

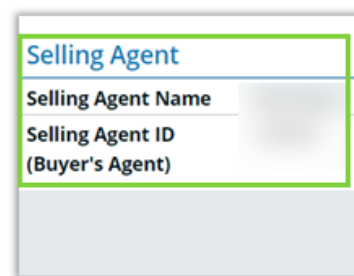
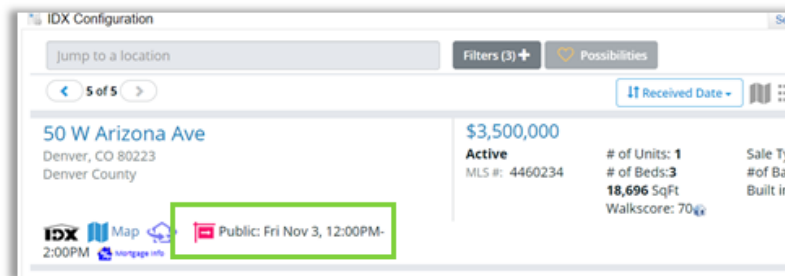
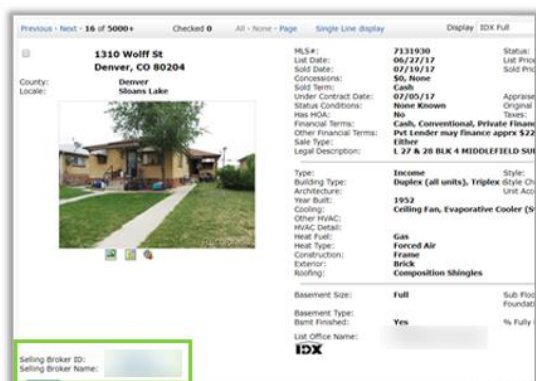
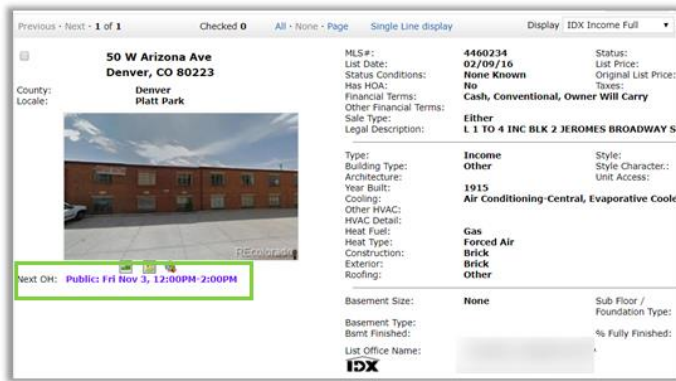
Matrix

Client Portal - Full Property View Redesign

In the Client Portal, the Full Property View has been redesigned to include many additional fields while also rearranging them into categories. This redesign was based on feedback from many customer requests.

IDX Frame Updates

Open House, Selling Agent Name, and Selling Agent ID fields have been added to the IDX Frame Full Displays.

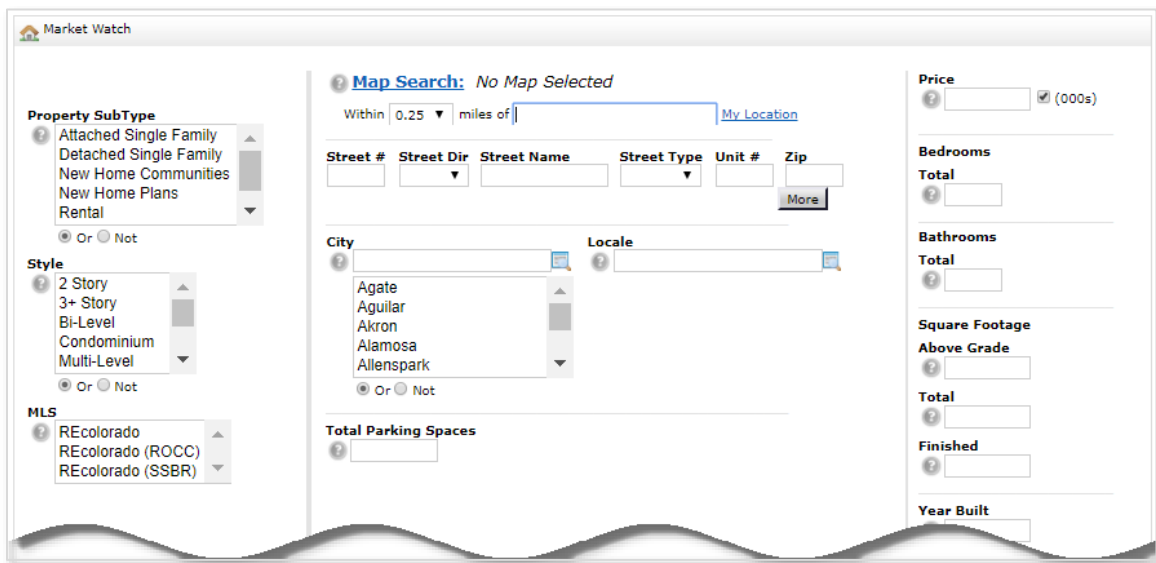


Recent Matrix Updates from the Steamboat Springs Conversion

Over the past several weeks, we've made lots of enhancements to support the Steamboat Springs conversion. With the variety of new fields and options, this is a great opportunity for all agents to further enhance existing listings.

MLS Search Field

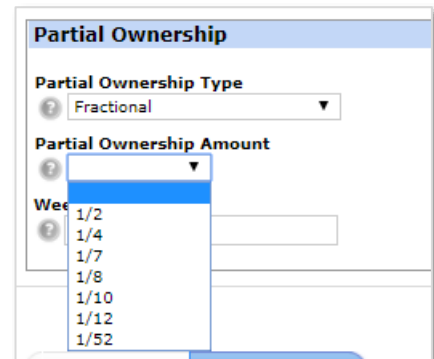
The MLS field has been updated to include SSBR on various search forms, including Hot Sheets, Market Watch, and stats searches.



The screenshot shows the 'Market Watch' search interface. On the left, there are three filter sections: 'Property SubType' with options like 'Attached Single Family' and 'Detached Single Family'; 'Style' with options like '2 Story' and '3+ Story'; and 'MLS' with options like 'REcolorado' and 'REcolorado (SSBR)'. The main search area includes a 'Map Search' section with a distance dropdown set to '0.25 miles of' and a 'My Location' button. Below this are fields for 'Street #', 'Street Dir', 'Street Name', 'Street Type', 'Unit #', and 'Zip'. There are also 'City' and 'Locale' dropdown menus with a list of cities including Agate, Aguilar, Akron, Alamosa, and Allenspark. A 'Total Parking Spaces' field is also present. On the right side, there are several numerical input fields for 'Price', 'Bedrooms Total', 'Bathrooms Total', 'Square Footage Above Grade', 'Total', 'Finished', and 'Year Built'. A checkbox for '(000s)' is checked next to the price field.

Fractional Ownership

On Residential Attached and Residential Detached listing input, when "Fractional" is selected under Partial Ownership Type, Partial Ownership Amount will become a required field.



The screenshot shows a dropdown menu titled 'Partial Ownership'. The selected option is 'Fractional'. Below it, the 'Partial Ownership Amount' dropdown is open, showing a list of fractional values: 1/2, 1/4, 1/7, 1/8, 1/10, 1/12, and 1/52. The '1/4' option is currently selected in the dropdown.

New Fields and Options

Many of the multi-select fields now have no restriction on how many options can be selected on a listing. New options have also been made available on various fields for both input and search.

Note: not all options will be available on all property types.

- **Appliances** – Downdraft, Range Hood, Warming Oven/Drawer
- **Electricity Source** – To Lot Line
- **Exterior Features** – Gas Pumps, Grill, Gutters, Heated Gutters, Lighting, Loading Docks, Underground Tanks
- **Features** – Fire Sprinkler – Dry, Fire Sprinkler – Wet, Fixtures/Equipment Included, Inventory Included
- **HOA Includes** – Capital Reserves, Covered Parking, Indoor and Outdoor Hot Tub, On-Site Check In, Sauna, Shuttle Available, Storage, Trails, and Valet.
- **Interior Features** – Drive Indoors, Elevator, Foyer/Entry, Home Theater, Hot Tub/Spa, Private Bathrooms, Radon Mitigation System, Shell Only, Showroom, Showroom Area
- **Laundry Availability** – Closet
- **Other HVAC** – Central Hot Water, Electric Water Heater, Gas Water Heater, Propane Water Heater
- **Owner Paid Utilities** – Insurance, Maintenance, Property Tax
- **Parking Features** – Driveway-Heated
- **Parking Type** – Covered Parking, Community Parking Garage, Parking Lot
- **Possible Use** – Fishing, Hunting
- **Property Information** – Income History Available, Reservations/Pre-Sale, Subdividable, Vacant
- **Reports Available** – Feasibility, Lead Based Paint, Leases, Location Map, Rental Average, Survey, Topography, Utility Average
- **Restrictions** – Pets Only Allowed for Owner, Special Assessment
- **Roof** – Architectural Shingles
- **Room Type** – Utility/Mech, Wine Cellar
- **Site Type** – Ranch, Caretaker / Multiple Homes Allowed
- **Sold Terms** – Private Financing
- **Style Characteristics** – Free Standing, Strip Center
- **Supplement Type** – Income History
- **Topography** – Creek is being updated to Creek/Stream, River/Stream is being updated to River. Several vegetation-related options such as Cleared and Wooded are being moved to a new Vegetation field.
- **View** – Ski Area
- **Rights** – Seller Retains Mineral Rights, Seller Retains Water Rights

There are also new fields being added. In addition to being available on input and as addable search controls, these new fields are included on the Full displays.

- **Partial Ownership Amount** – for sales of partial (fractional) ownership, indicates if the sale is $\frac{1}{2}$, $\frac{1}{4}$, $\frac{1}{52}$, etc.
- **Rentals Allowed** – indicates if short term, long term, or no rentals are allowed.
- **Special Assessment Description** – provides details about any special assessments.

- **Vegetation** – indicates the types of trees and vegetation available on the property.

Income Search Updates

The Income General search form has been updated to include various fields that are applicable to Commercial listings, including Type, Business Type, and Income Includes.

The screenshot shows a search interface with the following sections:

- Status - Date or Range:** Active (checked), Under Contract, Sold, Withdrawn, Expired.
- Status Conditions:** Court, Equitable Interest, None Known, Short Sale. Radio buttons for Or/Not.
- Type:** Income, Commercial. Radio buttons for Or/Not.
- Building Type:** Duplex (all units), Triplex (all units), Quadplex (all units), 5+ Plex (all units). Radio buttons for And/Or/Not.
- Style Characteristics:** Free Standing, High Rise (4+), High Rise (3+), Low Rise (1-3). Radio buttons for Or/Not.
- Map Search:** No Map Selected. Within 0.25 miles of My Location. OR. Street #, Street Dir, Street Name, Street Type, Zip. More button.
- City:** Agate, Agular, Akron, Alamosa, Allenspark. Radio buttons for Or/Not.
- Locale:** REcolorado, REcolorado (ROCC), REcolorado (SSBR). Radio buttons for Or/Not.
- Business Type:** Auto/Truck Related, Bar/Tavern, Bed and Breakfast, Building Trade, Business/Professional Services. Radio buttons for Or/Not.
- Income Includes:** Beer/Wine/Liquor Sales, Food/Non-Alcoholic Beverage Sales, Laundry, Parking, Personal Services. Radio buttons for Or/Not.
- Price:** (000s) checkbox.
- Square Footage Above Grade:** Input field.
- Total:** Input field.
- Finished:** Input field.
- Lot Size Acres:** Input field.
- Lot Size SqFt:** Input field.
- # of Total Units:** Input field.
- Year Built:** Input field.

At the bottom, it shows "Clear 496 matches" and buttons for "Map" and "Results".

Commercial Input Form

Commercial listings now have a separate input form which has some notable differences from the Income input form. Any existing Commercial listing will use this new input form. Commercial-specific information now also displays in the Client 1-Page and Broker 1-Page reports available from Income searches, as well as in the Client Portal.

The screenshot shows a dropdown menu titled "Add New Listing" with the following options:

- Residential Detached / Farm & Ranch Listings Input
- Residential Attached Listings Input
- Land Listings Input
- Income Listings Input
- Commercial Listings Input** (circled in red)
- Rental Listings Input
- New Home Communities Input
- New Home Plans Input

On the Status tab, agents will be able to select if the listing is “For Sale” or “For Lease”.

- This selection can’t be changed after the listing is moved to Active status.
- If “For Sale” is selected, agents will have access to the **Change to Under Contract** form after the listing is Active.
- If “For Lease” is selected, agents will have access to the **Change to Leased** form after the listing is Active.

Commercial Listings Input

Status Agent General Region Info Financials Site Parking Building Interior Additional Structures Interne

Status Information

When creating a new listing it can be submitted as an Active or Incoming Listing.

An Active listing must comply with all input rules. After being submitted, the listing is available for everybody in the system.

An Incoming listing will get a MLS Number but you do not need to fill out all the fields. Incoming listings are not available for everyone. You can add photos, supplements, etc., to Incoming listings. Reports can be generated for Incoming listings as well.

When the status is changed from Incoming to Active, the listing is available for everyone. An Active listing can only be submitted if all required fields are complete and it passes all input business rules.

Incoming status listings that have not been updated in the past 30 days are automatically removed from the system. Submit the Incoming status listing again to reset this date.

Status *
 Incoming
 Active

Transaction Type *
 For Sale
 For Lease
 For Sale

On the General tab, agents will be able to provide information about any current lease information for tenants in that property.

Status Condition: [?]

Current Lease Information

Lease Expiration: [?]

Lease Duration: [?]

Lease Description: [?]
 Characters Remaining: 999

Loan & Tax Information

Financials | Property

On the Financials tab, a Business Information section allows agents to provide information about the type of business, income sources, and when it was established.

Business Information

Business Type

- Auto/Truck Related
- Bar/Tavern
- Bed and Breakfast
- Building Trade
- Business/Professional Servi
- Campground/RV
- Church
- Convenience

Income Includes

- Beer/Wine/Liquor Sales
- Food/Non-Alcoholic Bever
- Laundry
- Parking
- Personal Services
- Recreation
- Rent
- Retail

Reports Available

- Architectural Plans
- Building Plans
- Drainage Study
- Easements
- Engineering
- Environmental Audit
- Feasibility
- Lead Based Paint

Year Established: [?]

Income Includes Description: [?]

Business Description: [?]
 Characters Remaining: 999

The Interior tab includes new fields to indicate Office, Retail, Residential, and Warehouse square footage.

Square Feet & Basement

Square Footage on this tab is for all buildings included with the property. To provide square footage on individual buildings, use the Additional Structures tab.

Sqft Above *
Sqft Basement
Sqft Total *
Sqft Finished *
Measurement Source

Sqft Office Total
Sqft Retail Total
Sqft Residential Total
Sqft Warehouse Total

Basement Size *
Subfloor
 Block Wall
 Concrete Wall
 Crawl Space
 Slab
 Structural

The Additional Structures tab lets you indicate if there are other structures used for manufacturing, retail, or other commercial uses, and provide additional information about those structures.

Status Agent General Region Info Financials Site Parking Building Interior **Additional Structures** Internet Display Remarks Test Flag

Commercial Structures Information

Additional Structures Available? # of Additional Structures

Additional Structures are outbuildings or additional living structures in addition to the primary residence. Outbuildings should be used to indicate non-livable space, such as a barn or workshop.

Additional living structures should be used to indicate livable space in addition to the primary livable space, such as a bunkhouse or cabin.

It is now possible to indicate multiple outbuildings or living structures for the property.

Structure Details

Structure Type	Structure Sqft	Finished Sqft	Year Built	Stories	Dimensions	Doors	Features	Structure Description
Manufacturing							<input type="checkbox"/> Bathrooms <input type="checkbox"/> Bedrooms <input type="checkbox"/> Dock Door(s) <input type="checkbox"/> Drive In Door(s) <input type="checkbox"/> Dry Walled	

Delete More