

Residential Income 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
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.
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	Building Area Total	Living Area is the standardized term across MLS'.
SqFt fields		
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.

Current Field Name	RESO Field Name	Notes
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 Suffix Modifier		
Street Name	Street Name	Same meaning, different naming convention.
Suffix	Street Suffix	Allows for more expandability on Street Suffix
Number of Stories	Stories Total	Same meaning, different naming convention and options will be available in dropdown list (1, 2, 3, 4, 5, 6, etc.).
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		
Other Amenities	Custom Field	Data in this field was not searchable nor useful being a free form text field as data in this field varied wildly. Removed with expanding Amenities options
Status Comments	Custom Field	Search only field removed as it had little use.
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.
Showing Requirements	SH Showing Requirements	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
	SO Showing Considerations	
Group called Showing Instructions in Multi-Housing only	SISN Showing Service Name	
Annual Rent	Total Actual Rent	Naming convention change, will remain in Residential-Income, and be added to the Commercial-Sale and Commercial-Lease property types.
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.

Current Field Name	RESO Field Name	Notes
Estimated Selling Date	Projected Closing Date OR Expected Closing Date	Same meaning, different naming convention.
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.
Non Conforming	Custom Field	Removing field as there was no parallel to RESO's Data Dictionary.
ADA Accessible	Accessibility Features YN	Same meaning, different naming convention.
		Not adding this field to the new database as it has low use:
Fire Code	Custom Field	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 # 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	<p>Removing Architectural Styles from Residential-Income, they were disabled for add/edit/search.</p> <p>Architectural Styles will have the following options: Ranch Split Level Cape Cod Colonial Craftsman Barndominium Cabin Mid-Century Modern Contemporary Shotgun</p>
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.
Lot Expan SF	Building and Property Details	We will only be retaining the YN lot expansion and building expansion fields as the square footage fields had less than 5% use across historical listings.
Lot Expansion SqFt	Building and Property Details	Same meaning, different naming convention.
Bldg Expan Potential	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.
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.
Bldg Expan SF	Building and Property Details	We will only be retaining the YN lot expansion and building expansion fields as the square footage fields had less than 5% use across historical listings.
Building Expansion SqFt	Building and Property Details	We will only be retaining the YN lot expansion and building expansion fields as the square footage fields had less than 5% use across historical listings.
Parking	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 Total	
Parking Features	Parking Total	
Community Features	Community Features	No change, added to the Residential-Income property type.

Current Field Name	RESO Field Name	Notes
Cooling	Cooling	Add to all other property types besides Business Opportunity.
Cooling YN		Combination as a cooling option will be moved to Other.
		Cooling YN will conditionally render the options below it. 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
Documents	Documents (Selector in Flexmls)	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
Financial Info	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.
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.
		Standardized across all property types.
Heating	Heating	Heating YN will conditionally populate the Heating options.
Heating YN		Cable Heat and Combination options are being mapped to Other.
Laundry Features	Laundry Features	Radiant and Ductless (mini-split) will be added as options. No changes, adding to Residential-Income property type. Adding to the Residential-Income property type.
Lease Type	Existing Lease Type	Mixed and Percentage lease types are being mapped to Other.
Listing Terms	Listing Terms	Triple Net is being mapped to NNN. Adding to Residential-Income, Land, Commercial-Sale, and Business Opportunity. We're adding all compliant listing options for the listing terms from RESO.
Terms	Special Listing Conditions	Standardizing the Special Listing Conditions and Listing Terms across property types. 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.

Current Field Name	RESO Field Name	Notes
Miscellaneous	Building and Property Details	Building and Property Details will house the enumerations for "Miscellaneous" as we do not feel they are miscellaneous, but instead important. Depth of Pool and Size of Pool are being removed, limited usage and inconsistent inputs have rendered those fields as not useful. No Smoking Allowed and Smoking Allowed, two separate enumerations, will be changed to Smoking Allowed YN for an easier path to get the answer in one field instead of two. Section 8 Accepted will turn into Section 8 YN, Short Term Special Event will change to Short Term Special Event YN for enhanced clarity. Furnished will live in the Furnished option in the Furnished field.
Other Equipment	Other Equipment	Adding Satellite Dish to enumerations in selected property types.
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.
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.
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****
Unit Info	Number Of Units Total	Expanded options for greater granularity and clarity on reports
	Number Of Units Vacant	
	Vacancy Allowance Rate	
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:		
	Zoning	
Current Zoning		Adjusted verbiage for clarity
	Zoning Description	
Potential Zoning		