

Rapattoni MLS – Issue to Resolution

Multiple Listing Service of Wilmington, NC

List dating from May 29, 2009 Updated December 14th, 2011

Green = Completed

Yellow = Work still in progress

Blue = No further action to be taken at this time

Orange = Rapattoni future release

Approval	Request
Yes Completed	Relocate Property Type and Status fields to the top of the Quick Search.
Yes Completed	Relocate Zip Code field on all searches to be located between City and County fields.
Yes Completed	Add Lease/Purchase and Lease w/ Option to Purchase as choices in the Financing Terms field.
Yes Completed	Combine Stick-Built and Modular property subtypes for Single Family into one subtype labeled Stick-Built/Modular.
Yes Completed	Add a Construction Disclosure amenity field that is not searchable with three different value options: Stick-Built, Modular, Both SB & Modular.
Yes Completed	Require Land, Boat Slip, and Parking listings to have an actual photo of the property in the 1 st position. Group listings must have a photo of one of the properties included in the group.
Yes Completed	Make the Financing Terms field agent searchable in the MLS.
Yes Completed	Add four additional “Carts” to be used in a single Rapattoni session.
Yes Completed	Add a mandatory field for “Tenant Occupied” with Y/N logic and No being the default.
Yes Completes	Configure Garage/Carport fields as amenities so they are searchable.

Yes Completed	Add new field for Land listings to identify whether a lot is buildable or not.
Yes Completed	Change logic for listing entry to allow a zero to be entered in street number field. This is to be used to define properties that have not yet been assigned a street number. Rapattoni already has this functionality. Street modifier and street number must both have zeros entered for this to work.
Yes Completed	In eShowings add Inspectors, Appraiser and Termite” under the “Agency Disclosure” drop-down and force eShowings to allow showings on these types. Report back to MLS committee on how eShowings will fix pending without adding another pending status. eShowings has this functionality based on BillType.
Yes Completed	Add Field for Branded Virtual Tour – Non IDX, Non VOW. Will be available in MLS 04/06/2011
Yes Completed	Where lot size square footage calculates, agents want both square footage and acreage as an option on system and reports.
Yes Completed	Add FSBO/Comp as a value in the Listing Type Table. Note: “Add Non-Listed Sold Comp” to listing type selection.
Yes Completed	“Selling Terms” changed so that if a property is changed to a Pending status, the “Selling Terms” can be modified/changed. Listing Must be saved as Pending, then selling terms can be changed.
Yes Completed	Add “Marketing City” as a table-driven amenity field – Do not alter any current reports.
Yes Completed	Add a script to run as often as possible so that anything under 1% change in list price does not show up on Hotsheets. Can be setup with any % range or \$ amount.
Yes Completed	“Rapattoni Corporation” filtered out of use reports by default.
Yes Completed	Add data fields for percolation issues. Add Table Values to Land property type “Sewer” data fields, “Septic Installed”, “Imprvmt Prmt Attched” (Improvement Permit Attached).
Yes Completed	Modify programming to exclude community names outside of a selected county.
Yes Completed	Allow Days on Market (DOM/CDOM), Status Date (i.e. Expired on or before mm/dd/yyyy) and Corporate Owned to be searched in IMAPP.
Yes Completed	Remove “Florida Room” since “Sunroom” is an option. Convert “Florida Room? And all data currently marked as such, to “Sunroom”. Once conversion complete, remove “Florida Room” from system.
Yes Completed	Allow Short Sales to have status of “Active Contingent”
Yes Completed	Add Adaptive Authentication login. This will replace token login.
Yes Completed	Add Watermark to pictures in MLS.

Yes Completed	Change Status Label “Active Cont Sale Add” to “Active Contingent”.
Yes Completed	Add “Lease-Purchase” as a required field when status is changed to Pending.
Yes Completed	Add “Lease with Option” as a required field when status is changed to Pending.
Yes Completed	On Listing Summary (First detail screen for property) add “Listing Type” as it is in commercial MLS.
Yes Completed	Add an option for a 4 th Floor in the rooms table field (Current choices are only 1 st ,2 nd ,3 rd ,loft,basement).
Yes Completed	Under “external documents” revise “Covenant/Restrictions” label to read “Covenant Restrictions 1” and add “Covenant Restrictions 2” and “Covenant Restrictions 3”
Yes Completed	Add “Leased/Rented” as an active status because Rapattoni—like Ambiance—cannot have two “closed” statuses (See BCAR’s).
Yes Completed	Add “Lot Size” and “Price per Acre” as an option to CMA package in Rapattoni MLS
Yes Completed	Build an agent only, custom “Contract Report”.
Yes Completed	Add “Weekly Rentals Allowed” Yes/No to Rental Property.
Yes Completed	Add Full and Half Baths as comparable field in CMA.
Yes Completed	Add “Corporate Owned” and “Short Sale” to the Appraisal Detail Report.
Yes Completed	Update “Short Sale” Label to “Potential Short Sale”. Staff will prepare education piece for members.
Yes Completed	Add Leased or Owned to all fields for Oil Tank & Propane. Note: Same drop-down logic as on Gasoline Tank.

<p>Yes Completed</p>	<p>Manufactured or Stick-Built: In the past, it was easy to distinguish “stick-built” structures (built on-site) from manufactured structures (built off-site and transported to the lot where they were installed). But today, due to new construction technologies and conflicting definitions in subdivision covenants and zoning codes, the determination of whether a property is “manufacture” or “stick-built” is not always clear. The question is further complicated by owners or developers who combine elements of manufactured and stick-built structures. Some, for example, purchase off-site-built structures without exterior siding and then add brick or some other veneer; others assemble multiple manufactured units on site into a two-story building, or order a base unit and then “stick-build” a second floor. Are the resulting structures stick-built or are they manufactured? So, the definition in the MLS Rules might be: built off-site and transported to the lot where they were installed. If a preponderance of the structural components are built off-site—disclosure as a modular might be prudent. If a less than preponderance of the structural components are built off-site—then it might be prudent to note it in the non public remarks and show in the MLS that it is stick built. This issue has never been discussed by the MLS Board or the MLS Committee. I think it wise to have both of these groups define “what” the MLS Rule is.</p>
<p>Yes Completed</p>	<p>Add “Proposed Closing Date” field to Pending Status. Make overdue Pending, reliant on this date (ex. 30 days past). May be helpful dealing with Lease/Purchase deals and Contingent Sales. Once Lease with Option to purchase and Lease/Purchase are added to Selling Terms Field, create iCheck rule that will, 12 months after the Pending Date where the status is still Pending, alert the listing agent to modify the listing to “Sold”. NOTE: Current iCheck rule sends an email to listing agent where the Pending date is greater than six months. Additionally, if the Construction Field (?) equals “Proposed” and the property goes to Pending status that iCheck will send an email to the listing agent requesting that when the footings are poured, that the Construction status be changed to “Under Construction”. Also where the Construction field equals either Proposed or Under Construction and the property status goes to sold status that the MLS system requires the Construction field be modified to “New”. Staff will request that the construction field be modified to display in the Property History report. Staff will prepare an education piece for new home agents. Rationale: The appraisers need to have a clear picture of when the construction of a property actually began.</p>
<p>Yes Completed</p>	<p>Modify framed IDX solution to include more fields (including additional criteria) and include a map search function.</p>
<p>Yes Completed</p>	<p>Add a status indicator (hour glass or bar with percentage) to statistics page when you click “Run Statistics”. Update from Rapattoni.</p>
<p>Yes</p>	<p>Redesign the Client Portal to mirror the agent detail view in the MLS. Scope of project request sent to Rapattoni. Awaiting response.</p>
<p>Yes</p>	<p>Staff to investigate the possibility of changing the one-line grid default fields. Request for more information sent to Rapattoni. Awaiting response.</p>
<p>Yes</p>	<p>Re-Alphabetize the additional criteria tab in all searches. Request sent to Rapattoni. Awaiting completion.</p>
<p>Yes</p>	<p>Add Square Footage fields for additional heated square feet, gross square feet (combination of heated square feet and additional heated square feet), and other square feet. Price per square foot to be calculated off of gross square feet. Awaiting approval from the BoD</p>

Yes	Create mandatory fields for describing additional heated square footage: Additional Bedrooms, Additional Bathrooms, Additional Kitchen, Additional Living Area. Awaiting approval from the BoD
Yes	Survey membership regarding removing the price per square foot field. Staff currently designing survey.
Yes	Have the system clear the proposed closing date field when changing a listing to Sold from Pending. Request sent to Rapattoni, awaiting response.
Yes	Add field that identifies property as having a "Green" certification. Possibly add "Energy Star" as separate category. Currently in Staging. Awaiting approval from the Green Task Force.
Yes	Integrate RealFast/Zip Forms/Formulator with Rapattoni to allow MLS info to be imported and auto-populated into form fields. Request sent to RealFast, awaiting response.
Yes	Display "LEED" certification in MLS. Currently in Staging. Awaiting approval from the Green Task Force.
Yes	MLS Committee would like policy to state that it is mandatory to meet once every 90 days with the option to have some meetings available via WebEx or GoToMeeting. In testing and implementation.
Yes	Add agent license number to reports. Rapattoni says this cannot currently be done due to design. Enhancement Request.
Yes	Make the Directions field searchable. Because the Directions field is a basic field, it is not modifiable. Enhancement Request.
Yes	Add Street Modifier Field to Address Search. Currently Unavailable as the Address search is hard coded. Enhancement Request awaiting Rapattoni response.
Yes	Allow adaptive authentication to be used only with RETS and not the entire MLS system. Enhance and strengthen RETS security and provide enhanced reporting of usage by IP, and full featured reporting to easily view who is downloading what, how often and how much. Enhancement Request. Awaiting Rapattoni Response.
Yes	Add Garage as General Criteria in Listing Search. Note: This cannot currently be done because of design, however, MLS Committee recommends to Board of Directors that Rapattoni correct the and/or search issue. Request of scope and contractual time-line sent to Rapattoni. Awaiting Rapattoni response.
Yes	Enhance search to be able to query both Short Sale and Corporate owned without requiring results to equal both. Update being implemented that will enhance search capability. Rapattoni will evaluate possibility of searching both once update is active. No E.T.A. at this time.
Yes	Allow members of multiple associations to access all associations through PDA interface. On the Product Roadmap
Yes	Require User-Agent to match up with Username and Password within RETS to enhance security. On the Product Roadmap

Yes	Add agent license and agent fax# to all listing summary pages and agent only reports. Also, add to “Listing Agent Profile” pop-up n on listing summary page. If not available on transmittal from membership server at WRAR, add new required field for Agent License Number#. Update from Rapattoni: Agent License number is available on the profile and all “Presented By” sections. Adding it to the listing detail display is an enhancement. It has been added to the Product Roadmap but Rapattoni does not have an e.t.a. at this point
Yes	Add enhancement to be able to customize the criteria in the default 24-hour market watch. Rapattoni has added this to the product roadmap. No E.T.A at this time.
Yes	IE Refresh button beside URL entry bar refreshes to welcome page. Add refresh to reset current page only. This will not be possible until the entire system is migrated to .NET. The issue is happening because the frame is .NET and the main page is in Rapattoni MAGIC program. Report back to MLS committee (Brian/Andrew) if Rapattoni can engineer a method of removing unchecked items from the one line grid without having to stop and expanding the options box to click “Hide Unchecked” and have the ability to sort by checked/unchecked. This will require a complete redesign of the search results screen. Rapattoni will look into this at such time as we are redesigning this screen.
No	HOA Disclosure document and input into MLS should be coordinated.
No	Add an amenity field for Countertop Type.
No	Add a slot for contact name, phone, and email below co-agent on the listing detail display.
No	Create a listing revision page where you can enter multiple MLS numbers and it will cycle through all the listings.
No	Add a field that specifies a property’s prior year tax bill.
No	Allow heated square footage of detached living quarters to be included in a listing’s total square footage.
No	Require lot size field to be greater than zero.
No	Add status for offer received but not accepted.
No	Add alarm code field.
No	In the situation of a Team selling a property, have rule read both agents name must be on contract (Check legality) and make rule to have selling agent listed in MLS. Possible action: Staff shall draft a rule and the attorney shall approve the language addressing the requirement that the listing agent field in the MLS be either the name of the licensee who signed the listing form or the name of the “team.” When the listing agent is no longer affiliated with the listing firm, the MLS Participant must immediately but in no case later than one business day change the information in the MLS.
No	Add email address to Listing Summary page in addition to the mailto: icon link. Add Fax# to same location. Staff: Rapattoni will not show the email address to prevent scraping. Rapattoni already has a link to send an email—click once to open and create an email. Rapattoni has a featured that you did not want turned-on which would allow members to download members contact information into a spreadsheet for easy use. The fax number of the company already prints on reports.
No	Under Ocean Front table field, add 3 rd – 5 th row as a value. Declined by Leadership

No	Add a feature where the Owner can check on hits in Rapattoni for the property. Staff Note: This is something the agent can easily view. It is not possible for the owner to check it themselves.
No	Add a "Vacant" report to Rapattoni MLS. Staff: This can already be done within a search. Staff educated through Broker Briefing.
No	Add "In-Law Quarters" under extras with a check box selection. Staff Note: This is already an Additional Room
No	Add "Private" checkbox for Client in Client Portal.
No	Display Seller's addresses on REALTOR.com. Not displaying property address on Realtor.com will drive more views to member websites.
Postponed	Add Foreclosure Yes/No under Corporate Owned. Rule as rewritten: Corporate Owned Y/N: When identified as "Y" the definition will be a lending institution now owns the property (this does NOT apply to relocation or third-party ownership). Lending institutions may own property that has not gone through a foreclosure. Should an agent need to define the ownership to exclude foreclosure, they may use the Non Public Remarks to identify other types of sales. An example would be: <u>Estate Sale or Trust Sale</u> . When marked, "N" a lending institution does not own the property. This field continues to be mandatory.
Yes	Add Pending and Sold update to Automatic Updates in Client Portal. Staff note: Client Portal currently moves listings to top of list after status change.