Farm 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.
Intermediate School	Middle Or Junior School	Wrapped into Middle or Junior School for easier input
# of Fields	Custom Field	No changes, continuing to use this as a custom field only under the Farm property type.
# of Bents	Custom Field	Field has incredibly low usage - not useful. Eliminated for ease of entry and to have a shorter input sheet.
School District	High School District	Same meaning, different naming convention.
Street #	Street Number	Same meaning, different naming convention.
Listing Price	List Price	Same meaning, different naming convention.
Lot Dimensions	Lot Size Dimensions	Same meaning, different naming convention.
Road Frontage Feet	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.
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'.
Finished Area Total	Custom Field	Replacing with Living Area which is the sum of below grade finished + above grade finished square footage.
Non-Compliant Finished Area	Custom Field	Consolidating to Non-Compliant Total SqFt which is the sum of the non-compliant finished and non-compliant unfinished square footage. This is a custom field and not RESO compliant.
Unfinished Area Total	Custom Field	Changed to Above Grade Unfinished Area and Below Grade Unfinished Area. There is no more Unfinished Area Total.

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Non-Compliant Unfinished Area	Custom Field	Consolidating to Non-Compliant Total SqFt which is the sum of the non-compliant finished and non-compliant unfinished square footage. This is a custom field and not RESO compliant.
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 Primary Bedrooms Primary Bedrooms	Custom Field	The Primary Bedrooms or # of Primary Bedrooms field has been removed, primary bedroom level/remarks/length/width are indicated in the Rooms Table.
# of Stalls Number Of Stalls	Custom Field	Same meaning, different naming convention. We have retained this custom field as any horse related fields are important for the market in Kentucky.
Pending Date	Purchase Contract Date	Same meaning, different naming convention.
# of Additional Bedrooms	Custom Field	Removing historical # of additional bedrooms as it is not compliant with RESO standards and could be considered redundant.
Agreement Type Lease Term	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.
Occupant Type	Occupant Type	Removed Occupant Type as a field for Land listings, as there can be no occupant.
Phone # To Show	Showing Contact Phone	Same meaning, different naming convention.

Current Field Name	RESO Field Name	Notes
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	
Marketing Remarks	Public Remarks	- More than enough space with 4,000 characters - Consolidated remarks easier for members and vendors to work with
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.
Fire Gate Number	Custom Field	Remove as there was little to no use and this field is not RESO compliant.
Conservation Easement	Custom Field	Same meaning, different naming convention.
# of Bedrooms	Bedrooms Total	Same meaning, different naming convention.
Bedrooms		
# of Full Baths	Bathrooms Full	Same meaning, different naming convention.
Full Baths		
# of Half Baths	Bathrooms Half	Same meaning, different naming convention.
Half Baths		
Total Baths	Bathrooms Total	Same meaning, different naming convention.
Comp/FSBO	Comp Sale YN	Same meaning, different naming convention.

Current Field Name	RESO Field Name	Notes
Architectural Style	Architectural Style	Removing Architectural Styles from Residential-Income, they were disabled for add/edit/search. Architectural Styles will have the following options: Ranch Split Level Cape Cod Colonial Craftsman Barndominium Cabin Mid-Century Modern Contemporary Shotgun
Best Use	Possible Use	Possible use gives a good indication of what the best use OR potential use of the property could be (e.g., Residential, Recreational, Commercial, Retail). The following options will be available: - Cattle - Commercial - Agricultural - Horses - Industrial - Other - Pasture - Commercial (previously professional) - Recreational (previously recreation and a separate use type of resort) - Residential Note that the previous use type of resort seemingly had no difference in listing information when compared to listings with a use type of recreational.
Present Use	Current Use	Same meaning, different naming convention.
Cooling Cooling YN	Cooling	Add to all other property types besides Business Opportunity. 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)	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 Commercial Land >>> will be Land - Appraisal - Environmental Impact - Geotechnical Report - Topographical Plat Multi-Housing >>> will be Residential-Income - Everything after Sellers Disclosure & LBP Disclosure

Current Field Name	RESO Field Name	Notes
Farm Improvements	Other Structures	Mapping compliant options to Other Structures and non-compliant options to a custom group.

Mapping Hay Storage to Horse Amenities.

Adding all Horse Amenities from RESO except for Corral.

Adding Horse Walker under Horse Amenities as a custom option.

Adding Covered Arena and Arena (indoor) to Other Structures.

Under the custom group of non-compliant fields, Outdoor Ring (uncovered arena) will be added. |
| Fencing | Fencing | Invisible-Fence, Partial, and Privacy as Fence options are coming back to these property types and will be cross-searchable. |
| Flooring | Flooring | Will be the same across property types and adding this group to the Farm property type. |
| Heating

Heating YN | Heating | Standardized across all property types.

Heating YN will conditionally populate the Heating options.

Cable Heat and Combination options are being mapped to Other.

Radiant and Ductless (mini-split) will be added as options. |
| Interior Features | Interior Features | Deleting Tray Ceiling, Vaulted Ceiling, Window Draperies, Bedroom First Floor, and Dining Area options as they are either not complaint with RESO standards or not available for add/edit/search currently.

Entrance foyer is being replace by Split Foyer which is in the Architectural Styles group.

Primary First Floor is being renamed to Primary Downstairs.

Whirlpool is being renamed to Hot Tub.

Security System Owned/Leased will be in the new Security Features group. |

Current Field Name	RESO Field Name	Notes
Main Residence Features	Custom Field	Main Residence Features had many enumerations that would belong elsewhere with our new and adjusted conversion - for instance, Above Ground Pool now is to be used with Above Ground in Private Pool Features. Basement now is used in Basement YN field as opposed to being an enumeration here. Carpeted maps to Flooring now. Carport now maps to Carport YN. Central Air now has Central Air in Cooling. Dining Room will be used in the Rooms table as type=Dining Room. Den will be used in Room Type = Den. Family Room will exist in Room Type = Family Room. Fireplace maps to Fireplace Y in Fireplace YN. Foyer now maps to Entrance Foyer in Interior Features. Garage will be used in Garage YN. Great Room will be Room Type = Great Room. Hardwood Floors will map to the Hardwood enumeration in Flooring. "Older Home" is being removed as it is subjective. Wood Stove will map to Wood Stove in Heating.
Stories Levels Stories Total	Levels Stories Total	Stories, Levels, and Stories Total have all been reconfigured to change the "One" "Two" "Three" type of sequencing to be integer-based - "1" "2" "3" moving forward.
Other Sold Info	Custom Field	If "Was Listing A FSBO" = Y, then "Yes" is selected for Comp Listing on historical data
Other Structures	Other Structures	Some values that we saw in Other Structures will be broken out into their own fields, many of them in the Farm type, like Outdoor Ring and Arena. For Horse Amenities, we are adding a large number of enumerations to offer as much variety and clarity as possible as our area wants to welcome new and expansive options for Horse Amenities to our MLS.
Possession Main House	Possession	See Possession field
Possession of Aux Possession Auxiliary Dwelling	Possession	This will be wrapped into the general Possession (old: Possession of Main House) field as an enumeration.
Possession of Farm Possession Farm Land	Possession	This will be adjusted to Possession of Land, and wrapped into the Possession field as an enumeration.
Rooms (Rooms functionality + searchable rooms + searchable room levels)	Room Types	Rooms will auto-assign in these property types a required Primary Bedroom, Living Room, and Kitchen. All of the rest of the rooms to select will be at will, voluntary. Added options of Primary Bathroom and simply "Bathroom" as an option for Room Type as well.

Current Field Name	RESO Field Name	Notes
Room Levels (Rooms functionality + searchable rooms + searchable room levels)	Room Levels	Levels will remain as-is.
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"
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.
Structure Type	Structure Type	Adjusted structure types - in Residential-Lease, removed Apartment and adjusted to Multi-Family. Condo is being absorbed into Multi-Family. Removed these structure types from Residential-Income - Cabin, Condo, Garden, High Rise, Low Rise, House, Loft, Manufactured House, Modular, Patio Home, Rooming House. ****May need more clarification, need more eyes on this explanation****
Topography Lot Features	Lot Features	Added to Land - feature set will allow for more granularity in enumerations for Land, and highlights a need in Land for this extra information
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.
View	View	Remains unaltered aside from minor spelling adjustments on enumerations (Mountains is now Mountain(s), etc)
Water Source	Water Source	Adding an enumeration for Spring only in Farm, others will be unmodified
ZN|Zoning options: Current Zoning Potential Zoning	Zoning Zoning Description	Adjusted verbiage for clarity