



# **Realcomp System Improvements Coming in August 2019**





August 6, 2019

Dear Realcomp REALTOR®,

Realcomp's MLS systems will soon be upgraded to accommodate approximately 50 new data fields and/or groupings of lookup values that span across the five (5) property categories (i.e. Residential/Condo, Vacant Land, Commercial, Multi-Family, Leases).

These new or modified fields or lookup values have either been requested by customers over the last several years, are currently being used by other MLSs that we share MLS data with, or are data dictionary-compliant and supported by the Real Estate Standards Organization (RESO). We are pleased to finally be adding them to our systems for your benefit.

Not only will the new fields or lookup value choices appear in Realcomp's listing input module and interactive profile forms, but most will also be available in searches and displays/print reports.

We've created two documents for you that highlight the MLS system and profile form improvements. Please reference BOTH to learn more about the coming modifications.

**1) Realcomp's System Improvements Coming in August 2019 (PDF)** (included here) – this document lists all of the new or modified fields or lookup values that are coming to Realcomp's MLS system. It also includes the applicable categories, field descriptions or explanations, and whether the fields are searchable and/or printable.

**2) [Realcomp's Updated Profile Forms \(PDF\)](#)** (a separate document) - contains samples of the modified profile and status change forms that coincide to the system improvements.

**These system enhancements are expected to be implemented before the end of August.** Once the modifications are in place and you have familiarized yourself with them, you will want to review your on-market listings(s) and update them to include any new details (not previously available on the forms) via the expanded fields.

**This upgrade is expected to involve several hours of MLS system offline time. We will confirm the dates and times of this closer to the actual implementation dates.** Please watch for more information to come.

If you have any questions about this information, please be sure to contact Realcomp's Customer Care Department at (866) 553-3430 or via email at [support@realcomp.com](mailto:support@realcomp.com).

Sincerely,

*Karen S. Kage*

Karen S. Kage  
Chief Executive Officer  
Realcomp II Ltd.



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## Realcomp Profile and MLS System Improvements Legend – August 2019

The following RCO3® Lookup Values have either been added or modified in Realcomp's MLS system in conjunction with our August upgrade. These appear in the same order as they do on the profile sheets and in the Input module. To search this PDF for keywords, use the CTRL-F keys. For an all-inclusive list of Realcomp's current RCO3® Lookup Values, visit: <https://realcomp.moveinmichigan.com/Training/Realcomp-Data-Dictionary>.

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
1	All Categories	Price & Ownership/ Status	Active	When chosen in TransactionDesk and listing is saved, listing is automatically uploaded to RCO3®.	Y	Y
2	Res/Condo	"	Partial Save	When chosen in TransactionDesk and listing is saved, listing is automatically upload to RCO3® and can only be edited further via the Input Module in RCO3®.	N	N
3	All Categories	Price & Ownership/ Ownership	Broker/Agent Owned	Added: The listing agent/broker has an ownership stake in the property. (Agents/Brokers must disclose this).	Y	Y
4	Res/Condo	Price & Ownership/ Lockbox Location		A picklist of options describing the location of the lock box.		
	Res/Condo, Comm, M.F.	"	Call Listing Agent	Please call the listing agent for the lockbox location.	N	Y
	Res/Condo, Comm, M.F.	"	Call Listing Office	Please call the listing office for the lockbox location.	N	Y
	Res/Condo, Comm, M.F.	"	Front Door	The lockbox is located on the Front Door.	N	Y
	Res/Condo, Comm, M.F.	"	Front Gate	The lockbox is located on the Front Gate.	N	Y
	Res/Condo, Comm, M.F.	"	Garage Door	The lockbox is located on the Garage Door.	N	Y
	Res/Condo, Comm, M.F.	"	Gas Meter	The lockbox is located on the Gas Meter.	N	Y
	Res/Condo, Comm, M.F.	"	No Key Safe	There is not a lockbox located on the property.	N	Y
	Res/Condo, Comm, M.F.	"	Rear Door	The lockbox is located on the Rear Door.	N	Y
	Res/Condo, Comm, M.F.	"	See Remarks	See the remarks section of the listing for the lockbox location.	N	Y
	Res/Condo, Comm, M.F.	"	Side Door	The lockbox is located on the Side Door.	N	Y
	Res/Condo, Comm, M.F.	"	Side Gate	The lockbox is located on the Side Gate.	N	Y
	Res/Condo, Comm, M.F.	"	Sign Post	The lockbox is located on the Sign Post.	N	Y
	Res/Condo, Comm, M.F.	"	Vault	The lockbox is located on the Vault.	N	Y
	Res/Condo, Comm, M.F.	"	Water Pipe	The lockbox is located on the Water Pipe.	N	Y
5	All Categories	Price & Ownership/ Possession		A picklist of options describing when possession is intended to occur-- implemented for consistency and better searchability.		
	All Categories	"	Close of Escrow	Possession is passed to the buyer at the close of escrow/immediately occupancy.	Y	Y
	All Categories	"	Close Plus 1 Day	Possession is passed to the buyer one day after the close of escrow.	Y	Y
	All Categories	"	Close Plus 2 Days	Possession is passed to the buyer two days after the close of escrow.	Y	Y



PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	All Categories	<i>Price &amp; Ownership/ Possession-cont'd</i>	Close Plus 3-5 Days	Possession is passed to the buyer 3-5 days after the close of escrow.	Y	Y
	All Categories	"	Close Plus 6-15 Days	Possession is passed to the buyer 6-15 days after the close of escrow.	Y	Y
	All Categories	"	Close Plus 16-29 Days	Possession is passed to the buyer 16-29 days after the close of escrow.	Y	Y
	All Categories	"	Close Plus 30 Days	Possession is passed to the buyer 30 days after the close of escrow.	Y	Y
	All Categories	"	Close Plus 31-60 Days	Possession is passed to the buyer 31-60 days after the close of escrow.	Y	Y
	All Categories	"	Negotiable	Timing of the passing of possession to the buyers is negotiable.	Y	Y
	All Categories	"	Rental Agreement	Possession is stipulated in the rental agreement.	Y	Y
	All Categories	"	See Remarks	See the Listing/Agent Remarks for more information on possession.	Y	Y
	All Categories	"	Seller Rent Back	Possession is determined by the details of the seller rent back agreement, which in most cases the seller will remain resident.	Y	Y
	All Categories	"	Subject to Tenant Rights	The terms of the transfer of possession are subject to the rights of the current tenant.	Y	Y
6	All Categories	<i>Price &amp; Ownership/ Existing Lease</i>	Existing Lease? (Y/N)	The source of the listing input was an Existing Listing.	Y	Y
7	All Categories	<i>Public Record and Address</i>	SEV	The State Equalized Value of the property as of the last assessment made by the taxing authority.	Y	Y
8	All Categories	<i>Public Record and Address</i>	Taxable Value	The Taxable Value of the property as of the last assessment made by the taxing authority.	Y	Y
9	All Categories	<i>Lot and Land Information/ Water Facilities</i>		<b>A picklist of options describing the features of the waterfront on which the property is located.</b>		
	All Categories	"	Across the Road Water Frontage	A road must be crossed from the property to reach the water frontage.	Y	Y
	All Categories	"	Beach Access	The property has access to the beach.	Y	Y
	All Categories	"	Beach Front	The property is on the beach front.	Y	Y
	All Categories	"	Canal Access	The property has access to the canal(s).	Y	Y
	All Categories	"	Canal Frontage	The property is located on the canal.	Y	Y
	All Categories	"	Creek	The property is either on or near a creek.	Y	Y
	All Categories	"	Direct Frontage	The property has direct access to water frontage.	Y	Y
	All Categories	"	Lagoon	The property is either on or near a lagoon.	Y	Y
	All Categories	"	Lake Frontage	The property is on the lake front.	Y	Y
	All Categories	"	Lake Privileges	The property includes rights to access the lake.	Y	Y
	All Categories	"	Ocean Access	The property has access to the ocean.	Y	Y
	All Categories	"	Ocean Front	The property is on the ocean front.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	All Categories	<i>Lot and Land Information/ Water Facilities- cont'd</i>	Pond	The property is on or near a pond.	Y	Y
	All Categories	"	Private Frontage	The property has private water frontage.	Y	Y
	All Categories	"	River Access	The property has access to the river.	Y	Y
	All Categories	"	River Frontage	The property is located on the river front.	Y	Y
	All Categories	"	Shared Frontage	The property is located on shared water frontage.	Y	Y
	All Categories	"	Stream	The property is on or near a stream.	Y	Y
	Res/Condo, Comm, M.F.	"	Water Front	The property has one or more of its boundaries against a body of water.	Y	Y
10	All Categories	<i>Lot and Land Information/ Water Features</i>	Navigable	Added: The property is wide, slow, and deep enough for water vessels.	Y	Y
11	Res/Condo	<i>Lot and Land Information/ Site Description</i>	Sprinkler(s)	Added: An option for indicating the property includes in-ground sprinkler(s).	Y	Y
	V.L.	"	Residential Structure on Property	Added: An option for marketing a Residential property as Vacant Land (i.e. when structure is likely to be demolished).	Y	Y
12	Res/Condo	<i>Building and Exterior/ Architecture Style</i>		<b>This picklist has been revised to offer options for describing the Architectural Style of the structure.</b>		
	Condo	"	½ Duplex (Condo Only)	A multi family structure with two independent units with a shared wall or ceiling/floor.	Y	Y
	Res	"	½ Duplex w/Land (Res Only)	A multi family structure with two independent units with a shared wall or ceiling/floor, includes land as well as the unit.	Y	Y
	Res/Condo	"	A-Frame	An architectural house style featuring steeply angled sides (roofline) that usually begin at or near the foundation line, and meet at the top in the shape of the letter A. An A-frame ceiling can be open to the top rafters.	Y	Y
	Res/Condo	"	Art Deco	Also called style modern-is a movement in the decorative arts and architecture that originated in the 1920s and developed into a major style in western Europe and the United States during the 1930s. Its name was derived from the Exposition Internationale des Arts Décoratifs et Industriels Modernes, held in Paris in 1925, where the style was first exhibited. Art Deco design represented modernism turned into fashion.	Y	Y
	Res/Condo	"	Brown-stone	A brown Triassic-Jurassic sandstone which was once a popular building material. The term is also used in the United States to refer to a townhouse clad in this, or any of a number of aesthetically similar materials.	Y	Y
	Res/Condo	"	Bungalow	A dwelling, normally detached, that may contain a small loft. It is either single-story or has a second story built into a sloping roof, usually with dormer windows (one-and-a-half stories).	Y	Y
	Res/Condo	"	Cape Cod	A low, broad, single-story frame building with a moderately steep pitched gabled roof, a large central chimney, and very little ornamentation. Originating in New England in the 17th century, the simple symmetrical design was constructed of local materials to withstand the stormy, stark weather of Cape Cod. It features a central front door flanked by multi-paned windows. The space above the 1st floor was often left unfinished, with or without windows on the gable ends.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo	<i>Building and Exterior/ Architecture Style-cont'd</i>	Carriage House	A single-family home, built on a lot just large enough for the home, and often sharing in common land with other homes in the same planned unit development. Also known as a "patio home". Some municipalities have relaxed setback restrictions for such buildings or allow "zero lot line" carriage homes, in which a wall of the home lies on the property line itself.	Y	Y
	Res/Condo	"	Colonial	Colonial-style homes usually have two or three stories, fireplaces, and brick or wood facades. The classic Colonial-style house floor plan has the kitchen and family room on the first floor and the bedrooms on the second floor.	Y	Y
	Condo	"	Common Entry Building (Condo)	The building has a common entryway shared by multiple residents.	Y	Y
	Res/Condo	"	Contemporary	Architecture of the 21st century. No single style is dominant; contemporary architects are working in a dozen different styles, from postmodernism and high-tech architecture to highly conceptual and expressive styles, resembling sculpture on an enormous scale. The different styles and approaches have in common the use of very advanced technology and modern building materials, such as Tube structure which allows construction of the buildings that are taller, lighter and stronger than those in the 20th century, and the use of new techniques of computer-aided design, which allow buildings to be designed and modeled on computers in three dimensions, and constructed with more precision and speed. Some feature concrete structures wrapped in glass or aluminum screens, very asymmetric facades, and cantilevered sections which hang over the street.	Y	Y
	Res/Condo	"	Cottage	A small simple house, typically one near a lake or beach.	Y	Y
	Res/Condo	"	Country French	French Country-style architecture, named for the grand and stately country homes that dot the French countryside of Provence, conveys a sense of timeless luxury without being ostentatious or overly stuffy.	Y	Y
	Res/Condo	"	Craftsman	The most common characteristics of a Craftsman style house include: A covered front porch, tapered columns that support the roof (typically sturdier at the bottom, becoming smaller at the top), and exposed rafter tails which are the beams that stick out of the house and can be seen under the eaves.	Y	Y
	Res/Condo	"	Creole	French Creole architecture is one of the nation's three major colonial architectural traditions. There are a few defining features for this type: Large front porches on every story (also known as galleries), a broad, spreading roofline that overhangs the galleries and the gallery roofs are held up by colonnettes.	Y	Y
	Res/Condo	"	Dutch Colonial	Dutch Colonial is a style of domestic architecture, primarily characterized by gambrel roofs having curved eaves along the length of the house. Modern versions built in the early 20th century are more accurately referred to as "Dutch Colonial Revival", a subtype of the Colonial Revival style.	Y	Y
	Res/Condo	"	Early American	A class of several styles popularized during the colonial period.	Y	Y
	Res/Condo	"	Earth Home	An earth shelter is a structure (usually a house) with earth (soil) against the walls, on the roof, or that is entirely buried underground.	Y	Y
	Condo	"	End Unit (Condo Only)	The dwelling being sold has one or more common walls with another property that is not part of the sale and is at the end of a row of units. Also known as an attached structure.	Y	Y
	Res	"	Farmhouse (Res Only)	Either Modern or Traditional farmhouse style. Often has light walls, extensive woodwork (such as hardwood floors), open kitchen and a covered porch.	Y	Y
	Condo	"	Free Standing/ Detached (Condo)	The dwelling being sold has no attached structures that are a part of the sale. Also known as a detached structure.	Y	Y
	Res/Condo	"	Garrison Colonial	An architectural style of house, typically two stories with the second story overhanging in the front. The traditional ornamentation is four carved drops (pineapple, strawberry or acorn shape) below the overhang. Garrisons usually have an exterior chimney at the end.	Y	Y



PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo	<a href="#">Building and Exterior/ Architecture Style-cont'd</a>	Georgian	Symmetrical facade; double-hung windows with nine or 12 lights in each sash; paneled door with pilasters, transom lights, and sometimes a pedimented crown; brick in the South, clapboards in the North; dentil molding at the cornice. American Georgian architecture is based on earlier European styles (not the British Georgian style of the same period), which emphasized classical Greek and Roman shapes. Georgian houses could be found in every part of the colonies in the 18th century.	Y	Y
	Res/Condo	"	Gothic Revival	This style is part of the mid-19th century picturesque and romantic movement in architecture, reflecting the public's taste for buildings inspired by medieval design. The most common feature of the Gothic Revival Style is the pointed arch, used for windows, doors, and decorative elements. Additionally, they tend to feature steeply pitched roofs and front facing gables with delicate wooden trim. This distinctive incised wooden trim is often referred to as "gingerbread" and is the feature most associated with this style.	Y	Y
	Res/Condo	"	Greek Revival	Defining characteristics include a symmetrical shape, pilasters, columns, a porch entry, a window in the pediment, and plain or highly decorated cornices and friezes. Chimneys were placed as far back as possible to make the home look more like a Greek temple.	Y	Y
	Condo	"	High Rise (Condo Only)	A building with many stories.	Y	Y
	Res/Condo	"	Historic	The property listed has a Historic designation.	Y	Y
	Res/Condo	"	Italianate	Key visual components of this style include low-pitched or flat roofs (frequently hipped), projecting eaves supported by corbels, imposing cornice structures, arch-headed, pedimented windows and doors with pronounced architraves and archivolt, tall first floor windows, angled bay windows, attics with a row of awning windows between the eave brackets, glazed doors, balconies with wrought-iron railings, and balustrades concealing the roof-scape.	Y	Y
	Res/Condo	"	Loft	Loft apartments are apartments that are generally built from former industrial buildings. When industrial developments are developed into condominiums instead of apartments, they may be called loft condominiums. "Loft-style" may also refer simply to developments where a street-level business occupies the first floor while apartment "lofts" are placed above the first floor.	Y	Y
	Res/Condo	"	Log Home	The structure was made wholly or partly with log.	Y	Y
	Res	"	Manufactured Without Land	A factory-built house that is transported to the lot, though the lot is not included in the sale. These homes must comply with federal regulations and codes. <b>** Note: When this is entered, the agent will be notified about the license requirement.</b>	Y	Y
	Res	"	Manufactured with Land	A factory-built house that is transported to the lot and sold with the land. These homes must comply with federal regulations and codes.	Y	Y
	Res	"	Modular Home	A factory-built house that is transported to the lot in prefabricated sections and assembled on site. These homes must comply with local and state codes.	Y	Y
	Res/Condo	"	Monterey	This style is characterized by two stories, continuous surrounding porches on both levels, a hip roof, and adobe walls. Revivals of the style have been popular in the 20th century, substituting wood framing or brick for adobe. Other common variations use gable-end roofs and second-story-only covered porches.	Y	Y
	Res/Condo	"	Neoclassical	In the early 20th century, government buildings and universities used the Neoclassical concept in their design. Homes built in this style clearly exude wealth. Symmetry, tall columns, elaborate doorways and evenly spaced windows are all key elements of the style.	Y	Y
	Res/Condo	"	Prairie	Prairie-style home plans came of age around the turn of the twentieth century. Often associated with one of the giants in design, Frank Lloyd Wright, these were designed to blend in with the flat prairie landscape. This plan has sweeping horizontal lines and wide-open floor plans. Other common features of this style include overhanging eaves, rows of small windows, one-story projections and in many cases a central chimney.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo	<a href="#">Building and Exterior/ Architecture Style-cont'd</a>	Pueblo	The Pueblo Revival style or Santa Fe style is a regional architectural style of the Southwestern United States, which draws its inspiration from the Pueblos and the Spanish missions in New Mexico. These homes are sometimes made of traditional adobe (sun-dried mud), but can also be built with concrete, stucco or mortar. Typically featuring a flat or sloping roof with parapets, thick walls, heavy wooden doors, exposed wooden ceiling beams and porch posts, with a rounded exterior and square windows.	Y	Y
	Res/Condo	"	Queen Anne	Common characteristics of this architecture style include, a sweep of steps leading to a carved stone door-case, rows of painted sash windows in boxes set flush with the brickwork, stone quoins emphasizing corners, a central triangular pediment set against a hipped roof with dormers, typically box-like "double pile" plans, two rooms deep.	Y	Y
	Res/Condo	"	Raised Ranch	This style includes a basement on the bottom and a "full set of stairs" (a full flight of stairs, usually 12 or 13) which leads to the first level. A raised ranch has a different look on the front than a split-entry as the front door lines up to the front windows differently. The front door entry is predominately at the lower floor. The top floor per FNMA/FHLMC is the living area and the lower floor is the basement, even if finished. <b>**Note: When Raised Ranch is selected, the Architecture Level will default to 1-Story Up.</b>	Y	Y
	Res/Condo	"	Ranch	A single-story home. Common features include: a long, low-pitch roofline, asymmetrical shape, simple, open floor plans, living areas separate from the bedroom(s).	Y	Y
	Res/Condo	"	Regency	Many buildings of this style have a white painted stucco facade and an entryway to the main front door which is framed by two columns. Key character defining features of the style include its two-story box-shaped mass, which is highlighted by a low-pitched hip roof with a shallow or no eave overhang.	Y	Y
	Res/Condo	"	Saltbox	A traditional New England style of house with a long, pitched roof that slopes down to the back, generally a wooden frame house. This style has just one story in the back and two stories in the front. The flat front and central chimney are recognizable features, but the asymmetry of the unequal sides and the long, low rear roof line are the most distinctive features of a saltbox, which takes its name from its resemblance to a wooden lidded box in which salt was once kept.	Y	Y
	Res/Condo	"	Second Empire	An architectural style, most popular in the latter half of the 19th century and early years of the 20th century. It was so named for the architectural elements in vogue during the era of the Second French Empire. As the Second Empire style evolved from its 17th-century Renaissance foundations, it acquired a mix of earlier European styles, most notably the Baroque, often combined with mansard roofs and/or low, square-based domes. The style quickly spread and evolved as Baroque Revival architecture throughout Europe and across the Atlantic. Its suitability for super-scaling allowed it to be widely used in the design of municipal and corporate buildings. In the United States, where one of the leading architects working in the style was Alfred B. Mullett, buildings in the style were often closer to their 17th-century roots than examples of the style found in Europe.	Y	Y
	Res/Condo	"	Shingle Style	Architects of the Shingle style emulated colonial houses' plain, shingled surfaces as well as their massing, this impression of the passage of time is enhanced by the use of shingles. Shingle style houses often use a gambrel or hip roof. Such houses thus emanate a more pronounced mass and a greater emphasis on horizontality. Deliberately rustic, the style suggests a more relaxed and informal style of living.	Y	Y
	Res/Condo	"	Shotgun	This style is a narrow rectangular domestic residence, usually no more than about 12 feet (3.5 m) wide, with rooms arranged one behind the other and doors at each end of the house.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo	<i>Building and Exterior/ Architecture Style-cont'd</i>	Split-Level	A split-level home is a style of house in which the floor levels are staggered. There are typically two short sets of stairs, one running upward to a bedroom level, and one going downward toward a lower level. <b>** Note: When Split-Level is selected, Bi-level, Tri-level, or Quad-level will be the only possible option entered for Architecture Level. Basement will not be an acceptable input option in room levels for bi-levels or tri-levels.</b>	Y	Y
	Res/Condo	"	Stick	This home is a wooden house constructed entirely or largely on-site; that is, built on the site which it is intended to occupy upon its completion rather than in a factory or similar facility. This style is recognizable by the relatively plain layout, often accented with trusses on the gables or decorative shingles. The stickwork decoration is not structurally significant, being just narrow planks or thin projections applied over the wall's clapboards.	Y	Y
	Condo	"	Studio (Condo Only)	This type of unit combines the kitchenette, living area, and sleeping quarters into a single room.	Y	Y
	Res/Condo	"	Townhouse	A dwelling unit, generally having two or more floors and attached to other similar units via party walls.	Y	Y
	Res/Condo		Traditional	This architecture takes into account the styles that were popular to a region or area. The characteristics of traditional architecture used by architects and builders includes a commitment to maintaining a link to the past styles of building, reuse of materials or designing homes and building to stay consistent with the overall building design of the area. This creates a sense of continuity and connection to the past, which helps the area maintains its traditional look and feel for the residents of the community.	Y	Y
	Res/Condo	"	Tudor	Tudor homes are an architectural trend mimicking the medieval and post medieval styles from 1600 to 1700. Tudor homes can be recognized by several features, often having a brick exterior accented with decorative half-timbering and a steep pitched roof of varying heights. The windows are often multi-paned, tall and narrow.	Y	Y
	Res/Condo	"	Tuscan	Low-slope hip-style roofs feature terracotta flat or barrel tiles. Single-level roofs are rare; over the decades, Tuscans added on, one room at a time, giving each a distinct roof. Modern Tuscan home designs often incorporate multi-level roofs. Authentic Tuscan windows are relatively narrow, sometimes arched, and unframed or bordered by heavy wooden shutters with cast-iron hardware. Courtyards are almost a requirement and are typically very private, with high walls and arched doorways. Window boxes and copper gutters offer classic Tuscan appeal.	Y	Y
	Res/Condo	"	Victorian	This architecture refers to the styles that emerged during the reign of Queen Victoria. Homes of this style are frequently multi-story homes with a wood or stone exterior. They may have a complicated asymmetrical shape, decorative trim, textured wall surfaces, and steep, multi-faceted roofs. Some Victorian style homes may feature towers.	Y	Y
	Res/Condo	"	Williamsburg	A type of colonial architecture style traditionally found in Williamsburg. Key elements generally include a rectangular shape, five windows in the front, moldings along the eaves, pedimented dormers sometimes jutting from the roof, columns on each side of the door, and shutters.	Y	Y
	Res/Condo	"	Other	The property listed is of an Architecture Style not listed.	Y	Y
13	Res	<i>Building and Exterior/ Out Buildings</i>	Second Garage	<b>Added: An option for indicating the property includes a second garage.</b>	Y	Y
14	Res/Condo	<i>Building and Exterior/ Garage Size</i>	1 ½ Car	<b>Added: An option for indicating the property includes an oversized 1 car garage--implemented for improved data sharing compatibility.</b>	Y	Y
	Res/Condo	"	2 ½ Car	<b>Added: An option for indicating the property includes an oversized 2 car garage--implemented for improved data sharing compatibility.</b>	Y	Y
	Res/Condo	"	3 ½ Car	<b>Added: An option for indicating the property includes an oversized 3 car garage--implemented for improved data sharing compatibility.</b>	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
15	Res/Condo, Comm, M.F.	<i>Building and Exterior/ Source SQ FT</i>		<b>This picklist has been modified to offer these new or modified options for Source of SQ FT for consistency purposes.</b>		
	Res/Condo, Comm, M.F.	"	Appraiser	An appraiser provided the measurement of the area.	Y	Y
	Res/Condo, Comm, M.F.	"	Assessor	The assessor provided the measurement of the area.	Y	Y
	Res/Condo, Comm, M.F.	"	Builder	The builder provided the measurement of the area.	Y	Y
	Res/Condo, Comm, M.F.	"	Estimated	The measurement of the area is an estimate.	Y	Y
	Res/Condo, Comm, M.F.	"	Measured	The area was measured.	Y	Y
	Res/Condo, Comm, M.F.	"	Owner	The owner provided the measurement of the area.	Y	Y
	Res/Condo, Comm, M.F.	"	Plans	The measurement of the area was taken from building plans.	Y	Y
	Res/Condo, Comm, M.F.	"	Prior Listing	The measurement of the area was taken from a previous listing.	Y	Y
	Res/Condo, Comm, M.F.	"	Public Records	The measurement of the area was received from public records.	Y	Y
	Res/Condo, Comm, M.F.	"	See Remarks	See remarks for information about the source of the area measurement.	Y	Y
	Res/Condo, Comm, M.F.	"	Other	The measurement of the area was provided by another party not listed.	Y	Y
16	Res/Condo	<i>Building and Exterior/ Exterior Features</i>	Whole House Generator	<b>Added:</b> A standby (whole house) generator is a back-up electrical system that operates automatically. Within seconds of a utility outage an automatic transfer switch senses the power loss, commands the generator to start and then transfers the electrical load to the generator. The standby generator begins supplying power to the circuits. After utility power returns, the automatic transfer switch transfers the electrical load back to the utility and signals the standby generator to shut off. It then returns to standby mode where it awaits the next outage. To ensure a proper response to an outage, a standby generator runs weekly self-tests. Most units run on diesel, natural gas, or liquid propane gas.	Y	Y
17	Comm	<i>Building and Exterior/ Commercial Exterior</i>	Back-up Generator	A backup generator is available to the property or unit.	Y	Y
	Comm	"	Sprinklers	The commercial building or unit listed has Sprinkler(s).	Y	Y
18	Res/Condo	<i>Building and Exterior/ Entry location</i>		<b>A new picklist has been added for identifying the entry location of the property.</b>	Y	N
	Res/Condo	"	Ground Level	The entry to the property or unit is on the ground level, no steps are required to enter.	Y	N
	Res/Condo	"	Ground Level with Steps	The entry to the property or unit is on the ground level, ascending no more than a half a flight of stairs is required to enter.	Y	N
	Res/Condo	"	Lower Level with Elevator	The entry to the property or unit is on a floor lower than the ground level, an elevator is available for residents.	Y	N
	Res/Condo	"	Lower Level with Steps	The entry to the property or unit is on a floor lower than the ground level, descending stairs are required to enter.	Y	N

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo	<i>Building and Exterior/ Entry location-cont'd</i>	Mid Level with Elevator (bi-level)	Available only for split level homes, a Mid Level Entry requires ascent or descent immediately upon entry in order to access a floor. An elevator is available for residents.	Y	N
	Res/Condo	"	Mid Level with Steps (bi-level)	Available only for split level homes, a Mid Level Entry requires ascent or descent immediately upon entry in order to access a floor. Ascending stairs are required to enter.	Y	N
	Res/Condo	"	Upper Level with Elevator	The entry to the property or unit is on the top floor of the building, an elevator is available for residents.	Y	N
	Res/Condo	"	Upper Level with Steps	The entry to the property or unit is on the top floor of the building, ascending stairs are required to enter.	Y	N
19	Res/Condo, & M.F.	<i>Interior and Accessibility/ Cooling</i>		<b>This picklist has been modified to offer these new or streamlined Cooling options.</b>		
	Res/Condo, & M.F.	"	Ceiling Fan(s)	The property includes one or more ceiling fans.	Y	Y
	Res/Condo, & M.F.	"	Chiller Cooling System	In a Chiller Cooling System, a chiller machine removes heat from a liquid via a vapor-compression or absorption refrigeration cycle. This liquid can then be circulated through a heat exchanger to cool equipment, or another process stream (such as air or process water).	Y	Y
	Res/Condo, & M.F.	"	Wall Unit(s)	The property includes one or more wall units for cooling.	Y	Y
	Res/Condo, & M.F.	"	Window Unit(s)	The property includes one or more window units for cooling.	Y	Y
20	Res/Condo, Comm, M.F.	<i>Interior and Accessibility/ Heating Fuel Type</i>	LP Gas/Propane	The LP Gas & Propane selections have been combined into one.	Y	Y
21	Res/Condo, Comm, M.F.	<i>Interior and Accessibility/ Water Heater</i>	LP Gas/Propane	The water heater uses propane as its fuel to generate heat. <b>**Note: LP Gas &amp; Propane have been combined into one description.</b>	Y	Y
22	Res/Condo	<i>Interior and Accessibility/ Laundry Facilities</i>	Yes or No	<b>If Yes is selected, laundry area/room level is required. Room dimensions for this will be optional.</b>	Y	Y
23	Res/Condo, & M.F.	<i>Interior and Accessibility/ Interior Features</i>	Egress Window(s)	Egress windows are designed to be easily opened from the inside in the event of a fire or other emergency requiring fast escape. Michigan's residential Code states that egress windows are required in all habitable spaces and sleeping areas in a basement that is below the fourth floor of the building. Egress windows must be easily opened without special skills, effort or tools and security bars and grills are prohibited except under certain situations. Habitable spaces in a basement or below the fourth floor of the building are not required to be equipped with egress windows or emergency escape when the area is equipped with an approved automatic sprinkler system that acts as a safety device in the event of a fire. An additional exception is granted when habitable spaces are designed with an exit door that opens directly to a public area, allowing for an alternate escape route.	Y	Y
24	Res/Condo, Comm, M.F.	<i>Interior and Accessibility/ Pets Allowed</i>	This group of fields applies to properties that have rules regarding pets.	<b>This picklist has been modified to offer these new or streamlined Pet options, restrictions, and allowances.</b>		

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo, Comm, M.F.	<i>Interior and Accessibility/ Pets Allowed-cont'd</i>	Breed Restrictions	There are breed restrictions on allowed pets.	Y	Y
	Res/Condo, Comm, M.F.	"	Call	Call to inquire about pet restrictions.	Y	Y
	Res/Condo, Comm, M.F.	"	Cats OK	Cats are allowed.	Y	Y
	Res/Condo, Comm, M.F.	"	Dogs OK	Dogs are allowed.	Y	Y
	Res/Condo, Comm, M.F.	"	No (Pets Allowed)	No pets are allowed.	Y	Y
	Res/Condo, Comm, M.F.	"	Number Limit	There is a limit on the number of pets allowed.	Y	Y
	Res/Condo, Comm, M.F.	"	Size Limit	There are size restrictions on allowed pets.	Y	Y
	Res/Condo, Comm, M.F.	"	Yes (Pets Allowed)	All pets are allowed.	Y	Y
25	Res/Condo	<i>Interior and Accessibility/ Appliances</i>		<b>This picklist has been modified to offer these new Appliance options.</b>		
	Res/Condo	"	Bar Fridge	Fridge in the bar/area.	Y	Y
	Res/Condo	"	Built-In Electric Oven	Electric oven permanently installed in cabinet/wall.	Y	Y
	Res/Condo	"	Built-In Electric Range	Electric range permanently installed in counter.	Y	Y
	Res/Condo	"	Built-In Freezer	Freezer permanently installed in cabinet/wall.	Y	Y
	Res/Condo	"	Built-In Gas Oven	Gas oven permanently installed in cabinet/wall.	Y	Y
	Res/Condo	"	Built-In Gas Range	Gas range permanently installed in counter.	Y	Y
	Res/Condo	"	Built-In Refrigerator	Refrigerator permanently installed in cabinet/wall.	Y	Y
	Res/Condo	"	Convection Oven	A convection oven (also known as a fan-assisted oven or simply a fan oven) is an oven that has fans to circulate air around food.	Y	Y
	Res/Condo	"	Dishwasher	A dishwasher is a mechanical device for cleaning dishware and cutlery.	Y	Y
	Res/Condo		Disposal	A garbage disposal unit (also known as a garbage disposal, waste disposal unit, garbage disposer, or in Canadian English a garburator) is a device, usually electrically powered, installed under a kitchen sink between the sink's drain and the trap. The disposal unit shreds food waste into pieces small enough, generally less than 2 mm (0.079 in), to pass through plumbing.	Y	Y
	Res/Condo	"	Double Oven	Two ovens in one appliance.	Y	Y
	Res/Condo	"	Down Draft	A vent that is part of the surface of a cook top that has a fan which sucks cooking fumes/smoke down. This is an alternative to a hooded cooktop/range.	Y	Y
	Res/Condo	"	Dryer	A clothes dryer.	Y	Y
	Res/Condo	"	Electric Cooktop	A cooktop or stove that produces heat by way of electricity rather than gas. An induction cooktop is electric, but not all electric cooktops are induction.	Y	Y
	Res/Condo	"	Energy Star® Qualified Appliances	The property contains one or more ENERGY STAR® Qualified Appliances.	Y	Y



PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo	<i>Interior and Accessibility/ Appliances-cont'd</i>	Energy Star® Qualified Dishwasher	The property contains an Energy Star® qualified dishwasher.	Y	Y
	Res/Condo	"	Energy Star® Qualified Dryer	The property contains an Energy Star® qualified dryer.	Y	Y
	Res/Condo	"	Energy Star® Qualified Freezer	The property contains an Energy Star® qualified dishwasher freezer.	Y	Y
	Res/Condo	"	Energy Star® Qualified Refrigerator	The property contains an Energy Star® qualified refrigerator.	Y	Y
	Res/Condo	"	Energy Star® Qualified Washer	The property contains an Energy Star® qualified washer.	Y	Y
	Res/Condo	"	Exhaust Fan	The cooktop has an exhaust fan.	Y	Y
	Res/Condo	"	Free Standing Electric Oven	The oven is free standing, not built-in, and uses electricity to produce heat.	Y	Y
	Res/Condo	"	Free Standing Electric Range	The range is free standing, not built-in, and uses electricity to produce heat for its oven and cooktop.	Y	Y
	Res/Condo	"	Free Standing Freezer	The refrigerator is free-standing, not built-in.	Y	Y
	Res/Condo	"	Free Standing Gas Oven	The oven is free standing, not built-in, and uses gas to produce heat.	Y	Y
	Res/Condo	"	Free Standing Gas Range	The range is free standing, not built-in, and uses gas to produce heat for its oven and cooktop.	Y	Y
	Res/Condo	"	Free Standing Refrigerator	The refrigerator is free-standing, not built-in.	Y	Y
	Res/Condo	"	Gas Cooktop	A cooktop or stove that produces heat by way of gas rather than electricity. An induction cooktop is electric, but not all electric cooktops are induction.	Y	Y
	Res/Condo	"	Ice Maker	The property includes an ice maker.	Y	Y
	Res/Condo	"	Indoor Grill	The property has an indoor grill.	Y	Y
	Res/Condo	"	Induction Cooktop	The electric cooktop is based on magnetic induction rather than heating coils.	Y	Y
	Res/Condo	"	Microwave	The property includes a microwave.	Y	Y
	Res/Condo	"	Plumbed for Ice Maker	The property has plumbing for an ice maker.	Y	Y
	Res/Condo	"	Portable Dishwasher	The property includes a portable dishwasher.		
	Res/Condo	"	Propane Cooktop	The gas cooktop uses propane as its fuel and either has a local tank or runs on a house wide propane system.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo	<i>Interior and Accessibility/ Appliances-cont'd</i>	Range Hood	The range has a hooded exhaust.	Y	Y
	Res/Condo	"	Self Cleaning Oven	The oven included with the property has a self-cleaning feature.	Y	Y
	Res/Condo	"	Stainless Steel Appliances	Some or all of the appliances included in the property are stainless steel.	Y	Y
	Res/Condo	"	Trash Compactor	The property has a trash compactor.	Y	Y
	Res/Condo	"	Vented Exhaust Fan	The cooktop has an exhaust fan that is vented.	Y	Y
	Res/Condo	"	Warming Drawer	The property has a warming drawer.	Y	Y
	Res/Condo	"	Washer	The property has a clothes washer.	Y	Y
	Res/Condo	"	Washer/ Dryer	The property includes a clothes washer and dryer.	Y	Y
	Res/Condo	"	Washer/ Dryer Stacked	The property has a stacked clothes washer and dryer.	Y	Y
	Res/Condo	"	Water Purifier Owned	The property has a water purifier that is owned and not rented/leased.	Y	Y
	Res/Condo	"	Water Purifier Rented	The property has a water purifier that is on a rental or lease agreement.	Y	Y
	Res/Condo	"	Wine Cooler	The property includes a wine cooler.	Y	Y
	Res/Condo	"	Wine Refrigerator	The property includes a wine refrigerator.	Y	Y
	Res/Condo	"	Other	The property includes appliances other than those available in this list.	Y	Y
	Res/Condo	"	None (Appliances)	No appliances are included with the property.	Y	Y
26	Res/Condo, Comm, M.F.	<i>Interior and Accessibility/ Accessibility Features</i>		<b>This picklist has been added for identifying Accessibility Features.</b>		
	Res/Condo, Comm, M.F.	"	Accessible Approach with Ramp	A minimum of one entrance to the structure with clear, evenly-paved walkway from parking area or pedestrian arrival area; Path of travel does not include a running slope in excess of 1:12 (8.33%); a cross slope exceeding 1:50 (2%); nor level changes of more than 1/2 inch; if slope is over 5%, handrails are required. Level landing; 32 inch clear width opening doors; and adequate lighting on pathway and landing. This is required to be considered "Visitable".	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Bedroom	Bedroom has adequate turnaround of 60 inches or other approved turnaround configuration; Closet doors have 32 inch clearance. Accessible environmental controls. Multiple lighting fixtures. This is required to be considered Enhanced Accessible. Optional: Some lower-height storage in closet. Remote control of lighting and environmental controls.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Central Living Area	Hard surface flooring or low-pile carpet, securely attached along edges. Entrances to all rooms on all floors provide 36 inch clear passage. Multiple lighting fixtures installed to provide adaptable lighting for general purpose and tasks. This is required to be considered Enhanced Accessible.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Closets	Closet doors are 32" clearance throughout Central Living Area.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo, Comm, M.F.	<i>Interior and Accessibility/ Accessibility Features- cont'd</i>	Accessible Common Area	Common Area, used for entertaining guests, is level, with 36-inch passage through and around the space. Required to be considered Visitable.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Doors	Minimum 32 inches clear passage; levered handle; threshold, if present, maximum 1/2-inch, but beveled on both sides when over 1/4 inch. Required to be considered Visitable or Enhanced Accessible.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Electrical and Environmental Controls	Thermostats and security system controls located on floor with central living area. Control devices for light switches and thermostats at 42-48 inches height off floor and side- to-side. Electrical plugs minimum of 18 inches above floor. This is required to be considered Enhanced Accessible. Optional: Rocker-style light switches; Lighted switches; Automatic/remote control for environmental controls.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Elevator Installed	Elevator with minimum 32" door and minimum 36" x 48" turning radius.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Entrance	Entrance door is a minimum of 32 inches wide; threshold, when present, maximum 1/2-inch, but when over 1/4-inch, is beveled on both sides. The entry door has lever handle for egress. This is required to be considered Visitable. Optional: Entryway is covered; Bench near outside entry door; Motion-detection outside lights. Accessible peephole or other method for inside viewing of anyone outside the entry door. House number easily visible from street by emergency responders.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible for Hearing Impairment	Home is wired for flashing lights and/or vibrating smoke alarm, doorbell, other alerting features.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Full Bath	Bathroom has adequate turnaround: 60 inches or other approved turnaround configuration. Accessible bathing area: Roll-in shower or space for shower chair or transfer bench in bathtub. Slip-resistant surface on bathroom floor and bathtub/shower. Roll-under or side-access to sink, with padded trap. Lighting directly over shower/bathing areas, in addition to general bathroom lighting. This is required to be considered Enhanced Accessible. Optional: Removable cabinet doors and base under sink. Grab bars with shear force of 250 pounds, installed around toilet and shower/tub, with proper backing. Hand-held and/or height-adjustable shower head; automatic water temperature controlled (anti-scald) tub/shower; offset tub/shower controls toward front edge of tub/shower for easy access. Raised toilet (17-19 inches minimum).	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Hallway(s)	Hallway is minimum 36, preferred 42 inches wide (or adequate alternative based on individual configuration). At least one lighting fixture is present.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Kitchen	40" clear turn-around, or 36" clear with clear under-counter space for T-turn space in kitchen, unimpeded by fixtures. Roll-under/adaptable sink with padded trap or side-access to sink. Roll-out shelves in at least 50% of lower cabinets, Roll-under work area (36" clearance). Lighting fixtures directed over all task areas with adaptable control. This is required to be considered Enhanced Accessible. Optional: Adaptable under-sink cabinet with removable doors and cabinet base. Accessible features for upper kitchen cabinets. Space for side-by-side refrigerator (minimum 36 inches); Contrasting color counter edges for vision accessibility.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Kitchen Appliances	Stove controls in front or side, at countertop height; Oven with side-access door at counter level; Microwave is at counter level. This is required to be considered Enhanced Accessible. Optional: Raised dishwasher. Microwave has clear work area below or to the right side.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo, Comm, M.F.	<i>Interior and Accessibility/ Accessibility Features- cont'd</i>	Accessible Stairway	Handrails on both sides of stairs, extended when possible, with shear force of 250 pounds. Interior and exterior stairs have adequate number of light fixtures for full coverage. Non-slip stair treads. If stairs are carpeted, covering is non-moveable, low-pile carpet. This is required to be considered Enhanced Accessible. Optional: Stair treads are in high contrast colors for increased visibility.	Y	Y
	Res/Condo, Comm, M.F.	"	Accessible Washer/ Dryer	Raised clothes washer and/or dryer, front controls, side opening, both open to center.	Y	Y
	Res/Condo, Comm, M.F.	"	Adaptable Bathroom Walls	Reinforced main bathroom walls, including bath or shower, to permit installation of grab bars (with shear force of 250 pounds) and/or fixtures in the future. This is required to be considered Enhanced Accessible.	Y	Y
	Res/Condo, Comm, M.F.	"	Adaptable for Elevator	Stacked closets in a multi-story house for possible future conversion to an elevator.	Y	Y
	Res/Condo, Comm, M.F.	"	Ceiling Track	Track installed in ceiling for lift chair (Hoyer lift).	Y	Y
	Res/Condo, Comm, M.F.	"	Central Living Area	Central Living Area includes: Common Area, hallway(s), full or 3/4 bathroom, kitchen, at least one bedroom, access to environmental controls, and access to floors above main floor, if necessary.	Y	Y
	Res/Condo, Comm, M.F.	"	Common Area	The Common Area is the portion of the home near accessible entrance, used for entertaining guests.	Y	Y
	Res/Condo, Comm, M.F.	"	Customized Wheelchair Lift	Customized accessibility for specific size or style of wheelchair or scooter.	Y	Y
	Res/Condo, Comm, M.F.	"	Grip-Accessible Features	All doors, faucets and other mechanisms throughout central living area are lever, hands-free or other style that can be controlled with a closed, clenched fist or weak hands. This is required to be considered Enhanced Accessible. Optional: Wire pull (D-ring) handles or equivalent or easy touch latches on cabinets and drawers.	Y	Y
	Res/Condo, Comm, M.F.	"	Reinforced Floors	Reinforced floors for bariatric needs, power wheelchairs, therapeutic tub or heavy medical equipment.	Y	Y
	Res/Condo, Comm, M.F.	"	Safe Emergency Egress from Home	Minimum two, no-step, accessible egresses from Central Living Area. Window locks are 19 to 54 inches from the floor and can be opened with a closed fist. Emergency egress windows in sleeping areas require minimal effort to open. This is required to be considered Enhanced Accessible.	Y	Y
	Res/Condo, Comm, M.F.	"	Smart Technology	Smart Home (computer-controlled) and/or smart products— for example, voice activated controls, voice reminder, remote monitoring of individuals with dementia.	Y	Y
	Res/Condo, Comm, M.F.	"	Stair Lift	Stair lift with motorized rail to climb interior or exterior stairway installed professionally.	Y	Y
	Res/Condo, Comm, M.F.	"	Standby Generator	Backup generator for refrigeration of medications, life-sustaining medical equipment or essential room temperature control.	Y	Y
	Res/Condo, Comm, M.F.	"	Therapeutic Whirlpool	Therapeutic whirlpool, properly installed.	Y	Y
	Res/Condo, Comm, M.F.	"	Visitable	The home is "Visitable" for all guests: a person in a wheelchair can easily enter the home and access the main Common Area, a half-bathroom at minimum, and the hall leading to that bathroom.	Y	Y
	Res/Condo, Comm, M.F.	"	Visitor Bathroom	Bathroom that is closest to Common Area. Minimum half bath. Door has minimum 32-inch clear width opening; lever handles. Minimum 60-inch turnaround or other approved turnaround configuration (30" x 48" clear space if door opens out.). Grab bar installed in toilet area with proper blocking. This is required to be considered visitable.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo, Comm, M.F.	<i>Interior and Accessibility/ Accessibility Features- cont'd</i>	Walker Accessible Stairs	Treads are minimum 25 inches deep, with maximum 4 inches rise, minimum 36 inches wide. May be a custom feature in addition to approach with ramp.	Y	Y
	Res/Condo, Comm, M.F.	"	Other	One or more accessibility features not listed are available.	Y	Y
27	Comm & M.F.		How many (# of) 4-bedroom units?	How many 4-bedroom apartments are there in the building or complex, whichever is applicable to the listing?	Y	Y
28	Res/Condo, Comm, M.F.	<b>Foundation/ Foundation Features</b>		<b>This picklist has been added for identifying various Foundation Features.</b>		
	Res/Condo, Comm, M.F.		Active Radon Mitigation	An active system contains four elements: an electric vent fan, a system failure warning device, a vent pipe running from the sub-slab of the basement up above the eave line of the roof or in the garage attic, and sealed and caulked cracks in the foundation. It is referred to as an active system because the fan is always pulling the radon from underneath the home and venting outside.	Y	Y
	Res/Condo, Comm, M.F.	"	Drainage System	The property foundation employs a drainage system to help mitigate moisture.	Y	Y
	Res/Condo, Comm, M.F.	"	Insulating Concrete Forms	Insulated concrete form(s) is a system of formwork for reinforced concrete usually made with a rigid thermal insulation that stays in place as a permanent interior and exterior substrate for walls, floors, and roofs.	Y	Y
	Res/Condo, Comm, M.F.	"	Passive Radon Mitigation	A passive system only contains two elements: a vent pipe that extends from the sub-slab up to the eave line of the roof and a physical barrier between the soil and house foundation. A passive system relies on natural pressure differentials and air currents to eliminate radon from the home. Often when a home is being built, the building company will install a passive system without ever testing the home for radon.	Y	Y
	Res/Condo, Comm, M.F.	"	Sealed Foundation	The foundation is sealed with a moisture barrier.	Y	Y
	Res/Condo, Comm, M.F.	"	Sump Pump	The basement has a sump pump.	Y	Y
29	Res/Condo	<b>Foundation/ Level Options</b>	<i>Previously E-Entry, U-Upper, L-Lower</i>	<b>The new level options are replacing the previous options. The previous ones will be phased out eventually. If you would like to have these new level options reflected on your listing(s), please be sure to make the applicable edits in RCO3®.</b>		
	Res/Condo	"	First Floor	First floor/ground level	Y	Y
	Res/Condo	"	Second Floor	Second floor/1 floor above the first floor	Y	Y
	Res/Condo	"	Third Floor	Third floor/2 floors above the first floor	Y	Y
	Res/Condo	"	Lower – for split-level or raised ranch	Lower level/below ground level/1 floor below the first floor – not a basement.	Y	Y
30	Res/Condo	<i>Association</i>	Association Fee \$	A numeric only field for the association fee amount. <b>**Note: This is now a searchable field.</b>	Y	Y
31	Res/Condo	<b>Association/ Association Fee Period</b>	Annual	Fee is paid or received once a year.	Y	Y
	Res/Condo	"	Monthly	Fee is paid or received once a month.	Y	Y
	Res/Condo	"	Optional	The association fee is completely optional.	Y	Y
	Res/Condo	"	Quarterly	Fee is paid or received every three months.	Y	Y
	Res/Condo	"	Semi-Annual	Fee is paid or received twice a year.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
32	Res/Condo	Association/ Association Fee Includes			Y	Y
	Res/Condo	"	Cable TV	Cable TV is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Electricity	Electricity is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Gas	Gas is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Insurance	Insurance is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Internet	Internet access is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Maintenance Grounds	Maintenance of the grounds including lawns and common areas but not including exterior structures.	Y	Y
	Res/Condo	"	Maintenance Structure	Maintenance of the structure is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Pest Control	Pest Control is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Security	Security is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Sewer	Sewer is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Snow Removal	Snow Removal is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Trash	Trash is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Utilities	Utilities is included in the fee paid to the Association. This includes the common utilities of a home, gas, water, electric, and may include more.	Y	Y
	Res/Condo	"	Water	Water is included in the fee paid to the Association.	Y	Y
	Res/Condo	"	Other	One or more items not listed are included in the fee paid to the Association.	Y	Y
33	All Categories	Virtual Tours	Unbranded Virtual Tour URL #1	The URL for your 1 <sup>st</sup> unbranded virtual tour.	N	N
34	All Categories	"	Unbranded Virtual Tour URL #2	The URL for your 2 <sup>nd</sup> unbranded virtual tour.	N	N
35	All Categories	"	Branded Virtual Tour URL #1	The URL for your 1 <sup>st</sup> branded virtual tour.	N	Y
36	All Categories	"	Branded Virtual Tour URL #2	The URL for your 2 <sup>nd</sup> branded virtual tour.	N	Y
37	All Categories	"	Tour Types – 3D Tour, Drone Tour, Floor Plan, Photo Slide Show, Video, Virtual Reality	Tour type – choose from the previous six options to identify the type of tour. Unique icons will be used to convey this information through the MLS system.	N	Y



PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
38	Res/Condo, Comm, M.F. Green Addendum	Green Energy/ Green Energy Efficient	To address Green features.	This green attributes picklist has been added for identifying features such as energy efficient doors or appliances without naming specific elements with ratings that may wane over time.		
	Res/Condo, Comm, M.F. Green Addendum	"	Appliances	For purposes of marketing, the property has appliances that have some green/efficient rating or quality.	Y	Y
	Res/Condo, Comm, M.F. Green Addendum	"	Construction	For purposes of marketing, the property has construction that has some green/efficient rating or quality.	Y	Y
	Res/Condo, Comm, M.F. Green Addendum	"	Doors	For purposes of marketing, the property has doors that have some green/efficient rating or quality.	Y	Y
	Res/Condo, Comm, M.F. Green Addendum	"	Exposure /Shade	For purposes of marketing, the property has exposure/shade that has some green/efficient rating or quality.	Y	Y
	Res/Condo, Comm, M.F. Green Addendum	"	HVAC	For purposes of marketing, the property has a heating, ventilation and air conditioning system that has some green/efficient rating or quality.	Y	Y
	Res/Condo, Comm, M.F. Green Addendum	"	Incentives	For purposes of marketing, the property has incentives that have some green/efficiency focus.	Y	Y
	Res/Condo Green Addendum	"	Insulation	For purposes of marketing, the property has insulation that has some green/efficient rating or quality.	Y	Y
	Res/Condo Green Addendum	"	Lighting	For purposes of marketing, the property has lighting that has some green/efficient rating or quality.	Y	Y
	Res/Condo Green Addendum	"	Roof	For purposes of marketing, the property has a roof that has some green/efficient rating or quality.	Y	Y
	Res/Condo Green Addendum	"	Thermostat	For purposes of marketing, the property has thermostat(s) that have some green/efficient rating or quality.	Y	Y
	Res/Condo Green Addendum	"	Water Heater	For purposes of marketing, the property has a water heater that have some green/efficient rating or quality.	Y	Y
	Res/Condo Green Addendum	"	Windows	For purposes of marketing, the property has windows that have some green/efficient rating or quality.	Y	Y
39	All Categories – Green Addendums	Green Energy/ Green Energy Generation		Methods of generating power that are included in the sale or lease.	Y	Y
	All Categories – Green Addendums	"	Grid-Tied	Energy system(s) connected to or served by the publicly or privately managed utilities (such as electricity, gas, or water).	Y	Y
	All Categories – Green Addendums	"	Net-Metering Renewable Energy Credits	Excess generated power may be sold to the publicly or privately managed utilities and credits earned by the homeowner through a net metering agreement.	Y	Y
	All Categories – Green Addendums	"	Off-Grid	Energy system(s) not connected to or served by publicly or privately managed utilities (such as electricity, gas, or water).	Y	Y
	All Categories – Green Addendums	"	Pre-Wired for PV Solar	Pre-wired for a photovoltaic (PV) solar power system.	Y	Y
	All Categories – Green Addendums	"	Pre-Wired for Wind Turbine(s)	Pre-wired for a wind turbine system.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	All Categories – Green Addendums	<i>Green Energy/ Green Energy Generation-cont'd</i>	PV Solar Array(s)/ 3 <sup>rd</sup> Party Owned	A photovoltaic (PV) solar panel array owned by a 3 <sup>rd</sup> party.	Y	Y
	All Categories – Green Addendums	"	PV Solar Array(s)/ Direct Ownership	A photovoltaic (PV) solar panel array owned by the homeowner.	Y	Y
	All Categories – Green Addendums	"	Wind Turbine(s)	A device that converts kinetic energy from the wind into electricity.	Y	Y
	All Categories – Green Addendums	"	Solar	Solar energy from the sun that is converted into thermal or electrical energy.	Y	Y
40	All Categories – Green Addendums	<i>Green Energy/ Green Sustainability</i>		<b>A picklist of sustainable elements used in the construction of the structure without naming specific elements with ratings that may wane over time.</b>		
	All Categories – Green Addendums	"	Conserving Methods	Construction is planned to require fewer materials while maintaining structural integrity. May include advanced wall framing as documented in several major green building programs. May also include indigenous construction methods such as straw bale, sod, clay, etc., based on local climate, materials, and practices.	Y	Y
	All Categories – Green Addendums	"	Onsite Recycling Center	Property includes sufficient built-in storage space and/ or containers for temporary storage of recyclable materials and/or compost collection.	Y	Y
	All Categories – Green Addendums	"	Recycled Materials	Structure includes multiple products that have a significant amount of postconsumer recycled content. Major green building programs tend to use 25 percent postconsumer recycled content as a threshold. Postindustrial recycled content tends to count toward overall content, but to a lesser scale. Some more common examples of recycled content materials include masonry, paving stones, or foundations with fly ash; aluminum gutters and downspouts; decking; drywall fibers, insulation, and house wrap; vinyl plastics; countertops; and cabinets, interior doors, or trim.	Y	Y
	All Categories – Green Addendums	"	Regionally-sourced materials	Refers to building materials that were manufactured, extracted, harvested, or recovered within 500 miles of the building. Several major green building programs define regionally sourced as within a 500-mile radius.	Y	Y
	All Categories – Green Addendums	"	Renewable Materials	Structure includes materials that are naturally occurring, abundant, and/ or fast-growing materials. Some products are certified to come from fast-growing or otherwise renewable sources such as flooring and wood products. Some materials may be bio-based, which means they have been processed from once-living materials such as paper, straw, soy, natural fibers, and crops.	Y	Y
	All Categories – Green Addendums	"	Salvaged Materials	Structure incorporates materials that were diverted from a landfill and/ or sourced to give an otherwise unused item fresh use as an attached fixture. May include bricks, timbers, roofing, flooring, walls, cabinets, doors, etc.	Y	Y
41	Res/Condo, Comm, M.F. Green Addendum	<i>Green Energy/ Green Indoor Air Quality</i>		Pick list of indoor air quality measures without naming specific elements with ratings that may wane over time.	Y	Y
	Res/Condo, Comm, M.F. Green Addendum	"	Contaminant Control	Property has been carefully designed to prevent, monitor, and suppress pollution issues. Carefully selected low-emission materials have been used in the home. May include passive or active radon control, carbon monoxide monitoring, and high-efficiency sealed combustion for equipment such as furnaces and water heaters. May include elimination of materials that contain lead or asbestos. May include reduction of materials that contain volatile organic compounds (VOCs, including formaldehyde) and pesticides.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo, Comm, M.F. Green Addendum	<i>Green Energy/ Green Indoor Air Quality-cont'd</i>	Integrated pest Management	Property is designed for systematic management of pests that uses prevention, exclusion, monitoring, and suppression.	Y	Y
	Res/Condo, Comm, M.F. Green Addendum	"	Moisture Control	Every foundation, roof, roofing component, exterior wall, door, skylight, and window is designed and maintained to be watertight and free of persistent dampness or moisture.	Y	Y
	Res/Condo, Comm, M.F. Green Addendum	"	Ventilation	Furnaces, water heaters, woodstoves, and other devices that employ combustion-burning fuel are vented to the outside in a manner that meets manufacturer specifications to prevent back-drafting. Natural and/or mechanical ventilation delivers fresh air to every habitable room and bathroom to remove moisture laden air and other contaminants generated during cooking and bathing/showering. The air exhausted from a bathroom, toilet room, or kitchen does not vent into habitable space or an attic.	Y	Y
42	All Categories – Green Addendums	<i>Green Energy/ Green Water Conservation</i>		Pick list of general water conserving attributes of the property such as landscaping or reclamation without naming specific elements with ratings that may wane over time.	Y	Y
	All Categories – Green Addendums	"	Efficient Hot Water Distribution	Efficient hot water distribution systems are designed to generate hot water using fewer fuel resources, and to get hot water to low-flow faucets and fixtures more quickly. These systems often feature carefully designed plumbing lines that are less redundant and/or shorter. Rather than measuring time to hot water at a fixture in gallons, efficient distribution systems can be measured in cups.	Y	Y
	All Categories – Green Addendums	"	Gray Water System	The property includes a gray water system, an onsite wastewater system that uses graywater.	Y	Y
	All Categories – Green Addendums	"	Green Infrastructure	Green Infrastructure is a set of strategies and specifically designed systems to manage stormwater runoff through a variety of small, cost-effective landscape features located on a property. May include green roof, rain gardens, rain barrels, permeable paving, etc.	Y	Y
	All Categories – Green Addendums	"	Low-Flow Fixtures	The property includes toilets, bathroom faucets, showerheads, irrigation controllers, and other products manufactured to use less water than minimum standards. Some products are qualified by third-party programs like the EPA WaterSense and are typically at least 20 percent more water-efficient than standard products.	Y	Y
	All Categories – Green Addendums	"	Water Recycling	The property includes a system to reuse stormwater via rain barrels or cisterns for landscaping, or to treat and reuse water from bathroom sinks, showers, and clothes washing drains for landscape irrigation and/or toilet flushing.	Y	Y
	All Categories – Green Addendums	"	Water-Smart Landscaping	The property includes water-smart landscapes to require less water and fertilizer treatments. These landscapes feature regionally appropriate plants that require low water and are native to the local climate. Plants are organized by hydrozones (watering needs). Any irrigation system is qualified for high water-efficiency. Turfgrass is minimized and grown to the tallest height recommended. Strategic maintenance includes mulching and soil aeration.	Y	Y
43	Res/Condo and M.F. Green Addendum	<i>Green Energy/ Verification Type</i>		A pick list of options showing the type of verification. The name of the verification or certification awarded to a new or pre-existing residential or multi-family structure.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Certified Passive House	Super-insulated new homes that have been built to meet certification requirements demonstrating minimal or no heating and cooling system.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Energy Star® Certified Home	EPA ENERGY STAR Certified Homes is a set of optional construction practices and technologies (above minimum code requirements) that builders can follow to upgrade a new home's energy efficiency beyond minimum code requirements. Guidelines are outlined in the National Performance Path; or the National Prescriptive Path; This whole-house label differs from the ENERGY STAR products label. To achieve the ENERGY STAR Certified Homes label, a home's energy efficiency must be verified by a third-party organization.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo and M.F. Green Addendum	<a href="#">Green Energy/ Verification Type-cont'd</a>	EnerPHit	Super-insulated existing homes that have been remodeled to meet certification requirements demonstrating minimal or no heating and cooling system.	Y	Y
	Res/Condo and M.F. Green Addendum	"	HERS® Index Score	The HERS Index is the nationally recognized scoring system for measuring a home's energy performance. To calculate a home's HERS Index Score, a certified RESNET home energy rater will do a home energy rating and compare the data against a reference home (a design-modeled home of the same size and shape as the actual home), so the HERS Index Score is always relative to the size, shape, and type of the house. The lower the number, the more energy efficient the home.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Home Energy Score	The Home Energy Score, managed by the US DOE, is a national system that allows homes to receive an energy efficiency rating, similar to the MPG rating available for cars. The Home Energy Score uses a 10-point scale to reflect how much energy a home is expected to use under standard operating conditions. Homes that are expected to use the least amount of energy (and are considered the most energy efficient) score a 10, and homes that are expected to use the most amount of energy (and are considered the least energy efficient) score a 1. The Home Energy Score uses a standard calculation method and takes into account the home's structure and envelope (walls, windows, foundation) and its heating, cooling, and hot water systems. Only Qualified Assessors who pass a DOE exam are allowed to provide the Home Energy Score.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Home Energy Upgrade Certificate of Energy Efficiency Improvements	Buildings Performance Institute BPI- 2101 Standard Requirements for a Certificate of Completion for Whole-House Energy Efficiency Upgrades specifies a standard way of describing the improvements made to an existing home through a home energy upgrade (HEU). Certificates are provided by a local energy efficiency program sponsor.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Home Energy Upgrade Certificate of Energy Efficiency Performance	Buildings Performance Institute BPI- 2101 Standard Requirements for a Certificate of Completion for Whole-House Energy Efficiency Upgrades specifies a standard way of describing the improvements made to an existing home through a home energy upgrade (HEU) and provides one or more measures of a home's performance. Measures of performance may include a HERS rating, a Home Energy Score, an indication of projected or actual energy consumption, or other systems. Certificates are provided by a local energy efficiency program sponsor.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Home Performance with Energy Star®	Home Performance with ENERGY STAR offers whole-house solutions to high energy bills and homes with comfort problems. The program is managed by a local sponsor that recruits home improvement contractors who are qualified to perform comprehensive home assessments and improvements. Local sponsors must follow specific guidelines to participate as outlined in the HPwES Sponsor Guide and Reference Manual.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Indoor Airplus	EPA Indoor airPLUS is a set of optional construction practices and technologies builders can follow to reduce indoor air pollutants and improve the indoor air quality in a new home beyond minimum code requirements. It is only available to homes that first meet ENERGY STAR Certified Homes certification.	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo and M.F. Green Addendum	<i>Green Energy/ Verification Type-cont'd</i>	Leed for Homes	USGBC's residential rating system, LEED for Homes, was launched in 2008. The LEED rating systems are developed through an open, consensus-based process led by LEED committees. LEED is a voluntary program that provides independent, third-party verification that a home was designed and built using methods for achieving high performance in multiple areas of sustainability including energy, water, waste management, indoor air quality, and sustainable site development. There are multiple rating systems for all types of buildings including Existing Buildings and Homes for residential projects. Homes may achieve different levels of certification (platinum, gold, silver, certified) depending on the number of LEED prerequisites and credits that are met.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Living Building Challenge	Living Future Institute's Homes certified by a third-party that they produce as much or more energy than they use. Super-insulated homes that have met certification requirements demonstrating minimal or no heating and cooling system.	Y	Y
	Res/Condo and M.F. Green Addendum	"	NGBS New Construction	Home Innovation Research Labs certifies homes to the ICC-700 National Green Building Standard(tm) (NGBS), which has undergone the full consensus process and received approval from the American National Standards Institute (ANSI). Home Innovation Research Labs provides project certification to the NGBS. NGBS applies to both single-family homes and multifamily buildings. Certification options also exist for new construction, remodel projects (both whole-home and functional areas such as a kitchen or bathroom) and land development/subdivision. Homes may qualify for a bronze, silver, gold, or emerald certification level depending on the number of green building practices met.	Y	Y
	Res/Condo and M.F. Green Addendum	"	NGBS Small Projects Remodel	Home Innovation Research Labs provides project certification to the NGBS. NGBS applies to both single-family homes and multifamily buildings. Certification options also exist for new construction, remodel projects (both whole-home and functional areas such as a kitchen or bathroom), and land development/subdivision. For the Small Projects Remodel, the functional area (kitchen, bathroom, basement, addition) is either certified or not. Unlike other NGBS certifications, multiple certification levels (bronze, silver, gold, or emerald) do not exist for this certification option.	Y	Y
	Res/Condo and M.F. Green Addendum	"	NGBS Whole-Home Remodel	Home Innovation Research Labs provides project certification to the NGBS. NGBS applies to both single-family homes and multifamily buildings. Certification options also exist for new construction, remodel projects (both whole-home and functional areas such as a kitchen or bathroom), and land development/subdivision. Homes may qualify for a bronze, silver, gold, or emerald certification level depending on the number of green building practices met.	Y	Y
	Res/Condo and M.F. Green Addendum	"	PHIUS+	Super-insulated homes that have met certification requirements demonstrating minimal or no heating and cooling system.	Y	Y
	Res/Condo and M.F. Green Addendum	"	WaterSense®	EPA WaterSense is a set of optional construction practices and technologies (above minimum code requirements) that builders can follow to ensure a home uses less water while still providing the same level of comfort and convenience. WaterSense also applies to specific plumbing fixtures (see InteriorFeatures) and should not be confused with the whole-house label.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Zero Energy Ready Home	DOE Zero Energy Ready Home is a set of optional construction practices and technologies (above minimum code and ENERGY STAR Certified Home requirements) that builders can follow to ensure high-performance homes so energy efficient all or most annual energy consumption can be offset with renewable energy. Guidelines are outlined in the "DOE Zero Energy Ready Home National Program Requirements."	Y	Y
44	Res/Condo and M.F. Green Addendum	<i>Green Energy/ Verification Status</i>	Complete or In-Process are valid responses.	A field to reflect the status as either "Complete" or "In-Process"	Y	Y

PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
45	Res/Condo and M.F. Green Addendum	Green Energy/ Verification Year		A field to reflect the year the verification was awarded.	Y	Y
46	Res/Condo and M.F. Green Addendum	Green Energy/ Verification Body		<b>A picklist of options showing the name of the body or group providing the verification/certification/rating named in the GreenBuildingVerification Type field. There is almost always a direct correlation between bodies and programs.</b>		
	Res/Condo and M.F. Green Addendum	"	Environmental Protection Agency (EPA)	Verification was done by the Environmental Protection Agency (EPA).	Y	Y
	Res/Condo and M.F. Green Addendum	"	Home Innovation Research Labs	Verification was done by the Home Innovation Research Labs.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Local/Regional/State Utility Program	Verification was done by a Local/Regional or State Utility Program.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Residential Energy Services Network (RESNET)	Verification was done by the Residential Energy Services Network.	Y	Y
	Res/Condo and M.F. Green Addendum	"	U.S. Department of Energy (DOE)	Verification was done by the U.S. Department of Energy.	Y	Y
	Res/Condo and M.F. Green Addendum	"	U.S. Green Building Council (USGBC)	Verification was done by the U.S Green Building Council.	Y	Y
47	Res/Condo and M.F. Green Addendum	Green Energy/ Verification Metric		A final score indicating the performance of energy efficiency design and measures in the home as tested by a third-party rater. Points achieved to earn a certification in the GreenVerificationRating field do not apply to this field. HERS Index is most common with new homes and runs with a lower number being more efficient. A net-zero home uses zero energy and has a HERS score of 0. A home that produces more energy than it uses has a negative score. Home Energy Score is a tool more common for existing homes and runs with a higher number being more efficient. It takes square footage into account and caps with 10 as the highest number of points.	Y	Y
48	Res/Condo and M.F. Green Addendum	Green Energy/ Verification Source		<b>A picklist of options showing the source of the green data. May address photovoltaic characteristics, or a verified score, certification, label, etc.</b>		
	Res/Condo and M.F. Green Addendum	"	Administrator	An administrator such as a utility, governmental entity, etc. provided data such as photovoltaic characteristics, or a verified score, certification, label, etc.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Assessor	The assessor provided data such as photovoltaic characteristics, or a verified score, certification, label, etc.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Builder	The builder provided data such as photovoltaic characteristics, or a verified score, certification, label, etc.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Contractor or Installer	The contractor or installer provided data such as photovoltaic characteristics, or a verified score, certification, label, etc.	Y	Y



PS REF	Profile(s)	Sect./ Feat. Group	Field Name	Description	Searchable (Y/N)	Avail. In Print (Y/N)
	Res/Condo and M.F. Green Addendum	<a href="#">Green Energy/ Verification Source-cont'd</a>	Green Built™ Michigan	Green Built Michigan, an independent 501 (C)(3), is a voluntary partnership between home builders, industry supports, and sponsors committed to the construction of sustainable, superior-quality homes. For those interested in residential green building, Green Built Michigan is a valuable resource providing residential certification through a third-party verification system and the use of the NAHB Model Green Home Guidelines. Homes built to these guidelines will have higher standards of site management and waste recycling, water efficiency, indoor air quality, energy efficiency, materials, and homeowner education. Learn more about each of these components of a Green Built home at <a href="http://www.greenbuiltmichigan.org/">http://www.greenbuiltmichigan.org/</a> .	Y	Y
	Res/Condo and M.F. Green Addendum	"	Owner	The owner provided data such as photovoltaic characteristics, or a verified score, certification, label, etc.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Program Sponsor	The program sponsor provided data such as photovoltaic characteristics, or a verified score, certification, label, etc.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Program Verifier	The program verifier hired as a third-party provided data such as photovoltaic characteristics, or a verified score, certification, label, etc.	Y	Y
	Res/Condo and M.F. Green Addendum	"	See Remarks	See remarks for information about the source of data such as photovoltaic characteristics, or a verified score, certification, label, etc.	Y	Y
	Res/Condo and M.F. Green Addendum	"	Other	Data such as photovoltaic characteristics, or a verified score, certification, label, etc. was received from another party not listed.	Y	Y
49	Res/Condo and M.F. Green Addendum	<a href="#">Green Energy/ Verification URL</a>		Provides a link to the specific property's high-performance rating or scoring details directly from and hosted by the sponsoring body of the program. Typically provides thorough details, for example, which points were achieved and how, or in the case of a score what specifically was tested and the results.	Y	Y
50	Res/Condo and M.F. Green Addendum	<a href="#">Green Energy/ Verification Rating</a>		Many verifications or certifications have a rating system that provides an indication of the structure's level of energy efficiency. <b>**Note:</b> When expressed in a numeric value, please use the <a href="#">GreenVerificationMetric</a> field. Verifications and Certifications can also be a name, such as Gold or Silver, which is the purpose of this field.	Y	Y
51	Res/Condo and M.F. Green Addendum	<a href="#">Green Energy/ Verification Version</a>		The version of the certification or verification that was awarded. Some rating programs have a year, a version, or possibly both.	Y	Y
52	All Categories	<a href="#">Status Change</a>	Withdraw Type	Whenever a listing is changed to the "Unconditional Withdraw" status, a reason for the status change must now be entered. A picklist of the following options will be offered.	Y	Y
	All Categories	"	Released	The homeowner has been released from the contract. The listing is no longer being marketed by that listing broker. <b>Other REALTORS® MAY contact the homeowner regarding this property without conflicting with the REALTOR® Code of Ethics.</b>	Y	Y
	All Categories	"	Sold/Leased Under Another MLS #	<b>The MLS number of the Sold or Leased listing must now be entered.</b>	Y	Y
	All Categories	"	Relisted	<b>The homeowner is still under contract, as the property is being immediately relisted under another MLS number. Other REALTORS® MAY NOT contact the homeowner regarding this property based on the REALTOR® Code of Ethics. (Revised 9/3/19)</b>	Y	Y