks
Agent Only Remarks	Private Remarks	Also expanding up to 4,000 to match the marketing remarks change.
Deed Book	Custom Field	Cannot be auto-populated and not as heavily used as Tax ID (parcel number) or Tax Rate.
Deed Page	Custom Field	Cannot be auto-populated and not as heavily used as Tax ID (parcel number) or Tax Rate.
Price Style		Limited to Commercial-Lease and expanding the lease details to include Lease Assignable YN, Lease Expiration (date format), Lease Renewal Option YN.
Lease Details	Lease Amount Frequency	
		Lease Amount will be removed.
		Lease Amount Frequency will replace Price Style moving forward.
Construction Status		
Property Condition	Property Condition	Renamed to Property Condition and moved to details for RESO compliance. Will be enabled in all property types except for Land or Farm.
Area of Operation	Custom Field	Free-form field not searchable effectively, random information in there - better served in Marketing or Agent Remarks if needed. Very low usage field
Comp/FSBO	Comp Sale YN	Same meaning, different naming convention.

Current Field Name	RESO Field Name	Notes
Building Info	Building and Property Details	<p>Will now have consistent options across property types that use Building Info.</p> <p>We are removing the following options as they had less than 5% used in listings since 2020:</p> <ul style="list-style-type: none"> - Retention/Detent SqFt - Building Expansion SqFt - Lot Expansion SqFt - Gas Pipe Size - Water Pipe Size - Water Heater Size - Cistern Size - Electricity Voltage - Elevator Capacity - Size of Elevator - Feet of Track
Lot Expan Potential	Building and Property Details	Same meaning, different naming convention.
Lot Expansion Potential YN	Building and Property Details	Added to Commercial-Sale and Business Opportunity, but not Commercial-Lease as any lease will not include the potential for a lot expansion.
Bldg Expan Potential	Building and Property Details	Same meaning, different naming convention.
Building Expansion Potential YN	Building and Property Details	Added to Commercial-Sale and Business Opportunity, but not Commercial-Lease as any lease will not include the potential for a building expansion.
Furn, Fixt & Equip	Custom Field	No changes to Residential property type. Added to Commercial-Sale, Commercial-Lease, and Residential-Lease property type.
Furniture, Fixtures & Equipment YN	Business Type	No changes to Residential property type. Added to Commercial-Lease property type.

Current Field Name	RESO Field Name	Notes
Documents	Documents (Selector in Flexmls)	Only the following documents will be kept in Commercial-Sale and Commercial-Lease: - Survey - Other
		Sellers Disclosure Of Property Condition is always required in Res and Residential-Income only. Not required in Residential-Lease, Farm or Business Oppty
		Cross property search for documents is enabled now.
		Removing the following documents from these property types (based on usage less than 5%) Land - Land/Farm >>> will be Land or Farm - Approvals - Conservation Plan - Farm Plat - Permits - Soil Analysis
		Comm/Prof/Ind >>> will be Commercial-Sale and Commercial-Lease - Appraisal - Environmental Impact - Geotechnical Report - Topographical Plat
Financial Info	Income and Expenses	Commercial Land >>> will be Land - Appraisal - Environmental Impact - Geotechnical Report - Topographical Plat
		Multi-Housing >>> will be Residential-Income - Everything after Sellers Disclosure & LBP Disclosure
Income & Expenses	Income and Expenses	Income and expenses will be the same across Land, Residential-Income, Commercial-Sale, and Business Opportunity. This group was not added to Commercial-Lease and it already has marginal use, and might be removed later on if this trend continues.
Gross Sales	Gross Income	Same meaning, different naming convention.
Gross Income		

Current Field Name	RESO Field Name	Notes
Listing Terms	Listing Terms	Adding to Residential-Income, Land, Commercial-Sale, and Business Opportunity.
Terms		Standardizing the Special Listing Conditions and Listing Terms across property types.
	Special Listing Conditions	Option in Terms is being mapped to Exclusive Right to Sell in Listing Terms.
	Listing Terms	Sale in Terms is being mapped to Standard in Special Listing Conditions.
		Removing Other and Federal Bank Loan as an option from Special Listing Conditions.
Other Sold Info	Custom Field	If "Was Listing A FSBO" = Y, then "Yes" is selected for Comp Listing on historical data
Sale/Lease Includes		
Sale Includes	Custom Field	Splitting this out into Sale Includes and Lease Includes for further clarity. Enumerations will be mirrored across all affected Property Types.
Lease Includes		
Special Listing Conditions	Special Listing Conditions	Expanded from Terms into Special Listing Conditions and Listing Terms. More clarity in fields for Terms and if there is a Special Listing Condition(s)
Utilities	Utilities	Adjusted multiple select to be restrictive to one - either Utilities are Available, Connected, or None. Enumerations will appear based on the answer to Utilities Y/N. Enabled Underground Utilities for those that need it, added Telephone enumerations for those that need it, and added symmetrical options across property types if they were not available.