



Getting Started with NTREIS RETS

Updated: 6/3/2011

Getting Started with NTREIS RETS

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RETS Executive Summary

The Real Estate Transactions Standard, RETS, is the method chosen by NTREIS to allow downloads of MLS Data to approved parties. While RETS is designed to provide a degree of commonality across different MLS Platforms, RETS also allows users to customize a data download to meet their specific needs.

General information about RETS is available at:

<http://www.rets.org/cms/ae>

<http://www.rets.org/cms/about>

Information specific to NTREIS RETS is available at:

<http://www.ntreis.net/technical/rets.asp>

The information below is a very short summary of the information available to all RETS users in the NTREIS RETS documentation available at

<http://www.ntreis.net/technical/rets.asp>

Section 1) Communication with NTREIS Staff about RETS

- All emails in regards to NTREIS RETS should be addressed to rets@ntreis.net and include your RETS Login.

Section 2) Access to NTREIS RETS

All access to RETS requires a RETS login and password issued by NTREIS. To receive your RETS credentials, contact rets@ntreis.net requesting the required forms and documents.

Section 3) System Performance

To ensure the experience is optimal for all users, NTREIS requests all RETS users refrain from running large downloads between 8 am and 6 pm on Monday through Friday. During these hours, please run incremental-type searches. Large or full downloads can be run after 6 pm and before 8 am.

Section 4) Resources for RETS

- Your main resource for information about RETS is www.rets.org.
- The RETS 1.5 Specification can be found at <http://www.rets.org/files/retsproto1.5e2.pdf>.
- Documentation specific to NTREIS RETS can be found at: <http://www.ntreis.net/technical/rets.asp>.

Section 5) NTREIS RETS Servers

NTREIS is running RETS 1.5 servers.

The URL's for the RETS Servers are:

Production RETS Server: <http://ntreisrets.mls.ntreis.net/rets/login>

Transition RETS Server: <http://ntreisretsstage1.mls.ntreis.net/rets/login>



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Section 6) NTREIS RETS Server Functionality List

This section in the NTREIS RETS documentation contains a list of the options from the Real Estate Transaction Specification, Version 1.5 and if they are implemented in the NTREIS RETS Server.

Section 7) RETS Clients

A RETS Client or script is required to access data from the RETS Server. There are several sources for RETS Client, including the free MarketLinx RETS client, RETS Connector. RETS Connector only works in Windows operating systems.

Section 8) Viewing the NTREIS RETS Metadata

There are several ways to view the RETS Metadata. One method is by using your RETS Login and Password and pasting these links into your browser:

<http://ntreisrets.mls.ntreis.net/rets/login>

<http://ntreisrets.mls.ntreis.net/rets/links> - displays a page of very useful information about the metadata, classes, and examples.

<http://ntreisrets.mls.ntreis.net/rets/logout> - to logout from RETS

Section 9) Classes in RETS

The RETS Metadata is based on these resources and classes:

Resource	Class
AGENT	AGENT
OFFICE	OFFICE
MEDIA	MEDIA
PROPERTY	RES
PROPERTY	MUL
PROPERTY	LND
PROPERTY	COM
PROPERTY	LSE
REMOVED	REMOVED

Section 10) Media and RETS

RETS accesses the media servers on the NTREIS MLS System. Media and Listings added to the MLS system are immediately available to RETS users.

Every listing has a MLS Number and UID in the Property Class. **The UID in each Property Class links to the TableUID in the Media class.** In addition, there is a UID in the Media class.

- The MEDIA UID does not link to the UID in the Property Classes.
- The TABLEUID in the MEDIA Class links to the UID in each Property Class.

Section 11) RETS Naming Conventions

A field in RETS has 5 different names.

LongName	This is the most user friendly name.
ShortName	These names can be somewhat cryptic.
StandardName	Many fields lack a standard name.
SystemName	These names very closely tie into the actual schema name on the MLS Tables.
DBName	Even more cryptic than the ShortName.



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It is your choice as to the name you choose to use in RETS, but you will find the long name or system name is the easiest to work with.

Section 12) Look Ups

Many fields in NTREIS MLS are driven by list boxes. The “Kitchen Equipment” referenced in the above table is one example. Others include Status, Area, etc., and also include simple ‘Null/Yes/No’ fields, such as ‘Furnished’ in the LSE class.

A full list of all the RETS Look Ups are available on the RETS Server at:

<http://ntreisrets.mls.ntreis.net/rets/Getmetadata?type=metadata-lookup&id=Property&format=Compact>

and

http://ntreisrets.mls.ntreis.net/rets/Getmetadata?type=metadata-lookup_type&id=property&format=Compact

Section 13) Keeping Your Data/Website Current

NTREIS provides two basic data profiles:

IDX – used for Internet websites

NonIDX – used by brokers for back office applications.

Section 17 of the NTREIS Rules and Regulations

(http://www.ntreis.net/documents/MLSONSite_1532007123651.pdf) specifies that an IDX data feed should only contain data on the Customer Full Report that is Active Status. Any listing that is no longer active (i.e. your website can display only the statuses of ACT, OPT, CON, and KO) should be removed from your website.

Section 14) RETS Download Limits

NTREIS RETS has a default download limit of 400 records. The RETS 1.5 Specification describes how to set your own download limit.

Section 15) Important Date Fields

- All classes contain the MODIFIED field which is a date and time the record last changed. For new listings, this date and time is when the listing was added to MLS.
- The STATUSCHANGEDATE is the date and time a non-Active status is changed on a listing. Listings with an ACT, CON, OPT, or KO status do not have a STATUSCHANGEDATE. **The STATUSCHANGEDATE is not available for the basic IDX data feed.**
- **The PHOTODATE updates whenever any media is modified, added, or deleted. PHOTODATE will not update if display order is changed.**

Section 16) Miscellaneous Information

- Every night at midnight, an automated process changes the status of listings according to their expiration date. If you are accessing the data around this time, you may wish to wait until 20 or 30 minutes after midnight to access the data.
- Between 2 am and 2:40 am, the RETS servers undergo a reboot and are not available to users.

Section 17) Basic Troubleshooting

See this section in the NTREIS RETS documentation for help troubleshooting the most common RETS issues reported to NTREIS.



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Section 18) Frequently Asked Questions

See this section in the NTREIS RETS documentation to view the most commonly asked questions and their answers.



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Section 1) Communication with NTREIS Staff about RETS

- All emails in regards to NTREIS RETS should be addressed to rets@ntreis.net which are forwarded to the entire NTREIS RETS team:

Nadia Zazharskaya, RETS Technical Lead;

Daniel Price, NTREIS Senior Database Administrator

David Blake, Senior Network Administrator; and

Pam Bass, Third Party Contract Administrator.

This ensures there is always someone to respond to your questions. Sending the email to any other email address may delay our response to your question.

- **Emails to NTREIS should always include your Broker Tag or RETS login.** NTREIS Staff often has to look up a user's data package or login. As NTREIS approaches 300 RETS accounts, including your Broker Tag or RETS Login will help expedite this process.
- NTREIS asks that you keep your contact information current with a minimum of two contacts and alternate phone numbers and email if possible. If NTREIS needs to contact you or your firm, there will be two attempts made by email and two attempts made by phone. If NTREIS does not receive a response in a reasonable time, your access to RETS will be turned off until you contact NTREIS.

Section 2) Access to NTREIS RETS

All access to RETS requires a RETS login and password. This is not your NTREIS Listings / MLS login and password. To receive your RETS credentials, contact rets@ntreis.net requesting the required forms and documents.

Section 3) System Performance

The NTREIS MLS/RETS Systems are resources shared by real estate professionals and RETS users. The primary function of the NTREIS MLS System is to provide current information to real estate professionals in a timely manner and the function of RETS is to provide MLS data to MLS users and third parties.

NTREIS is very concerned about RETS downloads creating a system performance slow down not only for RETS, but possibly MLS resulting in a poor experience for both real estate agents and RETS users.

NTREIS would prefer not to impose limits on RETS users, either on the amount of data or when data can be accessed. If it is determined that a RETS user is consistently running either large downloads or has improper/inefficient RETS queries, NTREIS reserves the right to impose limits either on when the queries are allowed to run, or how much data can be downloaded within a certain time.



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To ensure the experience is optimal for all users, NTREIS requests all RETS users refrain from running large downloads between 8 am and 6 pm on Monday through Friday. During these hours, please run incremental-type searches. Large or full downloads can be run after 6 pm and before 8 am.

NTREIS also requests that you do not run incremental searches on any one RETS Class more frequently than 15 minutes apart.

If you have any questions, please contact rets@ntreis.net.

Section 4) Resources for RETS

- Your main resource for information about RETS is www.rets.org.
- The RETS 1.5 Specification can be found at <http://www.rets.org/files/retsproto1.5e2.pdf>.

This is the main resource where you will find answers to many of your RETS questions.

- NTREIS RETS specific documents can be found at: <http://www.ntreis.net/technical/rets.asp>.

Section 5) NTREIS RETS Servers

- NTREIS is running RETS 1.5 Production on two load-balanced servers. The URL's for the RETS Servers are:

Production RETS Server: <http://ntreisrets.mls.ntreis.net/rets/login>

This server points directly to the MLS Production Database and Production Media Server. The MLS Database is approximately 60 GB in size. Any changes made in MLS appear instantly in this Database and/or Media Server. New listings or changes to existing listings will be available to RETS within a few milliseconds of the data being added or modified to MLS.

Transition RETS Server: <http://ntreisretsstage1.mls.ntreis.net/rets/login>

This server points to a MLS Staging Database used for testing. The data is usually not current and may be a smaller data set than the MLS Production Database. In some instances, the data may be several months out of date on the Staging Database. The RETS Transition Server is used for testing prior to publishing any RETS changes to production.

- You can login to RETS and obtain the product and version with this URL:

<http://ntreisrets.mls.ntreis.net/rets/GetMetaData?type=metadata-System&format=Standard-XML>

- If your RETS Client or script requires a port, the correct port is 80. The MarketLinx Client, RETS Connector, is programmed to use port 80. Be sure your firewall allows Port 80.



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- The RETS Server does not require a User-Agent.
- The RETS Server uses GMT. The data is in Central Time. All times referenced in the NTREIS documentation are in Central Time.
- The RETS server does not support “OFFSET”. It does support “FULL DMQL”.
- The MLS SQL Server and RETS servers reboot between 2 and 3 am. If you are downloading data during this window, be sure your client/script has the ability to automatically re-try in case the server is not available due to the server’s rebooting.

Section 6) NTREIS RETS Server Functionality List

Following is a list of the options from the Real Estate Transaction Specification, Version 1.5 of December 1, 2003. The numbers reference the corresponding section in the specification.

General

- Request and Response Message formats satisfy specification requirements
- Data compression is **not** implemented

3.0 Message Format

3.5 Optional Client Request Header Fields

- Authorization – Supported and required for authentication
- Cookie – Supported and required for authentication
- RETS-Request-ID – Supported and required for authentication
- Accept-Encoding – Unused and not supported

3.8 Optional Server Response Header Fields

- Content-Length – Supported by server according to HTTP RFCs
- Transfer-Encoding – Supported by server according to HTTP RFCs
- Content-Encoding – Supported by server according to HTTP RFCs
Note: “Supported by server according to HTTP RFCs” is the RETS Vendor’s wording. NTREIS has reason to believe ‘Content-Length’, ‘Transfer-Encoding’, and ‘Content-Encoding’ are not supported on the NTREIS RETS 1.5 server
- RETS-Request-ID – Supported and required for authentication

4.0 Login Transaction

- Digest Authentication is the only supported authentication mechanism
- All communication is over port TCP 80 and does not use any other port declarations in the specification
- HTTPS for the transport is not supported
- SavedMetadataTimestamp is not supported
- Balance information is not supported in the response

4.4 Optional Request Arguments

- 4.4.1 BrokerCode argument is not supported



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4.5 Optional Response Header Fields

- Set-Cookie – Supported and required for authentication

4.8 Optional Response Arguments

- 4.8.1 Balance-key – Unused and not supported
- 4.8.2 Access Control Information – Login response supports TimeoutSeconds
- 4.8.3 Office List Information – Login response supports OfficeList

5.0 Get Object Transaction

5.4 Optional Request Arguments

- 5.4.1 Location argument is supported

5.6 Optional Server Response Header Fields

- 5.6.1. Location – Supported
- 5.6.2 Description – Not Supported

6.0 Logout Transactions

- No optional responses are supported

7.0 Search Transactions

7.4 Optional Request Arguments

- 7.4.1 Count argument is supported
- 7.4.2 Format argument is supported
- COMPACT and COMPACT Decoded Formats are fully supported
- STANDARD-XML is supported for the following Classes:
 - AGENT
 - ACTIVEAGENT
 - OFFICE
 - RESIDENTIAL
 - LAND
- STANDARD-XML is not supported for the following Classes:
 - COMMERCIAL
 - LEASE
 - MULTI-FAMILY
 - MEDIA
 - HISTORY
 - REMOVED
 - ALLPROP
- 7.4.3 Limit argument is supported
- 7.4.4 Offset argument is not supported
- 7.4.5 Select argument is supported
- The server will return an error for any selected fields that are invalid
- 7.4.6 RestrictedIndicator is not supported
- StandardNames support in the Query is limited to StandardNames that are advertised in the RETS Metadata. This list of names is limited to



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the number of fields that have been assigned Standard Names in addition to the system name.

12. Get Metadata Transaction

12.3 Optional Request Arguments

- Format argument is supported. COMPACT and STANDARD-XML formats adhere to the RETS Metadata DTD
- The STANDARD-XML format does not support declaring the DTD version. The server only supports the 20021015 Metadata DTD format.

12.5 Optional Server Response Header Fields

- Description – Is not supported

Transactions without optional features are omitted from the above list. Please refer to the RETS 1.5 Specification for additional information.

Section 7) RETS Clients

A RETS Client or script is required to access data from the RETS Server. Two clients that are available without charge are:

- ezRETS from the Center for Realtor Technology at the National Association of REALTORS® and
- RETS Connector from MarketLinx

7.a) ezRETS

The ezRETS ODBC driver, from the Center for Realtor Technology (CRT) at the National Association of REALTORS®, was designed to allow ODBC-aware applications to easily query data from any Multiple Listing Service that supports the RETS standard. Many of the programs in Microsoft Office can utilize ezRETS to integrate real estate listing data directly into your own custom documents. See these links for more information on ezRETS:

<http://www.realtor.org/crtweb.nsf/pages/crthomepage?OpenDocument>

<http://www.crt.realtors.org/projects/rets/ezrets/>

<http://www.crt.realtors.org/projects/rets/ezrets/documentation/InstallTutorial/>

7.b) MarketLinx RETS Connector

The MarketLinx RETS Client, RETS Connector, is available for free at www.retsconnector.com. RETS Connector only works in Windows operating systems. It does not work in Linux or Macintosh operating systems. Please read all documentation associated with RETS Connector. The help file is available on www.retsconnector.com.

Below are points to consider when using RETS Connector:

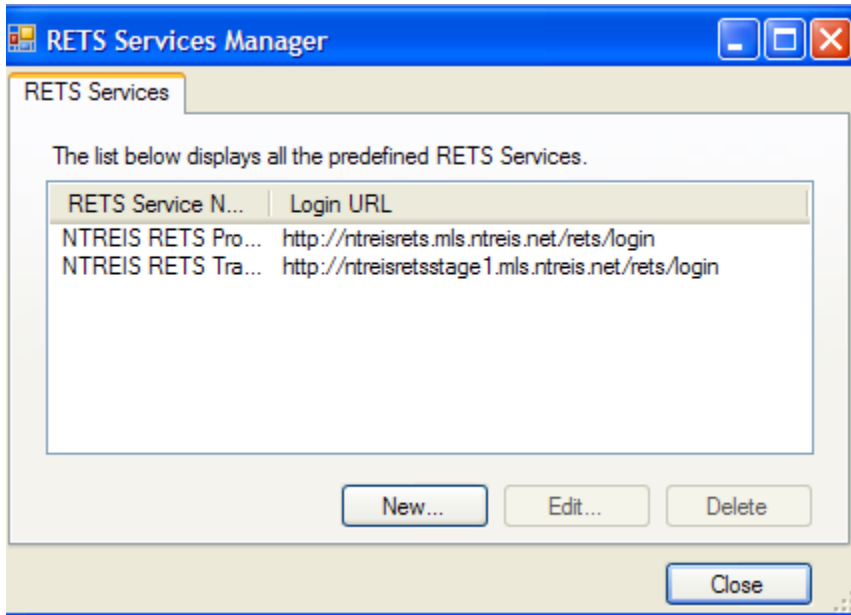
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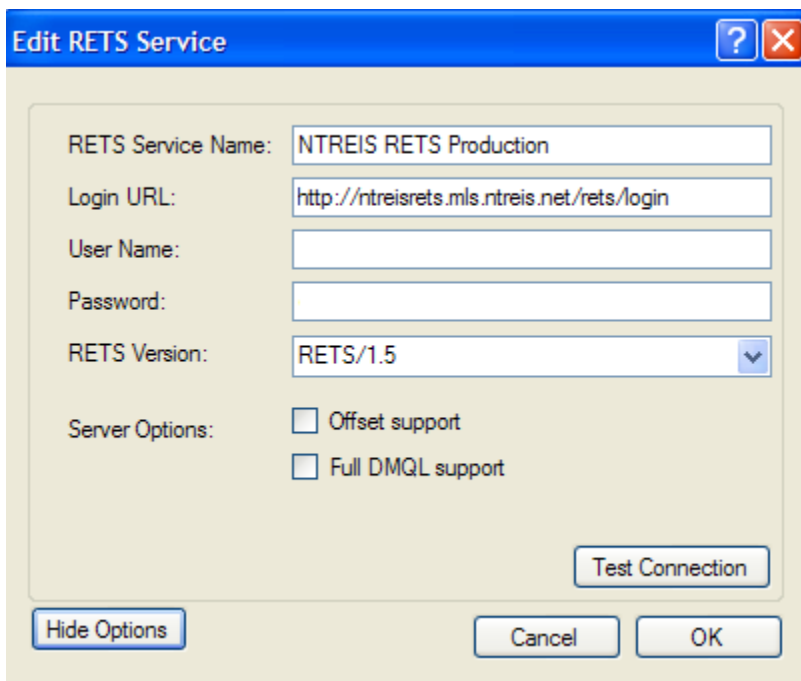
Clicking on 'View' followed by 'Server List' allows you to add, modify, or delete RETS Servers. Typically you will have two RETS Servers on this list:

Production RETS Server: <http://ntreisrets.mls.ntreis.net/rets/login>

Transition RETS Server: <http://ntreisretsstage1.mls.ntreis.net/rets/login>

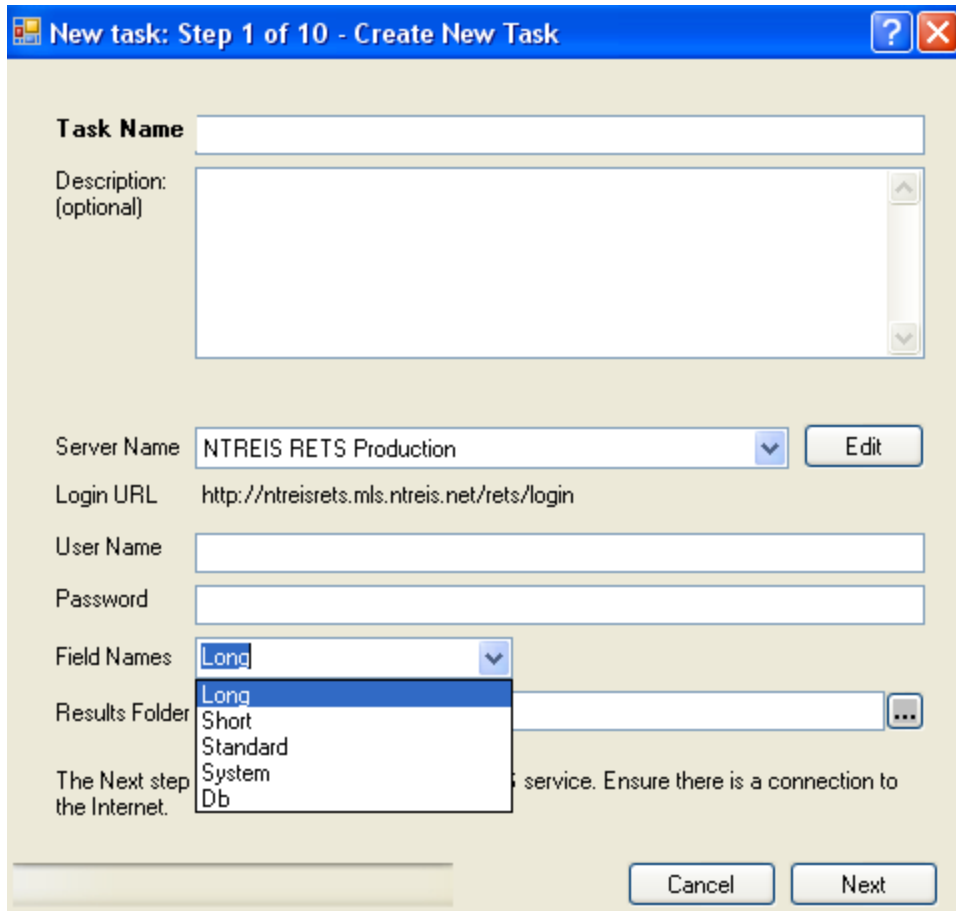


Click on a 'RETS Server Name' and then click on 'Edit' and 'More Options' to view this screen:



The NTREIS RETS Server does not support ‘Offset Support’, but it does support ‘Full DMQL Support’.

When you ‘Create a New Task’, you may want to select either Long Names or System Names. See discussions on RETS Names in “**Section 11) RETS Naming Conventions**” below.



You are free to choose whatever method you prefer for connecting to RETS. It can be a RETS Client or a simple script. Because of the large number of clients and scripts and their inherent differences, NTREIS does not provide support for any RETS clients or scripts. This includes ezRETS. If you have issues with your client, you need to contact the developer of that client for support. You can also use www.rets.org as a reference or search the Internet as needed.

NTREIS does not provide training on using the MarketLinx RETS Client, RETS Connector. It does come with an excellent Help Manual that will answer your questions. If you suspect RETS Connector is not functioning correctly, contact rets@ntreis.net. NTREIS Staff will investigate the functionality and, if necessary, report the problem to MarketLinx.



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Section 8) Viewing the NTREIS RETS Metadata

There are several ways to view the RETS Metadata. One method is by using your RETS Login and Password and pasting these links into your browser:

<http://ntreisrets.mls.ntreis.net/rets/login>

<http://ntreisrets.mls.ntreis.net/rets/links> - displays a page of very useful information about the metadata, classes, and examples.

Use the “**Metadata Lookup Types for a Resource**” to view the look up tables and choices.

<http://ntreisrets.mls.ntreis.net/rets/Getmetadata?type=metadata-table&format=Compact>
<http://ntreisrets.mls.ntreis.net/rets//logout>

In RETS Connector, click on ‘View’ and ‘Metadata Browser’ to view the metadata.

Section 9) Classes in RETS

The RETS Metadata is based on these classes:

Resource	Class	Description	Comments
AGENT	AGENT	Agent	
OFFICE	OFFICE	Office	
MEDIA	MEDIA	Media	
PROPERTY	RES	Residential	
PROPERTY	MUL	MultiFamily	
PROPERTY	LND	Vacant Land	
PROPERTY	COM	Commercial	
PROPERTY	LSE	Lease	
REMOVED	REMOVED	Removed Listings	Properties that have been manually deleted by NTREIS Staff

All data exported from RETS must be from one of these classes.

The “Removed Listings” contains a list of properties that have been deleted from MLS. Listings are rarely deleted from MLS, but under special circumstances it does occur. Typically if the listing agent and listing secretary both enter the same listing, one of the listings will be deleted from MLS. As you will not know what listings were deleted or



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when, you will need to use the listings in the “Removed Listings” class to remove these listings from the data you have downloaded.



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Section 10) Media and RETS

RETS accesses the media servers on the NTREIS MLS System. Media added to the MLS system is immediately available to RETS users.

10.a) Media Look Up Tool

NTREIS provides a tool for verifying the media exists on the Media Servers. Use this link:

<http://ntreis.net/documents/MediaLookup.asp>

and enter the MLS Number. The results will display all the media as it exists on both NTREIS servers that store media.

10.b) Working with MEDIA

Every listing has a MLS Number and UID in the Property Class. The UID in each Property Class links to the TableUID in the Media class. In addition, there is a UID in the Media class.

- **The MEDIA UID does not link to the UID in the Property Classes.**
- **The TABLEUID in the MEDIA Class links to the UID in each Property Class.**

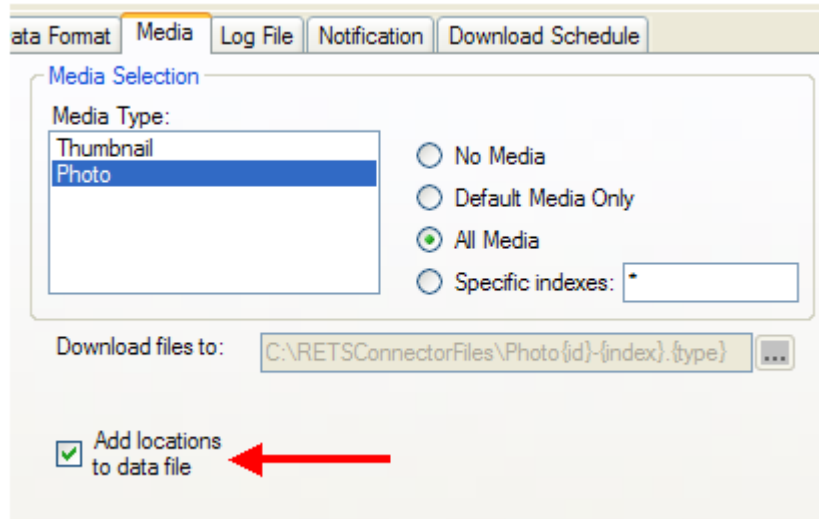
You can download media from the media servers using “GetObject” and the MLS Number or you can link to the media on the NTREIS MLS media servers. Currently, the media is 300GB (and growing) in size. By linking to the media as opposed to downloading the actual files, you will minimize the amount of space you need for storage and not have to manage the media files. Linking to the media also decreases the amount of bandwidth needed, allowing for better performance by all. Linking to the media on the NTREIS Media Servers may be the optimal way to access the media.

Although the Media Class on the NTREIS RETS Server does not contain the URL’s, you can create a URL by either:

1. Use the RETS “Location” parameter to download the media URL’s or
2. Generate your own URL by using the TABLEUID and MEDIASOURCE from the Media class.

You would then use this URL as a link that will access the images on the media server.

To download the URL’s use “Location=1” in your RETS client, or if you are using the MarketLinx RETS Connector client, Under the MEDIA tab, check “Add Locations to Data File”.



If you wish to generate your own URL's, follow the instructions below:

To start with an example, these are the URL's for the low and high resolution images for MLS Number 9143317:

<http://ntreispictures.marketlinx.com/MediaDisplay/86/HR769086-1.jpg>

<http://ntreispictures.marketlinx.com/MediaDisplay/86/LR769086-1.jpg>

Pasting these into your browser will display the images for this property. The URL consists of:

- 1) "http://ntreispictures.marketlinx.com/MediaDisplay/"
- 2) the last two digits of the TableUID,
- 3) "/HR/" for high resolution media or "/LR/" for low resolution media; and
- 4) the MEDIASOURCE

Below is an example SQL Script you can use to generate the media URL's. You would modify this as necessary to insert the URL into your media table.

```
select
'http://ntreispictures.marketlinx.com/MediaDisplay/' + RIGHT(TableUID, 2)
+ '/HR' + MEDIASOURCE,
'http://ntreispictures.marketlinx.com/MediaDisplay/' + RIGHT(TableUID, 2)
+ '/LR' + MEDIASOURCE
```

For reference, a similar script was run on the MLS Data that returned the MLSNUM, TableUID, MEDIASOURCE, and the generated High Res URL. The results are below

MLSNum	TableUID	Media Source	High Res URL
10442368	2019637	2019637-9.jpg	http://ntreispictures.marketlinx.com/MediaDisplay/37/hr2019637-9.jpg
10442368	2019637	2019637-8.jpg	http://ntreispictures.marketlinx.com/MediaDisplay/37/hr2019637-8.jpg
10442368	2019637	2019637-1.jpg	http://ntreispictures.marketlinx.com/MediaDisplay/37/hr2019637-1.jpg

10.b) Deleting Media Files



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The MarketLinx Tempo MLS System changes the PHOTODATE whenever any media is modified, added, or deleted. The PHOTODATE does not update if display order is changed. A more descriptive name may have been "MediaDate" and not "PhotoDate".

10.c) Media Types

There are seven MEDIATYPES in the Media Class:

Pic	Indicates the media is a picture
Vt	Indicates the media is a virtual tour
Url	Indicates the media is a URL
Rtf	Indicates the media is a .rtf
Txt	Indicates the media is a .txt
Pdf	Indicates the media is a .pdf
Fax	Indicates the media is a fax
Ppvt	Indicates the media is a Property Panorama Virtual Tour
Ppss	Indicates the media is a Property Panorama Slideshow

Per NTREIS Rules and Regulations, the media type, "URL" should never be displayed on an Internet website that faces the public. NTREIS monitors the media type, "vt", to ensure no contact information is present anywhere on the information displayed by the media type "vt".

The media type, "URL" is not monitored. You may not wish to use the media type, "URL", as it often contains the contact information for the listing agent and or office. NTREIS suggests you give careful thought to using the media type "URL".

10.d) Media Fields Definitions

Below is a list of the fields associated with media.

SystemName	RETS Class	Definition
MLSNUM	RES, MUL, LND, COM, LSE	MLS Number
UID	RES, MUL, LND, COM, LSE	Ties to the Table UID in the MEDIA Class.
MODIFIED	RES, MUL, LND, COM, LSE	Updates when Listing Data is added or modified and when any Media is modified/added/deleted. Will not update if display order is changed
PHOTODATE	RES, MUL, LND, COM, LSE	Updates whenever any media is modified/added/deleted. PHOTODATE will not update if display order is changed. Better name may have been "MediaDate" and not "PhotoDate".

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PHOTOCOUNT	RES, MUL, LND, COM, LSE	Number of images currently associated with the listing.
DISPLAYORDER	Media	System generated. Numbers may not be consecutive.
INPUTDATE	Media	Date media record is created. INPUTDATE is populated when a media record is created (any type).
MEDIADESCR	Media	Media Description
MEDIANAME	Media	Media Name
MEDIASOURCE	Media	For virtual tour, MediaSource is the virtual tour URL; for pics it is the <tableuid>.<displayorder>.jpg. When the MLS user changes the order of the images in MLS, the DisplayOrder changes, but the MediaSource does not change.
MEDIATYPE	Media	Media Types – Pic (jpg Image), Vt (virtual tour), Url, Rtf (rich text format), Txt, Pdf, Fax ppvt (Property Panorama Virtual Tour), ppss (Property Panorama Slideshow)
MODIFIED	Media	Media modified date is populated when a record (photo, url, attachment etc) is entered, then updated if any changes (display order, description added) to that particular record are made, or any media is added (does not update if a record is deleted)
PICCOUNT	Media	PicCount is the number of images that have historically been associated with the listing.
PRIMARYPIC	Media	Media primary picture. The PrimaryPic is not always the lowest number for DisplayOrder.
TABLEUID	Media	Ties to the UID in the Property Classes.
UID	Media	Unique ID for each record in the MEDIA Class



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RTF, TXT, PDF, and FAX MEDIATYPEs are not available for users who download data for a public facing website.

The “NTREIS Media Examples” on the RETS Technical Support page, http://www.ntreis.net/documents/NTREISRETS_9122009112539.xls contains actual data from the MLS System showing the relationship of the fields listed above.

Section 11) RETS Naming Conventions

The “RETS Field Mapping” document referenced in this document is available at www.ntreis.net under “Technical Support / NTREIS RETS”.

11.a) Names in RETS

The RETS Metadata is based on the SQL Tables that underlie the Tempo MLS Database and the names used in RETS can be tied back to the fields in the Tempo SQL Tables.

A field in RETS has 5 different names. See the “RETS Field Mapping” document for examples of the names. This document is available at www.ntreis.net under “Technical Support / NTREIS RETS”.

- LongName This is the most user friendly name.
- ShortName These names can be somewhat cryptic.
- StandardName Many fields lack a standard name.
- SystemName These names very closely tie into the actual schema name on the MLS Tables.
- DBName Even more cryptic than the ShortName.

It is your choice as to the name you work with in RETS, but you will find the long name in most cases is the easiest to work with, especially with the MarketLinx RETS Connector client.

Many fields in the NTREIS RETS implementation do not have a StandardName.

Depending on your application, the SystemName may be best for you to use. However, some of the System Names are not clear as to their meaning or how they are used. To assist with this, NTREIS is providing a list of fields on the “IDXData” and “nonIDX” worksheets on the “RETS Field Mapping” document that contains this information:

- Metadata_Class RETS Metadata Class
 - SystemName These names very closely tie into the actual schema name on the MLS Tables.
 - StandardName Many fields lack a standard name.
 - LongName This is the most user friendly name.
 - DBName Even more cryptic than the ShortName.
- The DBName is based on internal processes used



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by the MLS Vendor and is subject to frequent changes. It **should not be used in any capacity.**

The MLS Vendor recommends using the SystemName as it is the only reliable name to use for tracking system changes. It is unique and does not ever change

ShortName	These names can be somewhat cryptic.
TempoTable	The Tempo Table that contains this field.
Tempo Schema Name	The name of the field in the Tempo Table.
InputLabel	The label for this field on the Input Screen when adding a listing
FieldType	This does not exist in either the RETS Metadata or the TEMPO MLS Tables. It was provided by NTREIS to help our RETS users identify the type of field. See the “Field Type” discussion below.
Definition	This is the informal definition/description of the field.
Comments	Used as necessary to clarify information about the field.

If you are new to the NTREIS MLS System, you may find it useful to look at the Listing Input Sheets to see the fields and the data that can be entered. You can find the Listing Input Sheets at <http://www.ntreis.net/resources/forms.asp> under “Forms Available for Download”. This is a very easy way to view the different values that can be entered in into certain fields.

11.b) Field Types on “RETS Field Mapping” document

While the MLS SQL Data Schema formally defines each field and this is reflected in the RETS metadata, NTREIS Staff uses an informal field type on the “RETS Field Mapping” document that is often useful in understanding the data that can be entered in a field. It can be a handy quick reference guide as you are getting started with NTREIS and RETS:

Field Type	Description
Field	This type is used for fields such as streetname, mappage, listprice, etc and almost any information, within the limits of the schema, can be entered in these fields.
Feature	This can contain a list of data with multiple entries. An example is the ‘Kitchen Equipment’ feature group whose entries could include microwave, wine cooler, ice maker, gas cooktop, + others.
FieldLargeText	This type includes ‘Property Description’, ‘Driving Directions’, ‘Interoffice Remark’s and usually identifies fields that are larger than 30 characters.



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Field Type	Description
Table	These fields are table driven. An example would be 'Property Type', which the user is limited to choosing RES, MUL, COM, LND, or LSE.
TableYN	These are fields that accept either no value or 'Y' or 'N'.

Again the field type is not to be found in the SQL Schema or Metadata. It is a field used only on the "RETS Field Mapping" document.



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Section 12) Look Ups

Many fields in NTREIS MLS are driven by list boxes. The “Kitchen Equipment” referenced in the above table is one example. Others include Status, Area, etc., and also include simple ‘Null/Yes/No’ fields, such as ‘Furnished’ in the LSE class.

12.a) View Look Ups

A full list of all the RETS Look Ups is available on the RETS Server at:

<http://ntreisrets.mls.ntreis.net/rets/Getmetadata?type=metadata-lookup&id=Property&format=Compact>

and

http://ntreisrets.mls.ntreis.net/rets/Getmetadata?type=metadata-lookup_type&id=property&format=Compact

You will need to first log-in to <http://ntreisrets.mls.ntreis.net/rets/login> with your RETS credentials and then paste the links above into your browser to access the lookups.

12.b) Compact and Compact De-coded

RETS allows you to download the data as either Compact or Compact De-Coded. The first option downloads the codes used for the data, i.e. ‘CONBRICK’, and the second option would be in user-friendly terms, i.e. ‘Brick Construction’.

Downloading in the Compact form allows for smaller and faster downloads. Then you have to de-code the data yourself.

Downloading in Compact De-Coded requires downloading more data. The size of the file is larger and takes more time to download, but you do not have to use the Lookups to change the data into user-friendly names.



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Section 13) Keeping Your Data/Website Current

13.a) Two Basic RETS profiles

NTREIS supports two basic RETS profiles.

Profile	Description
IDX	This data feed ONLY contains information that appears on the MLS Customer Full Report. It does not contain selling information or listing and office information.
NonIDX	This data feed is used for websites on the Internet. This data feed contains information that appears on the MLS Agent Full Report, including sold information along with listing and selling office information. This data feed is for MLS Brokers who can view data in the MLS System and typically use this RETS feed for a MLS Back-Office Application.

The link below will allow you to view the list of fields available for the IDX and NonIDX profile:

http://www.ntreis.net/documents/NTREISRETS_2082008151927.xls

The tabs on the bottom of the worksheet identify the IDX and NonIDX profile.



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13.b) IDX Profile

Section 17 of the NTREIS Rules and Regulations

(http://www.ntreis.net/documents/MLSOnSite_1532007123651.pdf) specifies that an IDX data feed should only contain data on the Customer Full Report that is Active Status. Any listing that is no longer active (i.e. your website can display only the statuses of ACT, OPT, CON, and KO) should be removed from your website.

In the NTREIS MLS System(s), the following statuses are regarded as active:

Abbreviation	Description
ACT	Active
CON	Active Contingent
OPT	Active Option
KO	Active with Kickout

These statuses are not regarded as active:

Abbreviation	Description
CAN	Cancelled
EXP	Expired
LSE	Leased
PND	Pending
SLD	Sold
TOM	Temporarily Off Market
WS	Withdrawn Sublisting
WTH	Withdrawn

RETS does not have a method to allow an IDX user to download the list of the data that should be removed. This means the RETS users have to either download the entire database on every download or develop a somewhat complex method to remove the non-Active listings.

As it is in the best interest of NTREIS and the RETS user to not have to download the entire database on every download, NTREIS is allowing the IDX user to have access to the listings that are no longer Active. The data fields will remain the fields that are on the Customer Report. After a download, the IDX RETS user has to only delete the non-active listings to ensure the data is in compliance.



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IMPORTANT

The following fields in RETS determine where and how the NTREIS listing information can be displayed:

1) INTERNETDISPLAYYN / Allow Internet Display = “N”

Listing cannot be displayed on the Internet including an IDX Website, a Virtual Office Website (VOW), or any other Internet Website.

2) INTERNETDISPLAYYN / Allow Internet Display = “Y”

- Listing can be displayed on the Internet including a Virtual Office Website (VOW), Realtor.com, NTREIS Translator, etc...
- Listing can be displayed on the Internet on an IDX Website only if
INTERNETDISPLAYYN = ‘Y’
and
INTERNETLIST_ALL contains “OMWS”

If INTERNETDISPLAYYN = “Y”, the following restrictions apply:

a) INTERNETADDRYN / Allow Address Display = “N”

These fields

- StreetNum
- StreetNumDisplay
- StreetDir
- StreetName
- StreetType
- StreetDirSuffix
- UnitNum

cannot be displayed on any Internet Website or Virtual Office Website.

b) VOWCOMMYN / Allow Comments = “N”

- The website may not collect or display comments or reviews of the listing or hyperlink to such comments or reviews.
- A broker that is displaying the listing on their VOW can add commentary representing their professional judgment regarding the listings, values, etc.

c) VOWAVMYN / Allow AVM = “N”

The display of an Automated Valuation Model (AVM) adjacent to the listing display is prohibited.

In short, to display a listing on an IDX website, the following conditions will have to be met:

- INTERNETDISPLAYYN = “Y” and
- INTERNETLIST_ALL contains “OMWS”

For additional information, please refer to this document:

http://www.ntreis.net/documents/Forms_652009141525.pdf



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As a general guide, NTREIS recommends that RETS users DO NOT filter the data download based on either LISTSTATUS or INTERNETLIST_ALL. After the data has been downloaded, you can use the values in these fields to remove the appropriate listings.

If you download only the listings with Active status, you will not know when a property changes to Expired or Sold and to remove it from your database. There are several ways to address this. The simplest method may be to download all statuses, update your database and then remove any non-Active statuses.

Section 14) RETS Download Limits and Recommendations

NTREIS RETS has a default download limit of 400 records. You can use the LIMIT parameter in your RETS Client to allow for more records. See the 'RETS 1.5 Specification Manual Section 7.4.3' for information on the LIMIT parameter. Currently a maximum limit has not been set for RETS downloads. Below is a table showing the number of listings by class and status:

STATUS	RES	MUL	LND	COM	LSE	TOTAL
ACT	39937	891	19306	3176	5613	68923
CON	654	6	10	2		672
KO	99		8	1	1	109
OPT	1043	12	70	11	26	1162
TOM	2971	54	225	100	901	4251
PND	9053	136	674	135	541	10539
SLD	626152	6336	34830	4744	0	671231
LSE					108650	108650
EXP	125497	3292	33410	7342	14272	183813
WTH	1162	24	224	68	229	1707
CAN	117974	1778	12836	3097	15190	150875
Total	922,880	12,529	101,593	18,676	145,423	1,201,932

Although these number are not static, they will help you understand reasonable limits for your RETS download.

If your attempts at an initial full download are unsuccessful, NTREIS suggest the large download be subdivided into smaller packages using MODIFIED. As a guide, below is a break out of the RES Class showing the number of records by year for the RES Class:

Year	Nbr Records
2000	23
2001	11
2002	10,914
2003	66,589
2004	77,115
2005	80,379



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2006	126,870
2007	183,331
2008	195,742
2009	181,906

Total	922880
--------------	---------------

The Media Class is rapidly approaching 3.5 million records.

MediaType	Count
pic	3,188,811
vt	116,330
url	81,233
pdf	65,873
fax	1,652
rtf	354
txt	21
Total	3,454,274

Recently the maximum number of allowed images per listings increased from 10 images per listing to 25 images per listing. Again, it is suggested that large media downloads be subdivided into smaller downloads using MODIFIED in the MEDIA Class.

Section 15) Important Date Fields

- All classes contain the MODIFIED field which is a date and time the record was last changed. For new listings, this date and time is when the listing was added to MLS. It changes when media is added, edited, or modified. Will not update when display order is changed.
- The MODIFIED field on the MEDIA class is updated when the media is added or modified (it is not updated when any media is deleted). When media is added, edited, or modified, it changes the MODIFIED field on the property classes.
- The PHOTODATE field in the property classes is updated whenever any media is modified (pictures, attachments, etc), including removal of records. Will not update if display order is changed. PhotoDate will not equate to the Modified field (MEDIA class). Listings with a MLS Number less than 10,000,000 may not have a PhotoDate. These are either listings that pre-date the current MLS System, or were added with the Abilene merger.
- The INPUTDATE field on the MEDIA class is populated a media record is created.
- Some RETS Security Profiles may include DAYSONMARKET and CDOM (Cumulative Days on Market). When these fields are updated, the MODIFIED field is not updated.
- The STATUSCHANGEDATE is the date and time a non-Active status is changed on a listing. Listings with an ACT, CON, OPT, or KO status do not have a STATUSCHANGEDATE, but all other statuses will have value for this field. This allows you to download all records that Expired, went Pending, were



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Withdrawn or Cancelled or were sold by entering one date in this field. **The STATUSCHANGEDATE is not available for the basic IDX data feed.**

- **The PHOTODATE updates whenever any media is modified, added, or deleted. PHOTODATE will not update if display order is changed.**

NOTE: Per the NTREIS Business Rules, the CLOSEDDATE for Sold or Leased properties should always be the same as the STATUSCHANGEDATE. Both refer to the date the property was sold and is not the date the status was changed in the system. However, a flaw has been discovered in the MLS Code. Under certain circumstances, the CLOSEDDATE and STATUSCHANGEDATE are not always the same. NTREIS suggests for Sold or Leased properties to use the CLOSEDDATE.

Section 16) Miscellaneous Information

- Every night at midnight, an automated process changes the status of listings according to their expiration date. If you are accessing the data around this time, you may wish to wait until 20 or 30 minutes after midnight to access the data.
- Between 2 am and 2:40 am, the RETS servers undergo a reboot. If your client allows for it, please set it to re-try.
- The SELECT parameter in RETS allows you to select specific fields you may wish to download. See the RETS 1.5 Specification for information on this parameter. If you do not use the SELECT parameter, RETS will return all fields.
- Every listing has a MLS Number and UID in the Property Class. The UID in each Property Class links to the TableUID in the Media class.

- NTREIS MLS uses these statuses:

Status	Description
ACT	Active
CON	Active with Contingency
OPT	Active with an Option
KO	Active with a Kickout
TOM	Temporarily off the Market
PND	Pending
SLD	Sold
LSE	Leased (for the Lease Class only)
EXP	Expired
CAN	Cancelled
WTH	Withdrawn
WS	Withdrawn Sublisting

- NTREIS maintains a set of ‘test’ MLS Listings used for troubleshooting and demonstration purposes. These are not valid listings and do not always contain valid information. Some of the data in these listings can cause your RETS download to fail, or will not easily integrate into various databases. These listings



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are in 'AREA = 1001'. Setting the AREA parameter to filter on AREA between 1 and 1000 will avoid NTREIS Test listings.

Section 17) Basic Troubleshooting

17.a) Viewing the field you can download

To view the fields you can download via RETS and information about these fields, paste this URL into IE:

<http://ntreisrets.mls.ntreis.net/rets/login>

and press Enter. Enter your RETS credentials and click on "OK".

Then, paste this URL into IE

<http://ntreisrets.mls.ntreis.net/rets/links>

and press Enter.

Below are the choices on this page that will provide you with useful information. While you can select "XML" as an option, "Compact" is more user-friendly.



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This option lists all the Look Up fields used in NTREIS RETS:

7	Metadata Lookup With Resource Name	XML / Compact
---	---	---------------

This option lists the Look Ups and their list of values:

8	Metadata Lookup Types for a Resource	XML / Compact
---	---	---------------

These options allow you to view all the fields in your RETS download on a Class by Class basis.

29	Agent	AGENT:AGENT	XML / Compact
32	Media	MEDIA:MEDIA	XML / Compact
33	Office	OFFICE:OFFICE	XML / Compact
35	Commercial	PROPERTY:COM	XML / Compact
36	Vacant Land	PROPERTY:LND	XML / Compact
37	Lease	PROPERTY:LSE	XML / Compact
38	MultiFamily	PROPERTY:MUL	XML / Compact
39	Residential	PROPERTY:RES	XML / Compact
40	Removed Listings	REMOVED:REMOVED	XML / Compact

You may find it useful to click on “Compact” and then save the file as a ‘.txt’ file and open the file in Excel to view the data in its most user-friendly manner.

The “RETS Field Mapping” file on the RETS Support Page, <http://www.ntreis.net/technical/rets.asp>, contains a list of the fields used for the IDX and nonIDX profiles. Besides the field names, it includes the Tempo Table and System Name along with the input label and an informal definition. As some of the names are somewhat cryptic, this could be useful. Using the Links page and the “RETS Field Mapping” is the best way to understand the data fields in your download.

After viewing this page, please logout of RETS by pasting this into IE

<http://ntreisrets.mls.ntreis.net/rets/logout>
and press Enter.

17.b) Verify your credentials and connection

To verify you can connect to the RETS Server and download data, paste this URL into IE:

<http://ntreisrets.mls.ntreis.net/rets/login>
and press Enter. Enter your RETS credentials.

Paste this URL into IE

[http://ntreisrets.mls.ntreis.net/rets/Search?SearchType=PROPERTY&Class=RES
&Query=\(LISTSTATUS%3DACT\)%2C\(AREA%3D25\)%2C\(BEDS%3D5\)&For
mat=COMPACT&limit=25&select=Mlsnum,Modified,Liststatus,Area,Beds](http://ntreisrets.mls.ntreis.net/rets/Search?SearchType=PROPERTY&Class=RES&Query=(LISTSTATUS%3DACT)%2C(AREA%3D25)%2C(BEDS%3D5)&Format=COMPACT&limit=25&select=Mlsnum,Modified,Liststatus,Area,Beds)
and press Enter.

If the screen returns something like this:



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```
- <RETS ReplyCode="0" ReplyText="Operation Successful">
<DELIMITER value="09" />
<COLUMNS>MLSNUM MODIFIED LISTSTATUS AREA BEDS</COLUMNS>
<DATA>10993688 2009-09-16 10:35:13 act 25 5</DATA>
<DATA>11014572 2009-09-25 13:15:51 act 25 5</DATA>
<DATA>11017435 2009-07-08 01:43:52 act 25 5</DATA>
<DATA>11017590 2009-07-08 01:43:52 act 25 5</DATA>
<DATA>11029848 2009-07-21 11:25:54 act 25 5</DATA>
<DATA>11053894 2009-07-11 18:31:13 act 25 5</DATA>
<DATA>11062066 2009-09-21 13:44:38 act 25 5</DATA>
<DATA>11063906 2009-09-29 08:05:46 act 25 5</DATA>
```

Then your credentials are working and you can connect. If you are having a problem downloading RETS data through your client, then the problem is probably with your RETS Client. You will have to contact the Technical support for your particular client for assistance.

After viewing this page, please logout of RETS by pasting this into IE
<http://ntreisrets.mls.ntreis.net/rets/logout>
and press Enter.

Section 18) Frequently Asked Questions

1.) *How do I gain access to the NTREIS MLS data for my website?*

Contact RETS@NTREIS.NET requesting the required forms and documents.
You will find these links useful:

General information about RETS: www.rets.org

RETS 1.5 Specification: <http://www.rets.org/files/retsproto1.5e2.pdf>

Information specific to NTREIS RETS: <http://ntreis.net/technical/rets.asp>

2.) *I have my RETS Credentials, but what is my next step?*

To download data from the NTREIS RETS Server, you will need a RETS client. You can use a custom RETS client you created or ezRETS or the MarketLinx RETS client, RETS Connector. RETS Connector only works in Windows operating systems. You can download RETS Connector at www.retsconnector.com for free. It has an excellent help manual.

3.) *My downloads are only 400 records at a time. How do I download more?*

The NTREIS RETS Server has a default of 400 records. You can use the LIMIT parameter in your RETS Client to allow for more records. See the 'RETS 1.5 Specification Manual Section 7.4.3' for information on the LIMIT parameter.

4.) *My connection times out when downloading. Why?*



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The IIS that runs on the RETS server has a default time limit of 26 minutes. If you run a download that exceeds that, you can be disconnected. This limit cannot be changed. Because NTREIS has over 1.2 million listings and over 3.4 million media files, a very large download can exceed the default time limit, particularly if the Internet connection between your server and the NTREIS RETS server is slow. NTREIS suggest you run several initial downloads based on MODIFIED, breaking it up by year, and then only run incremental after these initial downloads are completed.

5.) *Is the timestamp on the MLS data in Greenwich Mean Time?*

While the clock on the RETS Server itself is set to Greenwich Mean Time (GMT), the timestamps on the actual data is set to local time in North Texas (Central Time).

6.) *My downloads fail during the middle of the night.*

The RETS Servers undergo a nightly reboot between 2 and 2:30 am every morning. You can modify your RETS client to avoid these time periods.

7.) *What is the "Removed" class?*

On rare instances, a listing that was entered as a duplicate by mistake will be deleted from MLS by NTREIS Staff. If this occurs, the listing should be removed from your database as well. The Removed class contains the list of MLS Numbers removed by NTREIS Staff.

8.) *Is there a way I can view or check the media associated with a listing?*

NTREIS provides a tool for verifying the media exists on the Media Servers. Use this link:

<http://ntreis.net/documents/MediaLookup.asp>

and enter the MLS Number. The results will display all the media as it exists on both NTREIS servers that store media.

9.) *I am not finding the correct number of pictures for the listings and the images are wrong.*

This problem is commonly caused by an incorrect join between the Property Classes and the Media Class. Every listing has a MLS Number and UID in the Property Class. The UID in each Property Class links to the TableUID in the Media class. In addition, there is a UID in the Media class.

The MEDIA UID does not link to the UID in the Property Classes.

The TABLEUID in the MEDIA Class links to the UID in each Property Class.

10.) *What field do I look at to see if the data has changed?*



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All classes contain the MODIFIED field which is a date and time the record as last changed. For new listings, this date and time is when the listing was added to MLS. It changes when media is added, edited, or modified.

The PHOTODATE updates whenever any media is modified, added, or deleted. PHOTODATE will not update if display order is changed.

11.) *What is the difference between streetdir and streetdirsuffix?*

The United States Postal Service recently added a new field, streetdirsuffix to their address field. As the Public Records are standardized against the USPS addresses and the Public Records can be used to autofill MLS Listings, the streetdirsuffix field has been added to MLS and to RETS.

When a street name contains anything that can be mistaken for a direction, automated systems can be confused. An example would be streets with names like "North Ridge Dr.", "South Pipeline RD.", "Northwest Highway", etc. and when the street direction is added to this, the address could be "S. North Ridge Dr.", "E. South Pipeline RD.", "W. Northwest Highway", etc... To reduce the confusion, the USPS added the streetdirsuffix to the end of the address. The correct address for the examples above is: "North Ridge Dr. South", "South Pipeline Rd East", and "Northwest Highway West".

The street elements should be displayed in this order

- StreetNumDisplay
- StreetDir
- StreetName
- StreetType
- StreetDirSuffix
- UnitNum

Some properties have addresses like '403A' or '2436B'. This is the values entered in StreetNumDisplay. The numeric characters from these types of addresses are stored in "StreetNum".

12.) *How do I find foreclosed properties?*

The NTREIS IDX data profile does not contain a field that indicates foreclosed properties. This is the data profile used for Internet Websites. The NTREIS NonIDX data profile contains the SELLERTYPE field with the option, "Lender/REO", which identifies foreclosure-related properties. The NTREIS NonIDX profile is for MLS Brokers who can view data in the MLS System. This RETS feed is typically used for a MLS Back-Office Application.

The link below will allow you to view the list of fields available for the IDX and NonIDX profile:



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http://www.ntreis.net/documents/NTREISRETS_2082008151927.xls

The tabs on the bottom of the worksheet identify the IDX and NonIDX profile.