

-----NTREIS RETS Bulletin Board-----

Updated on 11/22/2011

NTREIS Tempo MLS will have an update with the Publish scheduled for Tuesday, 12/06. There will be no changes in the RETS Metadata related to the NTREIS Listings Publish.

Updated on 07/29/2011

It is anticipated that as part of the NTREIS Listings Publish on 8/2/2011, the RETS Server will be UNAVAILABLE from 3 a.m. through 8 a.m. August 2nd. While the actual publish will occur prior to 7 am on August 2nd, the vendor has scheduled the metadata update for 9 a.m. You will be contacted via email when the new metadata is available.

Updated on 07/19/2011

Upcoming NTREIS MLS Publish on 8/2/2011

Pre-Publish Testing

The changes described below are now available for testing by RETS users on the RETS Transition Server using your current RETS production credentials:

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

Some of the changes are specific to certain RETS feeds and you may not see some or all of the changes described below.

Please contact rets@ntreis.net to report problems with testing on the RETS Transition Server. Questions regarding RETS should also be directed to rets@ntreis.net.

(1) Removing one existing field

Assumption / Assumption Look-Up field removed from RES, MUL, LND, and COM Classes

(2) Adding three new fields

New Fields added (System Name / Long Name)

- a) **MLSNUM** / MLS Number added to the MEDIA Class
- b) **LISTSTATUS** / Liststatus added to the MEDIA Class
- c) **LAKENAME** / Lake Name added to RES, MUL, LND, COM, LSE, and ALLPROP classes as a Look-Up field.

(3) Changes to existing fields:

- a) **MODIFIED** field in the property classes (RES, MUL, LND, COM, LSE, ALLPROP) will update whenever there is a change to one of these fields in the **MEDIA** class:
- 1) **MEDIATYPE** if there is a change to one of these mediatypes: 'pic', 'vt', 'ppvt', or 'ppss', then **MODIFIED** on the property class is updated.
 - 2) **MEDIADESCRIPTION**
 - 3) **DISPLAYORDER**
- b) Deleting the entry for **OPENHOUSEDATE** will update the **MODIFIED** field in the property classes.

(4) Additions to Look-Ups

- a) **"Keyboxtype"** ('Keybox Type') Look-Ups selection added to RES, MUL, LND, COM, and LSE Classes
SNTRI – LongValue and ShortValue is 'SentryLock'
- b) **"CommonFeatures"** ('Common Features') Look-Ups selection added to RES, MUL, LND and LSE Classes
COMDK - LongValue and ShortValue is 'Community Dock'
- c) **"RoomBedBathDesc"** ('Bed/Bath Features') Look-Ups selection added to RES and LSE Classes
BBDSINK – LongValue and ShortValue is 'Dual Sinks'
- d) **"StreetType"** ('Street Type') Look-Ups selections added to RES, MUL, LND, COM, LSE and ALLPROP Classes
 1. VILG – LongValue and ShortValue is 'Village'
 2. MEADW – LongValue and ShortValue is 'Meadows'
- e) **"Lotdesc"** ('Lot Description') Look-Ups selections added to RES, MUL, LND and LSE Classes
 1. **LTDLEASED** - LongValue and Short Value are both 'Leasehold'
 2. **LTDAIRSTP**- LongValue and ShortValue are both 'Airstrip'
 3. **LTDTAXI** - LongValue and ShortValue are both 'Taxi-way'
 4. **LTDLKFT** - LongValue and ShortValue are both '**Lake Front – Main Body**'

(5) Changes to existing Look-Ups

- a) **"Lotdesc"** (Lot Description) Look-Ups change for RES, MUL, LND, LSE, and ALLPROP classes. The code, 'LTDWTR-FRN; remains the same, but the LongValue and ShortValue, 'Water/Lake Front' changes to '**Lake Front**'
Number of records updated with change:
 - RES: 16,000
 - MUL: 25
 - LND: 7,000
 - COM: 0
 - LSE: 1,500
- b) **"SpecialNotes"** ('Special Notes') Look-Ups change for RES, MUL, LND, COM, LSE and ALLPROP classes. The code, 'SPN1STRORE' remains the same, but the LongValue and ShortValue, '1st Right of Refusal' changes to 'Right of First Refusal'
Number of records updated with change:
 - RES: 2,500
 - MUL: 50
 - LND: 400

COM: 150
LSE: 3,500

Updated on 02/10/2011

The Tempo MLS System and NTREIS RETS will be unavailable between 5 and 7 am on Tuesday, February 15th while NTREIS installs a hardware upgrade.

Updated on 11/23/2010

NTREIS will be performing a necessary equipment upgrade on Monday, November 29th between 10 and 11 pm Central. During this time, NTREIS RETS will not be available.

Updated on 10/28/2010

- A new field "Agent2_email" ('Listing Agent2 Contact') is available on The RETS Transition Server and will be on RETS Production Server on Tuesday 11/30
- The new field "PossibleShortSale" was mislabeled in an earlier communication as "PossibleShortSell"
- The field "ExpPPVTDisplay" is required when users enter a listing in the system. The correct LongName is "Include Slide Show" which is slightly different than the LongName used on Transition
- The field "KEYBOXTYPE" ('Keybox Type') is required when users enter a listing in the system

Please be sure your email server/service/filters will accept emails from rets@ntreis.net.

Updated on 10/25/2010

In preparation for tomorrow's publish, the RETS Server will be UNAVAILABLE from 11 p.m. tonight (October 25th) through 7 a.m. October 26th. If you haven't already done so, please review the RETS Bulletin Board which details the changes you can expect.

(http://www.ntreis.net/documents/NTREISRETS_3032010154556.pdf). Questions regarding RETS should be directed to rets@ntreis.net.

Updated on 10/13/2010

Upcoming NTREIS MLS Publish

NTREIS Tempo MLS will have an update with the Publish scheduled for Tuesday, 10/26. The NTREIS MLS User Committee requested the addition of five new fields along with the removal of numerous Look-Up items and modifying the names for other Look-Up items.

Pre-Publish Testing

These changes are available for testing by RETS users on the RETS Transition Server using your current RETS production credentials:

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

Some of the changes are specific to certain RETS feeds and you may not see some or all of the changes described below.

Number of listings affected by changes

These changes will change the MODIFIED field on numerous records, resulting in larger downloads than normal in conjunction with this publish. For the typical RETS feed for a website, there may be 15,000 or more records modified by the changes. For a RETS feed for a brokerage, there may be 225,000 or more records modified by this change. The number is dependent on your particular search criteria and your results.

In the list of changes below, the RETS SystemName is in bold and the label on the NTREIS MLS input screens/forms is in parenthesis:

Changes to Existing Fields

OfficeSell ('Selling Office') changes in RES, MUL, LND, COM, and LSE Classes

1. LongValue, 'Selling Office ID', changes to 'Selling Office Code'
2. ShortValue, 'Sell Ofc ID' changes to 'Sell Ofc Code'

New Fields added

1. **Agent2** ('Listing Agent 2'), field added to RES, MUL, LND, COM, and LSE Classes
2. **PossibleShortSell**, ('Possible Short Sale'), added to RES, MUL, LND, COM, and LSE Classes
3. **ExpPPVTDisplay**, ('Include Slideshow Y/N') field added to RES, MUL, LND, COM, and LSE Classes
4. **AppraiserName**, ('Appraiser's Name'), field added to RES, MUL, LND, and COM Classes

Additional MediaTypes in MEDIA Class

1. MEDIATYPE '.ppss' indicates a "Property Panorama Slideshow"
2. MEDIATYPE '.ppvt' indicates "Property Panorama Virtual Tour"

As the , RTF, TXT, PDF, and FAX MEDIATYPES do not fall within the NTREIS Rules and Regulations as to the content that can be displayed on an Internet Site, NTREIS will be removing these media types for users who download data for a public facing website.

These users will still be able to download the following MEDIATYPES:

- PIC
- VT
- URL
- PPVT
- PPSS

Fields Removed from LSE Class

1. **TitleCompany**, ('Preferred Title Co')

2. **TitleCoPhone**, ('Title Co. Phone')
3. **OwnerVideo**, ('Owner/Permission to Video')
4. **TitleCoLocation**, ('Title Company Location')

Look-Up Changes

“Assumption” (Assumption Info) Look-Up removed from RES, MUL, LND, and COM Classes

1. ASIBALLOON - 'Balloon' removed
2. ASIBOND - 'Bond' removed
3. ASIBUYDOWN - 'Buydown' removed
4. ASICONV-AS - 'Conventional Assumable' moves to FinanceProposed, ('Proposed Financing') Look-Up and becomes 'PFCONVASSU'
5. ASICREDITR - 'Credit Report Requ' removed
6. ASIESCALAT - 'Escalating' moves to FinanceProposed, ('Proposed Financing') Look-Up and becomes 'PFESCALAT'
7. ASIESC-PRO - 'Escrow to be Prorated' removed
8. ASIFHA-ASM - 'FHA Assumable' moves to FinanceProposed, ('Proposed Financing') Look-Up and becomes 'PFFHA-ASM'
9. ASIFIXED - 'Fixed' moves to FinanceProposed, ('Proposed Financing') Look-Up and becomes 'Fixed'
10. ASIGRAD+AD - 'Graduated/Adjustable' removed
11. ASINO-ASSU - 'Not Assumable' moves to FinanceProposed, ('Proposed Financing') Look-Up and becomes 'PFNOTASSU'
12. ASIPRIV-AS - 'Private Assumable' moves to FinanceProposed, ('Proposed Financing') Look-Up and becomes 'PFPRI-ASSU'
13. ASIRELEASE - 'Release Liability Req'd' moves to FinanceProposed, ('Proposed Financing') Look-Up and becomes 'PFRELEASE'
14. ASITXVETAS - 'TX Vet Assumable' moves to FinanceProposed, ('Proposed Financing') Look-Up and becomes 'PFTXVETAS'
15. ASIVA-ASSU- 'VA Reinstatement Req'd' moves to FinanceProposed, ('Proposed Financing') Look-Up and becomes 'PFVA-ASSU'
16. ASIVA-REIN - 'VA Assumable' moves to FinanceProposed, ('Proposed Financing') Look-Up and becomes 'PFVA-REIN'

(The 'Assumption' feature will no longer exist after this publish)

“Construction” ('Construction') Look-Ups for RES, MUL, COM, and LSE Classes

1. CONCONCRT - 'Concrete' added
2. CONVINYL - 'Vinyl Siding' added

“Energy” ('Energy Efficiency') Look-Up

1. ENGNONE - 'None' removed for RES, MUL, COM, and LSE Classes
2. ENGST-WIND - LongValue and ShortValue, 'Storm Windows' changes to 'Storm Window(s)' for RES, COM, and LSE Classes

“Equipment” ('Kitchen Equipment') Look-Ups for RES, MUL, and LSE Classes

1. KEQBCMAK - 'Built-in Coffee Maker' added
2. KEQCGRAN - 'Commercial Grade Range' added
3. KEQCGVENT - 'Commercial Grade Vent' added
4. KEQDDISH - 'Dual Dishwashers' added

5. KEQDRP+INE - - LongValue and ShortValue, 'Drop-In Range/Oven-Elec' changes to 'Range/Oven-Electric' for RES, MUL, and LSE Classes
6. KEQINDOORG 'Indoor Grill' removed
7. KEQRNG-ELE – 'Freestanding Range- Electric' removed
8. KEQRNG-GAS – 'Freestanding Range- Gas' removed
9. KEQROGAS - 'Range/Oven-Gas' added
10. KEQSELF-CL – 'Self Clean' removed

“Exterior” ('Exterior Features') Look-Ups

1. EXGARD - 'Gardens' added to RES, MUL, and LSE Class
2. EXFGAZEBO - LongValue and ShortValue, 'Gazebo', changes to 'Gazebo/Pergola' for RES and MUL Classes
3. EXFGRILL - LongValue and ShortValue, - 'Grill' changes to 'Attached Grill' for RES, MUL, and LSE Classes
4. EXMMS - 'Mosquito Mist System', added for RES, MUL, and LSE Classes
5. EXOUTFPL, - 'Outdoor Fireplace/Pit', added for RES, MUL, and LSE Classes
6. EXOUTLC - 'Outdoor Living Center', added for RES, MUL, and LSE Classes
7. EXFWOOD-DC - LongValue and ShortValue, 'Wood Deck' changes to 'Deck' for RES, MUL, and LSE Classes

“FINANCINGAPPROVED” ('Complex Approved For') Look-Up for RES Class

1. FHA/VA - 'FHA/VA' removed

“FINANCEPROPOSED” ('Proposed Financing') Look-Ups

1. FIXED – 'Fixed' added to RES, MUL, LND, and COM Classes
2. PFASSULOAN - 'Assumable Loan' added to RES, MUL, LND, and COM Classes
3. PFCONAGENT - 'Contact Agent' added to RES, MUL, LND, and COM Classes
4. PFCONVASSU - 'Not Assumable' added to RES, MUL, LND, and COM Classes
5. PFESCALAT - 'Escalating' added to RES, MUL, LND, and COM Classes
6. PFFHA-ASM - 'FHA Assumable' added to RES, MUL, LND, and COM Classes
7. PFNASSUM-E 'Assumption of Equity' removed from RES, MUL, LND, and COM Classes
8. PFNOTASSU - 'Not Assumable' added to RES, MUL, LND, and COM Classes
9. PFNOWN-1ST – LongValue and ShortValue, 'Owner Carry 1st', changes to 'Owner Carry First' for MUL and LSE Class
10. PFNOWN-2ND – LongValue and ShortValue, 'Owner Carry 2nd', changes to 'Owner Carry Second' for MUL and LSE Class
11. PFPRI-ASSU 'Private Assumable' added to RES, MUL, LND, and COM Classes
12. PFRELEASE 'Release Liability Req'd' added to RES, MUL, LND, and COM Classes
13. PFTXVETAS 'TX VET Assumable' added to RES, MUL, LND, and COM Classes
14. PFVA-ASSU 'VA Assumable' added to MUL and LSE Classes
15. PFVA-REIN 'VA Reinstatement' added to RES, MUL, LND, and COM Classes

“FireplaceDesc” ('Fireplace Type') Look-Ups for RES, MUL, and LSE Classes

1. FRPMASONRY - LongValue and ShortValue, FRPMASONRY - ('Masonry' changes to 'Masonry Box')

“GarageDesc” ('Parking/Garage') Look-Up for RES Class

1. PARASSIGN – LongValue and Short Value, 'Assign' changes to 'Assigned'

“Interior” (‘Interior Features’) Look-Ups for RES, MUL, and LSE Classes

1. INFELCSDH - ‘Electric Shades’ added
2. INFFLATSCR - ‘Flat Screen Wiring’ added
3. INFSMARTHM - LongValue and ShortValue, ‘Smart Home Features’ changes to ‘Smart Home System’

“KEYBOXTYPE (‘Keybox Type’) Look-Ups added to RES, MUL, LND, COM, and LSE Classes

1. Grey AEII’ - LongValue is ‘AEII’ and ShortValue is ‘Grey AEII’ added
2. Combo – LongValue is ‘Combo’ and ShortValue is ‘Combo’ added
3. Blue iBox – LongValue is ‘iBox’ and ShortValue is ‘Blue iBox’ added
4. Abilene REDIS - LongValue is ‘Redisafe’ and ShortValue is ‘Abilene Redisafe’ added
5. None – ‘LongValue is ‘None’ and ShortValue is ‘none’ added

“LOTDESC” (‘Lot Description’) Look-Ups

1. LTDCANAL - - LongValue and ShortValue, ‘Canal changes to ‘Canal (Man Made)’ for RES Class
2. LTDOTHER – ‘Other’ removed for RES, MUL, LND, and LSE Classes
3. LTDPKVW – ‘Park View’ added for RES, MUL, LND, and LSE Classes.

“PoolDesc” (‘Backyard Pool) Features’ Look-Ups for RES, MUL, and LSE Classes

1. POLINFIN - ‘Infinity Edge’ added
2. POLSALT - ‘Saltwater Pool’ added
3. POLWATER - ‘Water Feature’ added

“ROOMBEDBATHDESC” (‘Bed/Bath Features’) Look-Ups for RES and LSE Classes

1. BBFCoffeeBar - ‘Coffee Bar’ added
2. BBFCustomCS - ‘Custom Closet System’ added
3. BBFDUALMB - ‘Dual Master Baths’ added
4. BBFMURPHYB - ‘Murphy Bed’ removed
5. BBFShowerBS - ‘Shower Body Sprays’ added

“ROOMKITCHENDESC” (‘Kitchen Other’) Look-Ups for RES, MUL, and LSE Classes

1. KOTCONC - ‘Concrete Countertop’ added
2. KOTFSINK - ‘Farm Sink’ added
3. KOTPFILL - ‘Pot Filler’ added
4. KOTRBIN - ‘Recycle Bin’ added
5. KOTSS - ‘Second Sink’ added

“ROOMUTILDESC” (‘Utility Room’) Look-Ups for RES, MUL, and LSE Classes

1. UTRBLTIN - ‘Built-in Cabinets’ added

“ROOMSOTHER” (‘Specialty Rooms’) Look-Ups

1. SPRDARK-RM – ‘Dark Room’ removed from RES, MUL, and LSE Classes
2. SPRGUESTSU - ‘Guest Suite’ added to RES, MUL, and LSE Classes

“SchoolName1”, “SchoolName2”, “SchoolName3”, and “SchoolName4” for RES, MUL, LND, and LSE Classes

1. ‘Byron Craig’ changed to ‘Craig’
2. ‘CastleHill’ changed to ‘Castle Hills’

“SECURITYDESC” (‘Alarm/Security Type’) Look-Ups for RES, MUL, COM, and LSE Classes

1. SCTWIRELESS - ‘Wireless added’

“SHOWING” (‘Showing’) Look-Up for RES, MUL, LND, COM, and LSE Classes

- a. SHOSIGN+LO - ‘Sign on Lot’ removed
- b. SHOCONAGNT - ‘Contact Agent’ added
- c. SHONOSIGNLOT - ‘No Sign on Lot’ added to

“SPECIALNOTES” (‘Special Notes’) Look-Ups for RES Class

1. SPNHUD+VA -LongValue and ShortValue, ‘HUD/VA’ changes to ‘HUD’ changes to ‘HUD’
2. SPNVIRTTOU – ‘Virtual Tour’ removed

“STREETTYP” (‘Street Type’) Look-Ups added to RES, MUL, LND, COM, and LSE Classes

1. EXPY – ‘EXPY’
2. MNR – ‘Manor’
3. VIST – ‘Vista’

“STYLE” (‘Style of House’) Look-Ups for RES and LSE Classes

1. STYCRAFTS - ‘Craftsman’ added
2. STYFLAT – ‘Flat’ removed
3. STYMCM - ‘Mid-Century’ Modern added

Updated on 09/20/2010

NTREIS has discovered that the MasterDeleteMedia.txt and the DeleteMedia.txt files do not capture every media transaction occurring on the MLS System. There is a valid concern that attempting to capture every media transaction would adversely affect MLS System performance.

As the data is incomplete, these two files, MasterDeleteMedia.txt and DeleteMedia.txt, will be discontinued on 12/6/2010.

The data in the PHOTODATE field in the property classes changes when media records have been added, modified, or deleted.

For more information about the MLS Media please reference:

http://ntreis.net/documents/NTREISRETS_332008122558.htm

Updated on 06/15/2010

The Texas Association of REALTORS is creating a new public facing website. By selecting “TexasRealEstate.com” (TAR) in the field “Listings Will Appear On” (InternetList_All), NTREIS MLS users can identify the listings that will be allowed to be displayed on this website. TAR, NTREIS, and the MLS Vendor are in the process of making the necessary changes to allow the data in NTREIS Listings to appear on the TAR website.

The MLS Vendor inadvertently made the changes to the 'InternetList_All' field ahead of the planned schedule and this data went live in MLS much earlier than expected. Although NTREIS was not able to publicize the change in advance, it should have either minimal or no impact on your current RETS download processes.

Updated on 04/01/2010

New RETS Bulletin Board

NTREIS' previous method of sending a group email to NTREIS RETS Users often resulted in spam blockers preventing important RETS emails from being delivered. There were other challenges, including attachments, which sometimes contributed to email failures.

To resolve these problems, NTREIS will be sending shorter individual emails containing a link directing users to the NTREIS RETS Bulletin Board. The RETS Bulletin Board is located on the NTREIS RETS Technical page on www.ntreis.net.

The RETS Bulletin Board will be a .pdf format and contain the information that previously would have been in an attachment or the body of the email. In addition, the RETS Bulletin Board can be viewed by RETS Users as necessary to ensure the Users have current information on various topics. Previous bulletins will be available.

RETS Publish on April 21, 2010

On Wednesday morning, April 21st, there will be a NTREIS MLS Publish that will cause several small changes to NTREIS RETS.

These changes are currently available for testing on the RETS Transition/Staging Server:

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

The purpose of the RETS Transition/Staging Server is to allow RETS Users time to test the new metadata against their existing client and databases prior to the MLS Publish. Any errors or problems should be reported to NTREIS as soon as possible to allow the MLS Vendor time to make final corrections prior to the MLS Publish. NTREIS and the MLS Vendor work together to attempt to have the new metadata on the RETS Transition/Staging Server two weeks prior to the MLS Publish.

In the list of changes below, be aware, that your particular RETS Profile may give you access to some or none of these fields. Follow the instructions below to view all the fields available in your RETS Profile for the RES Class:

After logging in, access:

<http://ntreisretsstage1.mls.ntreis.net/rets/Getmetadata?type=metadata-table&id=PROPERTY:RES&format=Compact>

and view the fields in the metadata for your particular profile.

These are the two changes with the most impact:

1. Two fields related to media, INPUTDATE and PHOTODATE, will be available with this publish.
2. The OPENHOUSE Class will be available. Currently OPENHOUSEDATE and OPENHOUSETIME are available for each property class. It was intended for these two fields to show the most recent Open House, but it was discovered when an agent adds multiple Open Houses in MLS, only last one will be in these two fields. This will be corrected in an upcoming publish. The OPENHOUSE Class shows all the Open House information, from past Open Houses to future Open Houses.

The table below lists the RETS Class(es), the System Name, and comments about the field and the changes.

Class(es)	SystemName	Definition/ Comments
OFFICE	Zip4	This field is being removed as it is not used in Tempo application. The existing ZIP field contains both Zip and Zip4.
MEDIA	InputDate	Date media record is created. This is populated when a media record is created (any type).
RES, MUL, LND, COM, LSE	PhotoDate	Media change date. Updates 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 Resource). 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.
RES, MUL, LND, COM, LSE	StreetType	Street Designator HGTS, VLLE, and BLFF will be added to existing Street Types.
LSE	RoomOther	Specialty Rooms Feature Group The current label, "Extra Storage Space", changes to "Extra Storage Room".
OPENHOUSE	Description	Open House Remarks
OPENHOUSE	FromDate	Start Date and Time FromDate and ToDate are always the same
OPENHOUSE	InputDate	Date Open House data input
OPENHOUSE	TableName	RES, MUL, LND, COM, or LSE tables/Property Classes

OPENHOUSE	TableUid	Ties to the UID on the Property Classes
OPENHOUSE	ToDate	End Date and Time
OPENHOUSE	Type	Open House (Public) or Tour (Broker) Your particular RETS Profile may not give you access to Tour (Broker).
OPENHOUSE	UID	Unique UID for Open House records