

Upcoming Changes and Required Fields Regional MLS

Why a Regional MLS?

- Eliminating geographic boundaries
- Creates a seamless search for REALTORS[®]
- Eliminates the need for brokers to manage and pay for multiple data feeds
- Produces better statistics with unified regional information
- Increases advanced training opportunities
- Follows NAR and State Association goals
- Increases the ability to enhance the MLS system

December 4, 2018

• New fields will be visible in Paragon

- These new fields will be marked in BLUE on the new input forms
- Fields that have been renamed and will be required will be marked GREEN on the new input forms

Asterisk Denotes Required Field *Blue Required by 1/7/19 *Green Required by 12/4/18

December 4, 2018

- Public Remarks and Agent Remarks are increasing from 500 to 1000 Characters
- 'No Show' listings will not accumulate DOM until the 'Available to Show Date'
- Photos are increasing from a limit of 36 to 99
- Additional counties are being added via CRS Data: Filmore, Fage, Hale, Saline, York, Madison, Plate and Jefferson – increasing the total number available from 12 to 20

January 7, 2019

- The added required fields from December 4th will now be required
 - With this, any change made to an existing listing or the addition of a new listing will trigger the new required fields to be completed
- The area map will be retired
 - Members can use the Google mapping feature built into Paragon





February 25, 2019 & March 25, 2019

February 25, 2019

- We are expecting to see the consolidated data from Lincoln and Omaha in Paragon
- Any data accuracy or mapping issues will be resolved and the consolidation team will check for any flaws in the system operation

March 25, 2019

 The final cut-over process is expected to conclude and the Great Plains Regional MLS system will be operational with all listings from both markets

 'Property Attached' has been updated to a Yes/No field

 'Property Subtype' will be changing to a picklist replacing the Condo/Townhouse/Villa YN field and will include the following options: *Property Attached □ Yes □ No

*Property Subtype (Replaced Condo/Townhouse/Villa Y/N)		
□ Apartment	□ Manufactured Home □ Villa/Patio Home	
🗆 Cabin	Manufactured on Land	
Condo	□ Mobile Home	
Duplex	Single Family Residence	
🗆 Farm	□ Townhouse	

 'Senior Living (55+)' has been added as a Yes/No field and will be required beginning January 7th



• 'Post Direction' field has been added to the property address.

*Street Name			*Street Type
Post Direction	Unit#	*City	*State

 'Photos Provided By' has now been added as a drop down field with three options and will be required beginning January 7th

*Photos provided by (multi-select)
Agent Photographer
Seller None

 Lot Included in Price' has been added as a Yes/No field and will be required beginning January 7^{th.}

*Lot Included in Price □ Yes □ No

- A Yes/No option has been created for 'SID' and the 'SID Number' field will only be required if 'Yes' is selected.
- The SID Yes/No field will be required beginning January 7th.

*SID □ Yes □ No If Yes, SID Number:____

- 'Assessments' has been updated to 'HOA'
- It is currently required and will remain required
 - If Yes is selected, supplementary questions will follow

*HOA 🗆 Yes 🗖 No (Replaced Assessments)	
If yes:	
HOA Name	

*HOA Fee Term Monthly Quarterly Annually

HOA, HOA Includes

- □ 1. Not Applicable 2. Ext Maintenance 3. I awn Care □ 14. Water □ 4. Security □ 5. Pool Access □ 16. Golf □ 6. Club House 7. Snow Removal □ 8. Lake □ 9. Insurance 🛛 10. Tennis 22. Other □ 11. Common Area Mnt
- □ 12. Heating □ 13. Air Conditioning □ 15. Garbage Service □ 17. Hiking □ 18. Management □ 19. Pets Allowed □ 20. Playground □ 21. Pool Maintenance

*Protective Covenants
Yes
No
Unknown

Restrictions

Airport Environs Dis
 Capitol Environs Dis
 Historic Preservation
 Other
 Planned Unit Development

Special Assessments
Yes
No

If Yes:

*Special Assessment Source_____

*Special Assessment Amount ____

Monthly Electric Budget____

Monthly Gas Budget

 'Green Fields' Features have been moved above 'Legal Description' and now incorporate an option for HERS with supplementary questions if HERS is selected.

• 'Lot Dimension Source' h	nas been
added as a picklist field a	nd will be
required beginning Janua	ary 7 th .

(If selected, the certification must be attached in Associated Documents)			
🗆 1. NAHD	2. LEED	3. Nebraska	
4. Energy Star			
HERS 🗆 Yes 🗆 No	If YES, *HERS	Rating Year	
*HERS *Rating (Whole	e Number only)_		

*Lot Dimension Source				
□ Assessor	□ GIS Calculated	□ Measured		
□ Other	Public Records			

GRN. Certified Green

 'Fireplace Type' features picklist has been added under the existing '# of Fireplaces' field.



 The 'Garage Type' features picklist has been moved under the 'Garage Spaces' field.

*Garage Spaces_____

*GAR. Garage Type 1. Attached 6. Carport 2. Detached 7. Off Street Park 3. Built-In 8. Heated 4. Tandem 9. None 5. Underground

 `SqFt Source' picklist has been added and will be required beginning January 7th.

*SqFt Source

 'Basement Features' picklist has been added and will be required beginning January 7th.

> *BSF. Basement Features 1.Daylight 3. Egress 2.Crawl Space 4.None

• 'Tax Database ID' picklist has been added.

Tax Database ID

 `Model Name' and `Builder' fields have been moved under `Model Home' Yes/No field.

Model Home 🗆 Yes 🗆 No
Model Name
Builder

 The existing 'Style' picklist has been divided into 'Style' and 'Architecture'.

• 1.75 Story has been added to 'Style'

*Style (Check only one choice)

□ 1 Story/Ranch	
□ 1.5 Story	
□ 1.75 Story	
□ 2 Story	
□ 2.5 Story	
Bungalow	

Multi-Level
Other
Raised Ranch
Split Entry
Tri-Level

Uncategorized

Architecture

Cape Cod

Colonial

Contemporary

Earth Berm

Geodesic Dome

□ Log Home

□ Other

□ Ranch

□ Resort

□ Traditional

□ Tudor

Victorian

 'Bonus' text field has been added under 'Commission Compensation Code'

*Commission Compensation Code______
Bonus(100 Char)_____

• Neigh Rev Strat Area' Yes/No field has been added.

Neigh Rev Strat Area □ Yes □ No

 NIFA Target Area' Yes/No field has been added and will be required beginning January 7th. (Nebraska Investment Finance Authority)

*NIFA Target Area
Yes
No

NIFA Target Area Omaha Map

• 'Unbranded Virtual Tour' field has been added

Branded Virtual Tour (Formerly Virtual Tour)

Unbranded Virtual Tour

Branded Video Link (Formerly Video Link)

- *Please note, the order of levels have changed. They will now be ordered:
 - Main floor, 2nd floor, 3rd floor, Below Grade
- *Some descriptions fields (previously under 'Features') have moved underneath their corresponding fields.
 - i.e. 'Living Room Descriptions' have moved underneath 'Living Room Size' and 'Living Room Level'
- *Room fields will be ordered by size, then level, then description.

			Level	Room Description Code	
	Length	Width	(1,2,3,B)	(Use Number Code)	Room Description Code
Living Room	X			LIV.	1. Wall/Wall Carpeting
Formal Dining	X			DRF.	2. Hard Wood Floor
Informal Dining	x			DRI.	 3. Ceramic Tile Floor 4. Porcelain Tile Floor
Kitchen	X			KT1.	5. Laminate Floor
Kitchen 2	X			KT2.	6. Stone Floor
					7. Concrete Floor
Family Room	X			FAM.	8. Marble Floor
Great Room	X			GRT.	9. Vinyl Floor
Rec Room	Х			REC.	10. Engineered Wood
Office	х			OFF.	11. Window Covering
Laundry	x		*	LAU.	- 12. Bay/Bow Windows
Master Bedroom	X		*	MBD.	13. Fireplace 14. Wood/Coal Stove
					15. Cath/Vaulted Ceiling
Bedroom 2	X			BD2.	- 16. 9'+ Ceiling
Bedroom 3	X			BD3.	- 17. Ceiling Fans
Bedroom 4	х			BD4.	18. Skylight
Bedroom 5	X			BD5.	19. Dining Area
Bedroom 6	x			BD6.	20. Pantry
Other 1:	V				21. Balcony/Deck
	X			OR1.	22. Interior Balcony
Other 2:	Х			OR2.	23. Walk-In Closet 24. Cedar Closet
Other 3:					25. Steam/Sauna
Other 5.	X			OR3.	26. Hot Tub/Spa
Other 4:	x			OR4.	27. Whirlpool
Other Fr				UN4.	28. Wetbar
Other 5:	X			OR5.	

- 'Great Room' and 'Office' have been moved out of 'Other Room Names'
- 'Dining Room' has been split into 'Formal Dining' and 'Informal Dining'
- 'Kitchen 2' has been added
- 'Bedroom 5' and 'Bedroom 6' have been added

• 'Sitting' has been added to 'Other Room Names'.

Other Room Names

1. Accessory Ap	ot 9. Hearth	17. Play
2. Bathroom	10. In-Law Apt	18. Sitting
3. Bedroom	11. Library	19. Storage
4. Den	12. Loft	20. Sunroom
5. Exercise	13. Master Bath	21. Workshop
6. Flex	14. Media	22. Other
7. Foyer	15. Mudroom	
8. Game	16. Pantry	

- 'Master Bath' Yes/No field has been added underneath 'Other Room 5' and will be required beginning January 7th.
 - 'Master Bath Type' picklist has been moved under 'Master Bath' Yes/No field.

*Master Bath □ Yes □ No

Showing Information

- A new section titled 'Showing Information' has been added to replace the 'Showing Instructions' list under 'Features'.
 - This gives the opportunity to add additional showing information or instructions.
- Directions to Property' have been moved to this section with 250 available characters.

 Showing Phone Number will be a required field beginning January 7th-

Showing Information

- Showing Contact Type' has been added as a picklist and will be required beginning January 7th with the options:
 - Agent
 - Broker
 - Other
 - Seller
 - Showing Service
- There is an added free field for 'Showing Instructions' with 500 available characters.

Showing Information

SHOWING INFORMATION	4
*Showing Contact Type Agent Broker Other Seller Seller Showing Service	
*Showing Phone Number	
*Showing Instructions (500 Char) (Moved from Features)	
*Directions to Property (250)	

*Please note the order of this section has changed due to moving feature fields.

*'Handicap Modified' has been updated to 'Accessible'

- 'Exterior' has added new options to include:
 - Asbestos Shingle
 - Block
 - Frame
 - Pour Concrete

- EXT. Exterior

 1. All Brick
 11. Bri

 2. Stone
 12. Lo

 3. Alum Siding
 13. Sh

 4. Steel Siding
 14. Ce

 5. Vinyl Siding
 15. As

 6. Hardboard
 16. Blo

 7. Wood
 17. Fra

 8. Wood Shingle
 18. Po

 9. Stucco
 19. Ot

 10. Asphalt
 10. Asphalt
 - 11. Brick/Other
 12. Log
 13. Shingle
 14. Cement Board
 15. Asbestos Shingle
 16. Block
 17. Frame
 18. Pour Concrete
 19. Other

• 'Exterior Features' has added new options to include:

- Drain Tile
- Parking Slab
- Gas Grill
- Gazebo
- Guest House
- Hunting Land
- Lake Use
- Recreational
- Separate Entrance
- Zero Step Entry

*EXF. Exterior Features	
1. Porch	17. Decorative Lighting
🗆 2. Patio	18. Tennis Court
3. Enclosed Porch	19. Satellite Dish
4. Enclosed Patio	20. Accessible
5. Covered Deck	21. Drain Tile
6. Deck/Balcony	22. Parking Slab
7. Storm Cellar	23. Gas Grill
□ 8. Hot tub/Spa	□ 24. Gazebo
9. Pool In-Ground	25. Guest House
10. Pool Above Grnd	26. Hunting Land
🗆 11. Dog Run	27. Lake Use
12. Horse Permitted	28. Recreational
13. Storage Shed	29. Separate Entrance
14. Out Building	30. Zero Step Entry
15. Sprinkler Sys	31. Other
16. Greenhouse	□ 32. None

• 'Floor Coverings' has been added under 'Fence' and will include:

- Carpet
- Ceramic Tile
- Concrete
- Wood
- Laminate
- Marble
- Vinyl
- Other

FC. Floor Coverings		
1. Carpet	5. Laminate	9. Porcelain Tile
2. Ceramic Tile	6. Marble	10. Enginrd Wood
3. Concrete	🗆 7. Vinyl	11. Other
□ 4. Wood	🗖 8. Stone	

- 'Foundation Details' has been added under 'Floor Coverings' and will be required beginning January 7th. Options include:
 - Poured Concrete
 - Slab
 - Concrete Block
 - Stone
 - Tile
 - Brick/Mortar
 - Other
 - None

*FD. Foundation Details					
□ 1. Poured Concrete	4. Stone 7. Other				
🗆 2. Slab	5. Tile 8. None				
3. Concrete Block	6. Brick/Mortar				

- 'Interior Features' have been updated to include:
 - Elevator
 - Whirlpool
 - 2nd Kitchen
 - Bidet
 - Ceiling Fan
 - Drain Tile
 - Formal Dining
 - Garage Door Opener
 - Garage Floor Drain
 - Jack and Jill bath
 - Pantry
 - Skylight
 - Sump Pump
 - Water Purifier
 - Zero Step Entry

INT. Interior Features	
1. Central Vac	18. Whirlpool
2. Security System	19. 2nd Kitchen
3. Cable Avail	20. Bidet
4. Wetbar	21. Ceiling Fan
5. Intercom	22. Drain Tile
6. Walk-Up Attic	23. Formal Dining
7. Attic Exh Fan	24. Garage Door Opener
8. Whole House Exh	25. Garage Floor Drain
🗆 9. 9'+ Ceiling	26. Jack/Jill Bath
10. Fire Sprinkler	27. Pantry
11. Power Humidifier	28. Skylight
12. Elect. Air Filters	29. Sump Pump
13. Accessible	30. Water Purifier
14. Exercise Room	31. Zero Step Entry
15. Two Story Entry	32. Other
16. LL Daylgt Wndw	□ 33. None
17. Elevator	

- 'Lot Description' has been updated to include:
 - Common Area
 - Irregular
 - Secluded
 - Trackage
 - Private Roadway
 - Waterfront

LOT. Lot Description	
1. In City	13. Rolling
2. Corner Lot	14. Sloping
3. Riverfront	15. Pond/Stream on Prop
4. Lakefront	□ 16. Wooded
5. Cul-De-Sac	17. Paved Road
□ 6. Golf Course Frntg	18. Common Area
7. In Subdivision	19. Irregular
8. Public Sidewalk	20. Secluded
🗆 9. Alley	21. Trackage
10. Curb and Gutter	22. Private Roadway
11. Curb Cut	23. Waterfront
12. Level	24. Other

• 'Roof Type' has been updated to include:

- Asbestos Shingle
- Rock
- Shake

*RF. Roof Type	
1. Composition	8. Insulated
2. Wood Shingle	9. Built-Up
🗆 3. Flat	10. Concrete
🗆 4. Tile	11. Asbestos Shingle
□ 5. Slate	12. Rock
□ 6. Metal	13. Shake
7. Membrane	14. Other

Takeaways

- December 4:
 - New fields added
- January 7:
 - New required fields now required



- Input Forms will be updated as needed Print only what is needed
 - Visit <u>www.OmahaREALTORS.com/RegionalMLS</u> regularly to make sure you have the most recent forms and communications.

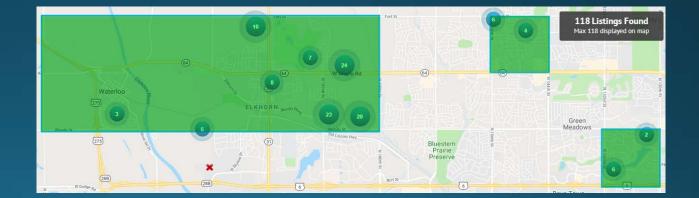
Takeaways

• January 7th the Area Map will be retired

- Members can use the Google mapping feature built into Paragon
 - Please use the link below to access a how-to video, recorded webinar, and screenshot instructions on preforming map searches.

http://paragonconnect.paragonrels.com/paragon/search/item/148-basic-search

Fort St. 2122 4000	225 ti St 156 th St	2254 144 th St.	25 120 th St.	
1801	234 2341	2342	2331	
Blondo 2123	2343	2344	2333	



Questions?

• For any further information or questions please feel free to contact the MLS Staff:

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