

MULTIPLE LISTING SERVICE OF ELKHART COUNTY, INC.
How to Work with AREX Data

AREX will go LIVE October 10th – That means Listings from KBOR and NEIAR MLS will be available in our MLS.

AREX Listings includes ALL Statuses - Active, Pending, Sold, Cancelled, Expired etc.
AREX Listings includes All Property Types – Residential, Land, Farm, Commercial and Income.

AREX Listings will have approx. 80% of the fields available. But NOT ALL AREX data will be available in the Elkhart MLS. The following is a list of the major fields that will have be effected:

Originating Database Field: This field was added to our MLS so you can choose to search only Elkhart county listings, or Kosciusko or Northeastern. If you don't select a MLS, you will search listings from all the MLS's and limit the listings based on your search criteria. (This is recommended vs searching specific MLS databases.) Listings entered in Elkhart County by a KBOR or NE Agent would not show up if searching only the ECBOR Database.

Originating Database been added to the MLS default spreadsheet. This field will show the name of the Original MLS...i.e. Elhart, Kosciusko, Northeastern. If you are using a customized one line spreadsheet, you will want to add this field.

List Numbers: KBOR & NEIAR listings will NOT have their original List Number. AREX reassigns the MLS number before the listings is sent to our MLS.

Originating MLS # field: this field was added to allow agents to search by the Original List number. Why would agents use this field?

If a prospect has seen the listing posted online or in a Homes Magazine and calls the agent, the agent can use the Originating MLS # field to search for the listing.

Area – Members will now see all of KBOR's and NEIAR's area's in our MLS. KBOR uses water and non-water Quadrants to define AREAs and NEIAR uses County. These new areas will be available in the Listing Input but should not be used for any listing located in Elkhart County.

Township – This field will include all of KBOR and NEIAR's townships.

SCHOOLS: It is the intention of the MLS Board to incorporate all the KBOR and NEIAR school data but this could not be done at this time without delaying the release of AREX.

Elementary School: A few listings have actual school data – most will say Other.

Middle School: A few listings will have actual school data – most will say Other

High School: A few listings will have actual school data – most will say Other

Special Designations & Disclosure – KBOR and NEIAR’s special designations will be mapped to our acronyms even though they disclose the information differently.

A new disclosure field was added so agents can disclose any relationship to the owner.

Variable BBC Y/N = DC

Commission Disclosure Y/N = D/C

Buyers Excluded Y/N = PRO

Listing Type – Exclusive Agency = EAL

New Agent-Related Y/N field - Agents are required to disclose if they are owners, co-owners or related to the owner of the listing. Prior to the addition of this field, we simply enter Agent owned or Agent Related in the Remarks.

Zoning - KBOR and NEIAR’s Zoning field is much differently than Elkhart’s Zoning.

KBOR & NEIAR listings will be translated as follows but we recommend double checking on this information to verify the zoning.

KBOR/NEIAR	ECBOR
Residential	R1
Agricultural	A1
Business	B1
Industrial or Commercial	M1
Mobile & all others,	Other

County Field: Newly added field – Offices should add the information to all active listings.

County List

- Allen
- Cass
- Decatur
- DeKalb
- Elkhart
- Fulton
- Huntington
- Kosciusko
- LaGrange
- La Porte
- Marshall
- Miami
- Noble
- Other
- St. Joseph
- Starke
- Steuben

- Wabash
- Whitley

City & Subdivision fields - includes all the City & Subdivision selections available in all 3 MLS's. This should help agents identify the geographical location of the listings coming from AREX. City and Subdivision List are too long to list here. Remember, just type the name in the list and P5 will take you to that name in the list.

Price Change: ECBOR MLS flags Price Changes as Price Raised and Price Reduced. AREX only allows for one Price Change field so it will be mapped to our Price Reduced field. That means that on KBOR and NEIR listings, it may say Price Reduced but it could be a Price Increase. We do plan on changing this field to match AREX and all Price Changes will be reflected as Price Change.

Cancelled/Withdrawn - ECBOR has a Cancelled and Withdrawn status. AREX only offers one status for both called WITHDRAWN/CANCELLED. All of KBOR and NEIAR listings with a Withdrawn/Cancelled Status will be show as WITHDRAWN/CANCELLED in our MLS. Agents will not know by looking at the status if the listing is Withdrawn or Cancelled so we recommend contacting the listing office to verify this Status.

Status and Update Date – These dates will not be available in our system for KBOR or NEIAR. Listings are entered and maintained in the primary MLS only. The MLS system automatically calculates these dates when the listing is entered or maintained. Since that didn't happen in our system, we will not be able to see the status change or update date in our system.

Virtual Tours on KBOR and NEIAR listings will be available in the ECBOR MLS.

PHOTOS: All the photos will be available on AREX listings.

Associated Docs will not be available for Kosciusko and Northeastern Listings.

Market Monitor can be adjusted to include Areas 1 -16 (Elkhart County only) if agents want to see only Elkhart activity. Click on icon in upper right hand corner of Monitor. Select areas 1 -16 for Elkhart County Only.

Rules: KBOR and NEIAR listings may not be in compliance with all of ECBOR rules. Listings are entered into the primary MLS only and must be in compliance with those rules. The AREX MLS's have different rules and therefore members will need to understand that photos may not be on their listings right away or it may say Call John Doe for more information in the remarks.