

Commercial Sale 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.
Lot Depth	Lot Size Dimensions	We are removing lot depth and lot front frontage, and retaining road frontage feet as well as lot size dimensions. The fields being removed had drastically lower usage.
Lot Size Dimensions		
Lot Front Footage	Custom Field	We are removing lot depth and lot front frontage, and retaining road frontage feet as well as lot size dimensions. The fields being removed had drastically lower usage.
Road Frontage Feet		
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 SqFt fields	Building Area Total	Living Area is the standardized term across MLS'.
Building and Property Details	Building and Property Details	Building Area Total will be used in the Commercial-Sale, Commercial-Lease, and Business Opportunity property types to mean the finished + unfinished area of the structure.
Leasable Area (not B)		
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
# of Buildings	Number Of Buildings	Changing from a picklist to the data type of integer to simplify input and be compliant with national standards.

Current Field Name	RESO Field Name	Notes
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	Removed Occupant Type as a field for Land listings, as there can be no occupant.
Occupant Type	Showing Contact Phone	Same meaning, different naming convention.
Phone # To Show	SH Showing Requirements	
Showing Requirements	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
Group called Showing Instructions in Multi-Housing only	SISN Showing Service Name	
Lease Area \$/SF	Custom Field	In Commercial-Sale and Commercial-Lease, the list price per square foot is calculated from the building area total, while in Residential-Lease the list price per square foot is calculated based off the living area total. Also, in Lease property types the field is called Lease price per square foot.
Lease Area Price/SqFt	Total Actual Rent	Naming convention change, will remain in Residential-Income, and be added to the Commercial-Sale and Commercial-Lease property types.
Annual Rent	Custom Field	Residential-Lease will not have the sold price per acre field enabled in new database.
Sold Price/Acre	Projected Closing Date OR Expected Closing Date	Same meaning, different naming convention.
Estimated Selling Date	Business Name	Same meaning, different naming convention, and will be added to Commercial-Sale and Commercial-Lease now. Was previously only in Business Opportunity.
Expected Closing Date	Marketing Remarks	- More than enough space with 4,000 characters - Consolidated remarks easier for members and vendors to work with
Trade Name Use	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
Business Name	Private Remarks	Also expanding up to 4,000 to match the marketing remarks change.
Marketing Remarks	Custom Field	Cannot be auto-populated and not as heavily used as Tax ID (parcel number) or Tax Rate.
Public Remarks	Custom Field	Cannot be auto-populated and not as heavily used as Tax ID (parcel number) or Tax Rate.
Agent Only Remarks	Lease Amount Frequency	Limited to Commercial-Lease and expanding the lease details to include Lease Assignable YN, Lease Expiration (date format), Lease Renewal Option YN.
Deed Book	Lease Amount Frequency	Lease Amount will be removed.
Deed Page	Custom Field	Lease Amount Frequency will replace Price Style moving forward.
Price Style	Custom Field	Removing field as there was no parallel to RESO's Data Dictionary.
Lease Details	Accessibility Features YN	Same meaning, different naming convention.
Non Conforming		
ADA Accessible		

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Fire Code	Custom Field	Not adding this field to the new database as it has low use: Multi-Housing - 1,701 total closed listings since 01/01/2020, and 57 (3.33%) of those listing used the fire code field. Commercial - 1,832 total closed listings since 01/01/2020, and 62 (3.38%) of those listings used the fire code field.
Construction Status	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.
Property Condition	Comp Sale YN	Same meaning, different naming convention.
Comp/FSBO		Will not have this field in Residential-Income or Farm.
Basement	Basement	Will be available in Residential, Residential-Lease, Commercial-Sale, and Commercial-Lease.
	Basement YN	Note that we'll be deleting the windows option as it's disabled already.
Building Info	Building and Property Details	Will now have consistent options across property types that use Building Info. We are removing the following options as they had less than 5% used in listings since 2020: - 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
Occupancy	Building and Property Details	Removed as it is not available for add/edit/search and has less than 5% use across historical listings.
Lot Expan Potential	Building and Property Details	Same meaning, different naming convention.
Lot Expansion Potential YN		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		Added to Commercial-Sale and Business Opportunity, but not Commercial-Lease as any lease will not include the potential for a building expansion.

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Furn, Fixt & Equip		
Furniture, Fixtures & Equipment YN	Custom Field	No changes to Residential property type. Added to Commercial-Sale, Commercial-Lease, and Residential-Lease property type.
Business Type	Business Type	No changes to Residential property type. Added to Commercial-Lease property type.
Parking		
Parking Total	Parking Features	Providing a range of parking spaces was not compliant with RESO, instead we are now going with a parking total where users will enter a number of parking spaces.
	Parking Total	
Parking Features		
Construction Materials	Construction Materials	Construction materials will differ from Residential to Commercial, Commercial will have the additional options of: <ul style="list-style-type: none"> - Block - Brick - Concrete - Glass - Steel
Cooling		Add to all other property types besides Business Opportunity.
Cooling YN	Cooling	Combination as a cooling option will be moved to Other.
		Cooling YN will conditionally render the options below it.

Current Field Name	RESO Field Name	Notes
Documents	Documents (Selector in Flexmls)	<p>Only the following documents will be kept in Commercial-Sale and Commercial-Lease:</p> <ul style="list-style-type: none"> - Survey - Other <p>Sellers Disclosure Of Property Condition is always required in Res and Residential-Income only. Not required in Residential-Lease, Farm or Business Oppty</p> <p>Cross property search for documents is enabled now.</p> <p>Removing the following documents from these property types (based on usage less than 5%)</p> <p>Land - Land/Farm >>> will be Land or Farm</p> <ul style="list-style-type: none"> - Approvals - Conservation Plan - Farm Plat - Permits - Soil Analysis <p>Comm/Prof/Ind >>> will be Commercial-Sale and Commercial-Lease</p> <ul style="list-style-type: none"> - Appraisal - Environmental Impact - Geotechnical Report - Topographical Plat <p>Commercial Land >>> will be Land</p> <ul style="list-style-type: none"> - Appraisal - Environmental Impact - Geotechnical Report - Topographical Plat <p>Multi-Housing >>> will be Residential-Income</p> <ul style="list-style-type: none"> - Everything after Sellers Disclosure & LBP Disclosure
		Exchange
		Custom Field
		Removing the field of Exchange and Exchange List as it had less than 2% usage across historical listings.
		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.
Financial Info	Income and Expenses	
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.
Floor Type	Building Features	All flooring type options will be moved to building features, and this will be in Farm as well.
Lease Type	Existing Lease Type	Adding to the Residential-Income property type.
		Mixed and Percentage lease types are being mapped to Other.
		Triple Net is being mapped to NNN.

Current Field Name	RESO Field Name	Notes
Listing Terms	Listing Terms	Adding to Residential-Income, Land, Commercial-Sale, and Business Opportunity.
Terms		We're adding all compliant listing options for the listing terms from RESO. 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.
Miscellaneous Features	Electric	
	Building Features	Electric D-I Doors are being renamed to Electric Drive-In Doors, added Water Heater options to both Commercial property types, added Kitchen Facilities and Laundry Facilities to Building Features in Commercial property types, adjusted 100/200 Amp Electric for more clarity in options.
	Security Features	
	Cooling YN	
Number of Stories	Stories Total	Same meaning, different naming convention.
Other Sold Info	Custom Field	If "Was Listing A FSBO" = Y, then "Yes" is selected for Comp Listing on historical data
Possession	Possession	Possession field will have many options in Farm - options from Possession of Aux as well as Possession of Land will be addressed in the Possession field. Farm or Land-specific Possession enumerations will -not- be available in Residential, Commercial-Sale, etc Property Types that have no need of these options.
Roof	Roof	Added Roof to Commercial-Lease. No other changes to Roof.
Sale/Lease Includes		
Sale Includes Lease Includes	Custom Field	Splitting this out into Sale Includes and Lease Includes for further clarity. Enumerations will be mirrored across all affected Property Types.
Sewer	Sewer	Sewer Available in Farm will now be under "Utilities", added "Other" to missing property types, Sanitary is not compliant and will be removed, and existing enumerations selecting Sanitary will be mapped to "Other", same with "Storm Sewer"
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)
Sprinklers	Security Features	Security Features will now include Fire Sprinklers, which have been adjusted for clarity, Security System, Security System Leased, Security System Owned. Note - this is NOT the same Sprinklers field that is in Residential and other property types. Lawn sprinklers are not part of this adjustment.
Tenant Pays	Tenant Pays	Added Tenant Pays field and enumerations to Commercial-Lease.
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.

Current Field Name	RESO Field Name	Notes
ZN Zoning options:		
Current Zoning	Zoning	Adjusted verbiage for clarity
Potential Zoning	Zoning Description	