

# Residential Lease Field 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.
Rent/Lease Price	List Price	Same meaning, different naming convention.
Waterfront	Waterfront YN	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.
Leased Date	Close Date	Clearer statement - not all Closed listings are Sold.
Leased 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.
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 Suffix Modifier	Street Name	Same meaning, different naming convention.
Street Name	Street Suffix	Allows for more expandability on Street Suffix
Suffix		

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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
Total # of Rooms	Rooms Total	Removing total # of Other Rooms and will only have Rooms Total moving forward. Additionally, note that no room number entries in the main fields will populate to the rooms table. The rooms table will required level entries for the primary bedroom, kitchen, and living room.
Rooms Total		
# of 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.
Primary Bedrooms		
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	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		
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	
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		
Security Deposit	Deposits and Fee Amounts	Expanded options and renamed field - more options for Deposits and Fee Amounts.
Pet Info	Pet Information Pets Allowed	Naming convention change and more options to detail which pets are allowed. Refundable/Non-refundable pet fee was removed.
List Price/Acre	Custom Field	Commercial-Sale and Commercial-Lease will not have this field moving forward.
Estimated Selling Date	Projected Closing Date	Same meaning, different naming convention.
Expected Closing Date	OR 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

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Agent Only Remarks		
Private Remarks	Private Remarks	Also expanding up to 4,000 to match the marketing remarks change.
ADA Accessible	Accessibility Features YN	Same meaning, different naming convention.
Home Warranty Information	Home Warranty YN	Home Warranty information is being deleted and replaced by the RESO compliant Home Warranty YN in the main fields as well as Home Warranty Company will be available in the Construction Details custom group in detail fields.
Construction Status	HW Construction Details	
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.
Construction in Res		Only construction field in Residential-Lease will be Property Condition (Construction Status) with an option of New Construction; no changes except for Construction Status name to Property Condition.
New Construction in Residential-Lease		No construction fields will be in Farm.
Construction Details		Proposed Construction Builder is being removed from Residential as it's not been available for add/edit since last year (Builder Name took it's place).
Construction and Builder Info	Custom Field	Checkbox options for construction fields will be in the Cosntruction Details custom detail field group, all non-checkbox options will be in a group called Construction and Builder Information.
Green Building Verification Type		Green Building Verification group will now include the following options: - Green Building Verification Type (only field that we already had) - HERS Index Score - ENERGY STAR Certified Homes - LEED for Homes - NGBS New Construction
# of Bedrooms		
Bedrooms	Bedrooms Total	Same meaning, different naming convention.
# of Full Baths		
Full Baths	Bathrooms Full	Same meaning, different naming convention.
# of Half Baths		
Half Baths	Bathrooms Half	Same meaning, different naming convention.
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
Accessibility Features	Accessibility Features YN	Same meaning, different naming convention with options that expand if "Yes" is selected.
Appliances	Appliances	Appliances and Water Heater detail group will be in new database for separation of concerns.
	Water Heater	Added more compliant options from RESO's Appliances picklist.
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
Attic	Attic Features	Same meaning, different naming convention with options to choose from below it. 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.
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.
Carport Features		
Carport YN	Carport YN	Same meaning, different naming convention with options under Parking Features.
Parking Features	Parking Features	

Current Field Name	RESO Field Name	Notes
Parking Features	Parking Features	<p>Parking Features split across several different property types, with one list for:</p> <p>Residential Residential-Lease</p> <p>And a separate list for:</p> <p>Residential-Income Commercial-Sale Commercial-Lease</p>
Garage Features		Will keep the lists and setup separate, but standardize the compliant options for cross-searching purposes. Will apply the same logic to the carport fields as is decided on the garage fields
Garage YN	Parking Features	Same meaning, different naming convention with options under Parking Features.
Parking Features Community Features	Community Features	No change, added to the Residential-Income property type.
Construction Materials	Construction Materials	<p>Construction materials will differ from Residential to Commercial, Commercial will have the additional options of:</p> <ul style="list-style-type: none"> <li>- Block</li> <li>- Brick</li> <li>- Concrete</li> <li>- Glass</li> <li>- Steel</li> </ul>
Cooling Cooling YN	Cooling	<p>Add to all other property types besides Business Opportunity.</p> <p>Combination as a cooling option will be moved to Other.</p> <p>Cooling YN will conditionally render the options below it.</p>

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"> <li>- Survey</li> <li>- Other</li> </ul> <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 &gt;&gt;&gt; will be Land or Farm</p> <ul style="list-style-type: none"> <li>- Approvals</li> <li>- Conservation Plan</li> <li>- Farm Plat</li> <li>- Permits</li> <li>- Soil Analysis</li> </ul> <p>Comm/Prof/Ind &gt;&gt;&gt; will be Commercial-Sale and Commercial-Lease</p> <ul style="list-style-type: none"> <li>- Appraisal</li> <li>- Environmental Impact</li> <li>- Geotechnical Report</li> <li>- Topographical Plat</li> </ul> <p>Commercial Land &gt;&gt;&gt; will be Land</p> <ul style="list-style-type: none"> <li>- Appraisal</li> <li>- Environmental Impact</li> <li>- Geotechnical Report</li> <li>- Topographical Plat</li> </ul> <p>Multi-Housing &gt;&gt;&gt; will be Residential-Income</p> <ul style="list-style-type: none"> <li>- Everything after Sellers Disclosure &amp; LBP Disclosure</li> </ul>

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Exterior Features	Exterior Features	Deck/Patio/Porch options will only show if you select "Yes" to them being exterior features.
		Trees was dropped for the more descriptive "Few Trees" and "Many Trees".
		Storm Door will be mapped to Door Features group.
		Satelitte controls will be moved to Other Equipment under Residential-Lease property type.
		Dock will be mapped to Boat dock under the new Water Body Features Group.
		Spa Features will have an Above and In Ground Option.
Fencing	Fencing	We are adding additional options for exterior featuResidential-Incomeluding: - Fire Pit - Basketball Court - Garden - Outdoor Grill - Ramp Access - Awning
		Invisible-Fence, Partial, and Privacy as Fence options are coming back to these property types and will be cross-searchable.
Fireplace Features	Fireplace YN	Fireplace YN conditionally populates Fireplaces Total and Fireplace Feature which will require an input if you answer "Yes" to Fireplace YN.
	Fireplaces Total	
	Fireplace Features	
Flooring	Flooring	Will be the same across property types and adding this group to the Farm property type.
Foundation Details	Foundation Details	The foundation details option of "Straps" was removed as it has less than 5% usage across all listings. 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.
		Radiant and Ductless (mini-split) will be added as options.

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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.
Laundry Features	Laundry Features	Security System Owned/Leased will be in the new Security Features group.
Lot Features	Lot Features	No changes, adding to Residential-Income property type.
		Design Review District and Inside New Circle Road are being moved to the Main Field next to the Tax Information.
		Removing Homeowners Assn in lieu of Association fields being enabled to replace this.
Miscellaneous	Building and Property Details	Water Retention will be mapped to Other as it had little use.
		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.
Stories	Levels	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.
Levels		
Stories Total	Stories Total	
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
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.
Owner Pays	Owner Pays	
Pool Features	Pool Private YN	Pool Features will be split into these options. Private Pool Features is used for additional clarity which pool has these features.
	Private Pool Features	
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.



Current Field Name	RESO Field Name	Notes
Roof	Roof	Added Roof to Commercial-Lease. No other changes to Roof.
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.
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****
Tenant Pays	Tenant Pays	Adjusted "Rubbish" enumeration to "Trash Collection" within Residential-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.
Water Source	Water Source	Adding an enumeration for Spring only in Farm, others will be unmodified