

Getting Started with NTREIS RETS

1) Communication with NTREIS Staff about RETS

- All emails in regards to NTREIS RETS should be addressed to rets@ntreis.net which is forward to the entire technical team (Jim Smith, Chief Technology Officer; Daniel Price and Nadia Zazharskaya, NTREIS Database Administrators; David Blake, Senior Network Administrator; and Pam Bass, Contract Administrator. This ensures there is always someone to respond to your questions. Sending the email any other email address may delay our response to your question.
- All access to RETS requires a RETS login and password. This will not be the same as your NTREIS Listings / MLS login and password. To receive your RETS credentials, contact rets@ntreis.net requesting the required forms and documents.
- **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 now has over 200 data feeds, including your Broker Tag will help expedite this process.

2) System Performance

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

NTREIS is very concerned how RETS downloads can impact the system performance of both MLS and RETS 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 users 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 allow to run, or how much data can be downloaded within a certain time.

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.

Getting Started with NTRDIS RETS

3) 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.

4) NTRDIS RETS Servers

- NTRDIS 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.

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, it may be several months before the data is refreshed 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.
- The RETS Server does not require a User-Agent.
- The RETS Server users GMT. The data is 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...
- NTRDIS RETS has a default download limit of 400 records. You will need to change 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

Getting Started with NTREIS RETS

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	47,000	1,000	15,000	2,700	4,500	70,200
CON	300	10	25	10		345
OPT	1,700	25	100	30	100	1,955
KO	100		10	5		115
TOM	2,600	50	300	100	800	3,850
PND	9,600	200	1,000	200	75	11,075
SLD	610,000	6,000	37,000	4,500	500	658,000
LSE	3			300	80,000	80,303
EXP	150,000	2,500	31,000	7,500	16,000	207,000
CAN	135,000	2,000	12,000	3,000	15,000	167,000
WTH	1,200	50	200	50	250	1,750
WS	150	25	200	25	25	425
Total	957,653	11,860	96,835	18,420	117,250	1,202,018

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

5) 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

Getting Started with NTREIS RETS

- 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

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

Getting Started with NTREIS RETS

- 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 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 SANDARD-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.

6) 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 N National Association of REALTORS® and
- RETS Connector from MarketLinx

6.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/>

6.b) MarketLinx RETS Connector

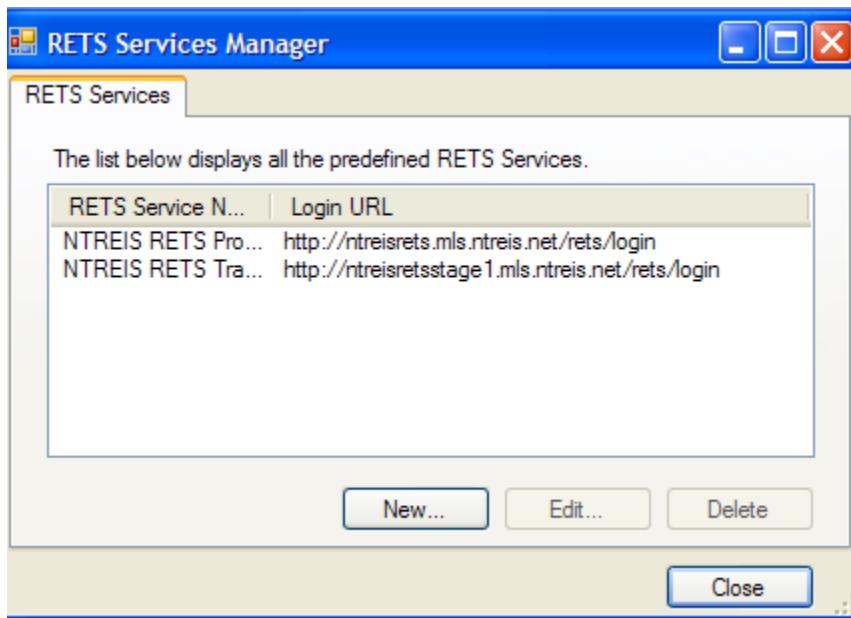
The MarketLinx RETS Client, RETS Connector, is available for free at www.retsconnector.com. Please read all documentation associated with RETS Connector. The help file is available on RETS Connector.

Below are points to consider when using RETS Connector:

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:

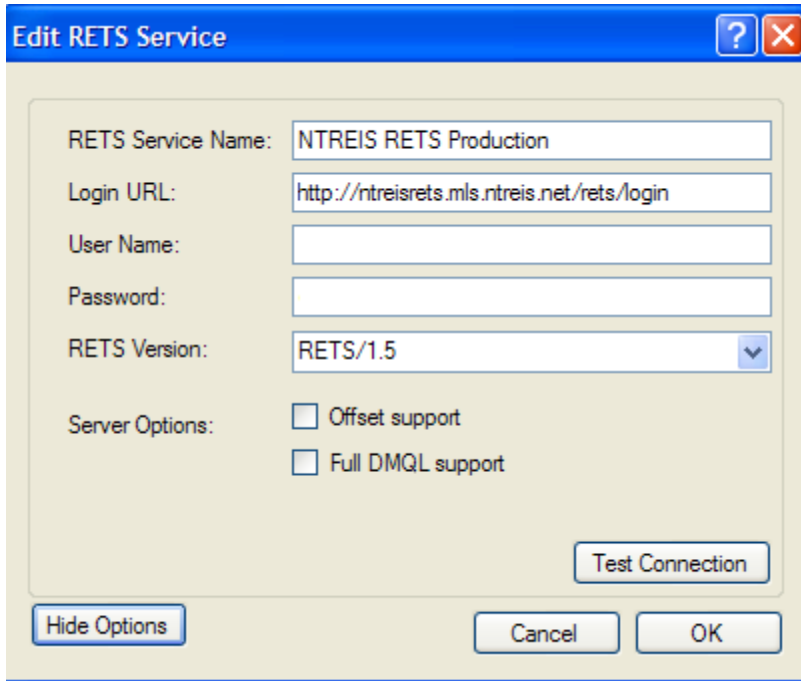
Production RETS Server: <http://ntreisrets.mls.ntreis.net/rets/login>

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:

Getting Started with NTREIS RETS



Edit RETS Service

RETS Service Name:

Login URL:

User Name:

Password:

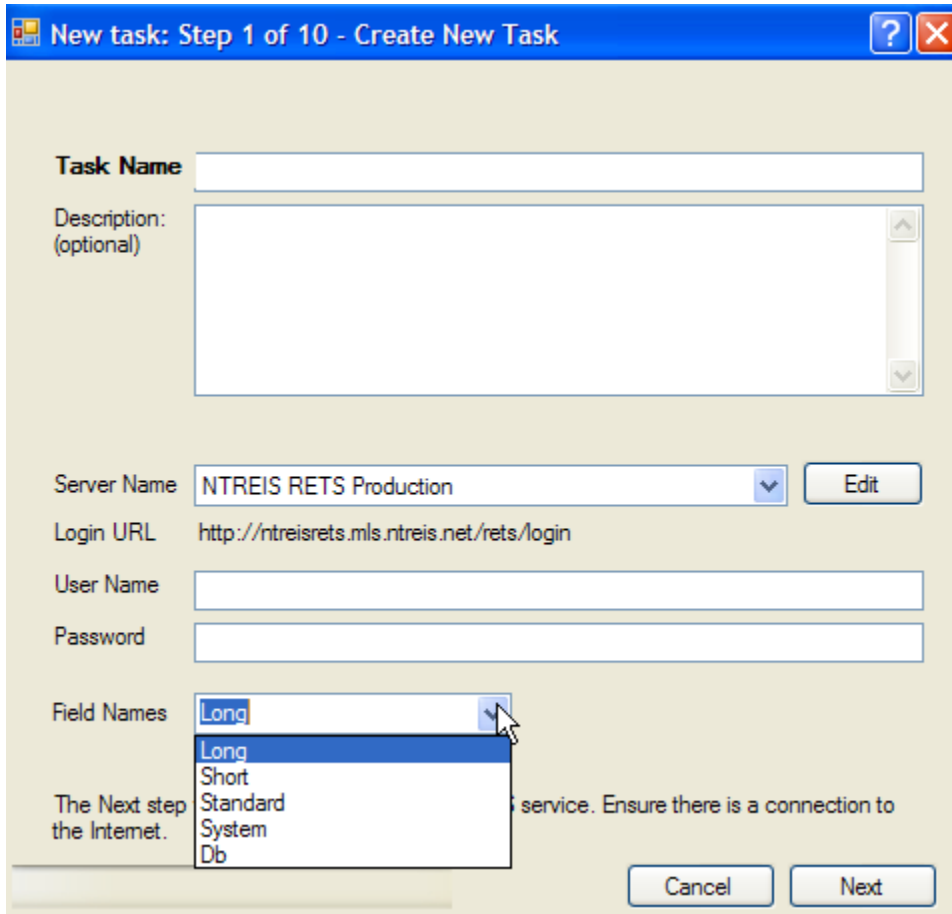
RETS Version:

Server Options:

- Offset support
- Full DMQL support

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 "**10) RETS Naming Conventions**" below.



Task Name

Description: (optional)

Server Name

Login URL

User Name

Password

Field Names
Long
Short
Standard
System
Db

The Next step the Internet. service. Ensure there is a connection to

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 script. 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.



Getting Started with NTREIS RETS

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7) 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.

8) 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	
PROPERTY	ALLPROP	All Property Records	Do Not Use
REMOVED	REMOVED	Removed Listings	Properties that have been manually deleted by NTREIS Staff
ACTIVEAGENT	ACTIVEAGENT	All Agents marked as Active	Do Not Use
HISTORY	HISTORY	Property Logs	Do Not Use
OPENHOUSE	OPENHOUSE	Open House	Do Not Use

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

Getting Started with NTREIS RETS

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

The following classes **are not to be used** as they are not complete and may contain information that is not useful to you:

- Property Logs
- Open House
- All Agents Marked as Active
- All Property

9) 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.

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

<http://ntreisphotos.entreis.net/vendors/MediaLookup.asp>

and enter the MLS Number. The results will display all the media as it exists on both servers that store 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 200GB 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.

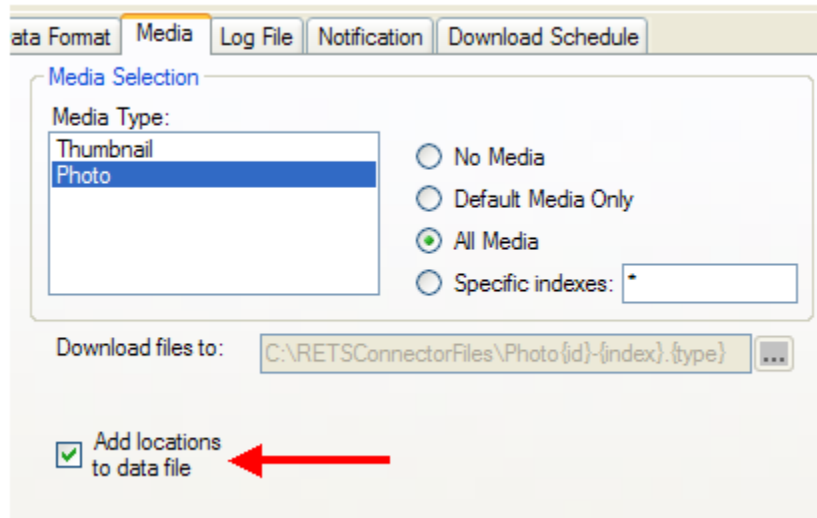
NTREIS previously used a separate NTREIS Media Server where the Media Table contained fields with the URL’s for the low resolution and high resolution media. Although the Media Class on the NTREIS RETS Server does not contain the URL’s, you can either

Getting Started with NTREIS RETS

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”.



The screenshot shows the 'Media' tab in the MarketLinx RETS Connector client. The 'Media Selection' section includes a 'Media Type' dropdown menu with 'Photo' selected. To the right, there are radio buttons for 'No Media', 'Default Media Only', 'All Media' (which is selected), and 'Specific indexes:'. Below this, the 'Download files to:' field contains the path 'C:\RETSConnectorFiles\Photo{id}-{index}.{type}'. At the bottom, the checkbox 'Add locations to data file' is checked, and a red arrow points to it.

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 10442368:

<http://ntreispictures.marketlinx.com/MediaDisplay/37/HR2019637-1.jpg>

<http://ntreispictures.marketlinx.com/MediaDisplay/37/LR2019637-1.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 the SQL Script that 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

Deleting Media Files

The MarketLinx Tempo MLS System does not have an intrinsic method to identify media that has been deleted from the MLS System. When a user deletes an image or other media from MLS, the corresponding file is removed from the Media Table with no indication to RETS users that the image is no longer in MLS. This requires users to download 2.8 million rows in the media table to keep the user's Media Table current.

NTREIS recognizes that RETS users needed a simpler method to keep their Media Table current, especially as users make frequent updates to the listings and media. NTREIS created a process that identifies which UID's in the Media Table have been deleted and outputs these UID's to DeleteMedia.txt file. Users can download this file from <http://www.ntreis.net/resources/DeleteMedia.txt>. DeleteMedia.txt includes the date the media was deleted.

An updated DeleteMedia.txt will be available at half past each hour and will contain the last 60 days of data.

NTREIS recognizes you may have media information that has been out of date for some time. There is a much larger file that can be downloaded from <http://www.ntreis.net/resources/MASTERDeleteMedia.txt> which is a list of UID's from the past few years that have been removed from MLS. You may want to use this MASTERDeleteMedia.txt file once initially and the DeleteMedia.txt file on a regular basis.

If your media table becomes out of synch with the MLS Media Table, you can download the full MLS Media Table via RETS and then apply the current DeleteMedia.txt to remove the most recently deleted UID's.

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

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) RETS Naming Conventions

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

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 choose to use 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.



Getting Started with NTREIS RETS

Updated: 5/26/2009

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 showing on the “IDXData” and “nonIDX” worksheets on the “RETS Field Mapping” document which 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 internal processes used by the MLS Vendor <u>and should not be used in any capacity.</u> 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) Field Types

While the MLS SQL Data Schema formally defines each field and this is reflected in the RETS metadata, NTREIS Staff has an informal field type 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.
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 mainly by NTREIS Staff in working with the data.

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

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.

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.

13) Keeping Your Data/Website Current

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 and 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. 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 user has 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.

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
- StreetDirSuffix

Getting Started with NTRDIS RETS

- StreetName
- StreetType
- 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

As a general guide, NTRDIS 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 to fields to remove the appropriate listings.

If you download only the listings with Active status, you will not know when a property changes 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.

13) Important Date Fields

- 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 also changes when media is added, edited, or modified.
- 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 MODIFIED field on the MEDIA class is updated when the media is added or modified. When media is added, edited, or modified, it changes the MODIFIED field on the property classes.
- The STATUSCHANGEDATE is the date and time a status is changed on a listing. Listings with ACT, CON, OPT, or KO status do not have a



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Getting Started with NTREIS RETS

STATUSCHANGEDATE, but all other statuses will have value for this field. This allows you to download all records that Expired, went Pending, were Withdrawn or Cancelled or were sold by entering one date in this field.

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 program. Under certain circumstances, the CLOSEDDATE and STATUSCHANGEDATE are not always the same. NTREIS suggests for Sold or Leased properties to use the CLOSEDDATE.

Getting Started with NTREIS RETS

14) 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.
- 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