

Stratus Add/Edit Changes

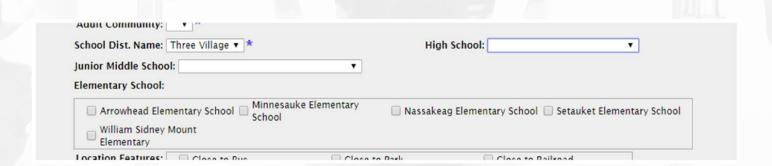
Here's a brief overview of the upcoming add/edit changes in Stratus.

First, a bit of background: As you know, OneKey® MLS is the merger of two different MLS systems with two different sets of information. Before the two sets of data could be combined, the data fields had to match! Now that they do, All OneKey® MLS agents will enter new listings the same way and be able to search for all properties in the same way.

There are fewer open "text fields" and more sections of check boxes. Once you get used to it, you should find it easier than before when we had dropdown boxes. You simply work your way down the lists to check, check, check each relevant box so that all details about a property are noted.

Here are some highlights of the new fields:

You can now specify the Elementary School, the Middle or Junior High School and the High School for your listing. This is not required – only the school district name is required.



Next, there are more ways to describe a property's lot such as: Wooded, Historic District, Level, sloping and stone or brick wall.

Lot Description:	Borders State Land	Cleared	
	Corner Lot	Easement	
	☐ Historic District	Level	
	Partly Wooded	Paved	
	Possible Sub Division	Restrictions	
	Sloping	Stone/Brick Wall	
	Unpaved	Wooded	

Exterior Feature options have been increased such as: Fenced Yard, Roof, Deck, New Windows and ADA access

xterior Features:	Above Ground Pool	ADA Access
	Additional Land	Balcony
	Basketball Court	☐ Deck
	Fenced	Fenced Yard
	Fencing	Heated Parking
	☐ In Ground Pool	New Windows
	Patio	Porch
	Private Entrance	Private Roof
	Riding Ring	Roof Deck
	Sprinkler Lawn Sys	☐ Tennis

You'll see two different sections for noting what will be included or excluded with the sale, such as: Second Freezer, Hot Tub, Shades/Blinds. Note that STOVE is now "Oven/Range"

Included:	A/C Units	Air Fil	ter System 🔲 Ala		System	
	Attic Fan	Awnin	g	B/I Au	dio/Visual Equip	
	B/I Shelves	Basket	tball Hoop	Bread	Warmer	
	Ceiling Fan	Centra	l Vacuum	Chand	Chandelier(s)	
	Com pactor	Conve	ction Oven	Cook Top Dehumidifier Door Hardware Entertainment Cabinets Freezer		
	Craft/Table/Bench	Curtai	ns/Drapes			
	Dishwasher	Dispo	sal			
	Dryer	Energy	Star Appliance(s)			
	Fireplace Equip	Flat So	reen TV Bracket			
	Front Gate	Garag	e Door Opener	Garage	e Remote	
	Gas Grill					
	Greenhouse	Excluded:	A/C Units		Air Filter	Alarm System
	Intercom		Awnings		B/I Audio/Visual Equip	☐ B/I Shelves
	Low Flow fixtures		Basketball Hoop		☐ Bread Warmer	Ceiling Fan
	Nanny Cam/Comp Serv		Chandelier(s)		Com pactor	Convection Oven
	Playset		Craft/Table/Benc	h	Curtains/Drapes	Dehumidifier
	Screens		Dishwasher		Disposal	Door Hardware
	Second Freezer		☐ Dryer		Entertainment Cabinets	Fireplace Equipment
	Second Washer		Flat Screen TV Br	acket	Freezer	Front Gate
	Shed		Garage Door Ope	ener	Garage Remote	Gas Tank
	Speakers Indoor		Generator Hot Tub Lap Pool	Green	□ Greenhouse	Grill
	Storm Doors				Humidifier	☐ Intercom
	☐ Video Cameras				Lawn Maint Equip	Mailbox
	Washer		Microwave Oven		Nanny Cam/Comp Serv	Pellet Stove
	Whirlpool Tub		Playset		Pool Above Ground	Pool Equipt/Cover
	☐ Wood Burning Fireplace		Refrigerator		Screens	Second Dishwasher
Ļ			Second Dryer		Second Freezer	Second Refrigerator
			Second Stove		Second Washer	See Remarks
			Selected Light Fix	ktures	Selected Plantings	Selected Window Treatment
			Shades/Blinds		Shed	Speakers Indoor
			Speakers Outdoo	r	Stained Class Window	Storm Doors
			Storm Windows		TV Dish	☐ Video Cameras
			Wall To Wall Carp	pet	Washer	Water Conditioner
			Water Softner		Whole House Ent. Syst	Wine Cooler
			■ Wood Stove			

The new field "year renovated" will surely be something that agents will find very useful.

Exception: New Construction: *
Appearance:

One major change is the individual room descriptions by floor. Instead of typing LR, DR, KIT..... agents can add each room with specific highlights such as dimensions, flooring, fixtures and amenities. Just click the PLUS SIGN to add each room.

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Level:	1 🔻	Type:	Dining Room	▼ Description:	14x20, built in china closets, cathedral ceilings	+	
Level:	1 🔻	Type:	Living Room	▼ Description:	13x20 Crown Moulding, cathedral ceilings, fireplace with marble tile and oak mantel	(1)	•
Level:	1 🔻	Type:	Kitchen	▼ Description:	Quartz counters, Bosch appliances, 10x4 freestanding island with room for 5 stools	+	
Level:	1 🔻	Туре:	Laundry Room	▼ Description:	2019 Bosch washer and dryer - large capacity	(1)	<u> </u>
Level:	1 🔻	Type:	Den/Office	▼ Description:	Built in bookshelves	•	•
Level:	2 ▼	Type:	Master Bedroom	▼ Description:	Master Suite with ensuite bathroom, dual sinks, rain shower, soaking tub	(1)	Œ.
Level:	2 ▼	Type:	Bedroom	▼ Description:	large double closets		•
Level:	2 ▼	Type:	Bedroom	▼ Description:	perfect for a guest room		
Level:	Basement ▼	Type:	Family Room	▼ Description:		•	

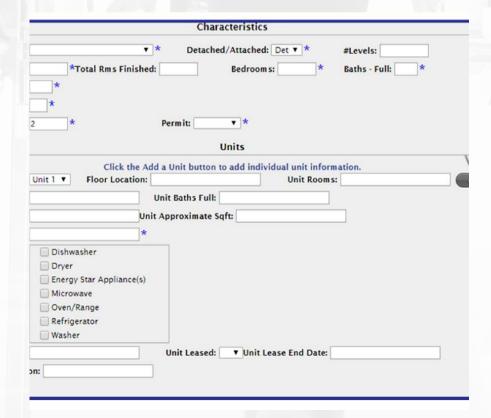
Modifications and Exclusions is a new section where you will find options such as Short Sale, Agent/Broker Owned and Buyer or Agent Exclusions. Just below that are fields that allow you to indicate that the SELLER has instructed you not to send their property listing to Zillow or REALTOR®.com

□ wo	ooa Stove		
Modifications/Exclusions:	■ M1 Buyer Exclusions	M2 Agent Exclusions	
	☐ M3 IAW	M4 Commission Modification	
	☐ M5 NOT IN USE	M6 Disclosure of Ownership Interest	
	M7 Insufficiency of Funds	M7A Litigation Policy	
	M7B Litigation Policy	M8 Short Sale Notification	
	M9 Owner's Right to Modify Compensation	☐ MEIH	

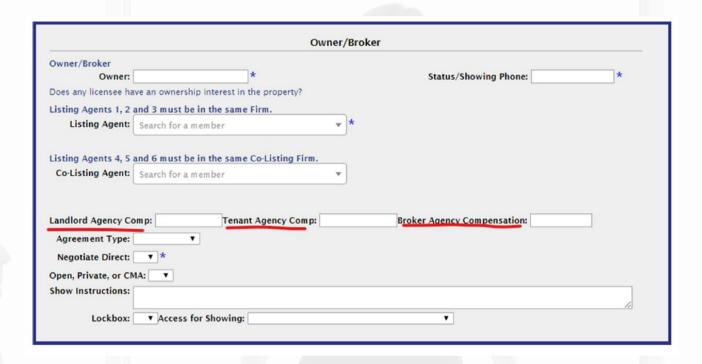
When a property is Co-listed between two different real estate companies, you will now enter both firms on one listing rather than enter two listings. One of the offices will be the "primary office" which will need to be decided between the offices and the seller.



Multi-family properties now have descriptions for EACH unit.
Once you enter a number greater than 1 in the # of families, you can THEN use the new section that appears to describe each unit. Use the PLUS sign to add additional units and the details.



On rental listings, you are now mandated to offer some compensation to cooperating brokers just as you must for residential listings. You will see the Listing Broker Compensation field no longer exists on add/edit. There will be a video regarding just that subject.



There is now a section to add an Open House on Land listings.

This indicates that the listing agent will be available at the parcel of land during the time noted.

