

7 Technical Implementation Guide

7.1 OVERVIEW

7.1.1 Purpose of this section

This Technical Implementation Guide is designed to provide information to the technical advisors and contractors of brokers participating in CMLS, so that they may incorporate the IDX program into those brokers' Web sites. When this section refers to "you," it is referring to such a technical advisor or contractor. When it refers to "your client," it is referring to a broker participating in CMLS and the IDX program, which you are assisting in developing a Web site.

7.1.2 Definitions and purpose of IDX

"Internet Data Exchange" (IDX) is a means by which each MLS participant subscribing to the program (the "Internet Data Exchange Participant" or "IDX Participant") permits the display of its active listings appearing in MLS on each other IDX Participant's Internet Web site. The "IDX Database" is the current aggregate compilation of all listings of all IDX Participants except those listings where the property seller has opted out of Internet publication by so indicating on the listing contract. The goal of the IDX program is to permit participants in the CMLS, i.e., real estate brokers, to display the most complete set of data possible regarding listings for sale on their own Web sites.

7.1.3 Opting into the pool

Your client is assumed be an IDX Participant unless he/she submits a request in the TEMPO MLS system not to be included. This request is made on the Office Participation screen under the Office Broker tab. There is no charge for a broker to become an IDX Participant and thus contribute his/her firm's listings to the IDX database.

7.1.4 Getting a data feed

Any IDX Participant may display all or any portion of the IDX database on his/her own Web site, provided they:

- Sign the required Access to Internet Data Exchange Data Feed Contract (Appendix C)
- Abide by the IDX rules (Appendix A) relating to IDX set forth in this document as well as periodic policy statements promulgated by CMLS.

7.1.5 Limitations on use

The IDX program has been created to encourage those whose principal business is the brokerage of residential real estate to display the most complete, accurate, and up-to-date compilations of listing information on their own Web sites. **Any use for any other purpose is STRICTLY PROHIBITED; CMLS will act aggressively to protect its copyright of the IDX database, to enforce its contractual rights, and to protect listing brokers' listing data from distribution in any way inconsistent with their legitimate business interests.**

7.2 RULES OF THE ROAD

For the best results CMLS recommends that you review this entire Broker Informational Packet for further details, particularly regarding rules and regulations and disclosures that should appear on your client's

Web site if he/she is an IDX Participant. The most recent version of this document is always available on CMLS' Web site, www.CarolinaRealtors.com.

7.2.1 Access methods

There is only one method of access provided by CMLS for IDX Participants to retrieve the IDX database: FTP access. Any IDX Participant intending to use any other method for downloading and updating the IDX database must seek approval of its method from CMLS. This approval will not be denied unless the method proposed is likely to result or does in fact result in violations of the IDX rules or in degradation of the performance of any of CMLS' systems. The use of any other method also requires payment to CMLS of any costs it incurs to provide the access method, including reasonable fees for CMLS staff time. See Appendix A for the complete IDX rules.

In order to use the FTP site, you will need an ID and password assigned by CMLS. To initiate FTP access, you need to fill out and send to CMLS the contract at the end of this document. CMLS will verify the necessary information and send you the ID, password and an FTP address. If you don't understand all this, that's a sure sign you should be working with a consultant or Web design firm to put this data on your site.

7.2.2 Rules and regulations

Your client will be held responsible for any failure on your part to comply with the IDX rules (Appendix A); therefore we suggest very strongly that you review them before building your client's site.

7.2.3 Contracts

Before you will be permitted to have access to the IDX data or any test sample of it, you must sign a contract with your client and CMLS. See the Access to Internet Data Exchange Data Feed Contract (Appendix C) for details. **You must sign this contract for each broker for whom you provide services.** (If you do not, you may lose access to the IDX data if one of your clients leaves CMLS or ceases to participate in the IDX program.)

7.3 MANDATORY AND RECOMMENDED DISCLOSURES

The rules and regulations require certain mandatory disclosures. Please review the IDX rules (Appendix A) carefully to ensure that you are in compliance with all mandatory disclosures.

7.3.1 Mandatory Logos and Disclosures

These logos and disclosures are required. If you follow these requirements, you will be assured of compliance with the applicable provisions of CMLS' IDX rules. IDX Participants are still responsible for complying with all of the CMLS rules, not just those listed here.

7.3.1.1 IDX Participant/Participant Firm Web Site Branding: The IDX Participant's branding must be more prominent than that of any other entity, and the domain name and branding on the Web site must distinguish the IDX Participant from non-participating firms, e.g., from other franchisees of the same franchise, if applicable.

7.3.1.2 Brokerage branding must appear on any page of the Web site displaying any portion of the IDX Database, or where visitors can initiate a search that displays any portion of the IDX Database, including pages framed by a Subscriber's Web site. The IDX Participant's branding shall appear at the top of the page and shall consist, at a minimum, of the brokerage firm's full name with all

text displayed in such a manner as to clearly communicate that the brokerage is the source of the data, and with a hyperlink from the brokerage's name or logo to the brokerage firm's home page. The display will be as clearly legible as the listing data on the same page. "Brokerage firm name" here means the full name of the firm as registered with CMLS (e.g., "Century 21" or "RE/MAX" is not sufficient; it must include the entire firm name and state of licensure). *The Realtor® Code of Ethics* might require further information.

- 7.3.1.3 Required and Prohibited Fields and Records:** At a minimum, the IDX listings must display the office name, MLS number and status. The prohibited fields are fields not included in the data feed CMLS provides to the IDX Participant. CMLS policy states that IDX Web sites **MUST NOT DISPLAY**, or otherwise make available, the actual square-footage values. IDX Web sites can only display the square-footage range values. You may use the actual values to facilitate your search function, but every resulting report must display the range values.

The fields listed below are provided but cannot be displayed.

Field Name		
AgentCoList	SqFtLower	SqFtUnheatedMain
AgentList	SqFtMain	SqFtUnheatedUpper
SqFtTotal	SqFtUnheated	SqFtUpper
SqFtAdditional	SqFtUnheatedBasement	
SqFtBasement	SqFtUnheatedLower	

- 7.3.1.4 Frequency of Updates:** An IDX Participant must update the IDX information on its Internet Web site no less frequently than every 72 hours. The IDX site must indicate the date of the last update of data.

- 7.3.1.5 Explanation of IDX Data:** Any Web page display, including another Participant's listing, must display the following disclosure/disclaimer:

"The data relating to real estate on this Web site derive in part from the Carolina Multiple Listing Services, Inc. IDX program. Brokers make an effort to deliver accurate information, but buyers should independently verify any information on which they will rely in a transaction. All properties are subject to prior sale, change or withdrawal. Neither [name of Web site owner] nor any listing broker shall be responsible for any typographical errors, misinformation or misprints, and they shall be held totally harmless from any damages arising from reliance upon this data. This data is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties they may be interested in purchasing. © 200_ Carolina Multiple Listing Services, Inc."

- 7.3.1.6** Each display of another Participant's listing must bear the approved IDX icon and the listing broker Participant's name, immediately adjacent to the property information. Each of these required items must be reasonably visible and legible to a site visitor. Text must appear in a type size equal to or greater than the median size used for listing data on the page. However, "pop-ups" or "balloons" that appear with a map showing the locations of listings are exempt from displaying the required fields and IDX icon as long as the required fields and IDX icon are displayed elsewhere on the page, or there is a link to a page with the required fields and IDX icon.
- 7.3.1.7** CMLS does not include "Pending" listings for display on public Internet Web sites. This includes IDX, CarolinaHome.com, Realtor.com, ListHub, Charlotte.com, Distinctive Homes of Charlotte and The Real Estate Book.
- 7.3.1.8 Two Statutes for Listings in IDX:** There are only two statuses for listings in IDX, "Active" and "Conditional". This makes consumer-based Web sites easier to understand. Therefore, CMLS

listings in TEMPO™ with the “contingent” status must appear as “Conditional” on IDX Web sites.

7.4 DATA UPDATE PROCESS IN GENERAL

7.4.1 Overview

The data for IDX resides on an FTP server maintained by CMLS. Access to this FTP server is via the Internet with a user ID and password.

Two zipped download files will be created daily for retrieval, one will contain listings data, and the other will contain photos.

The daily zipped data file will contain the following: one file containing a list of agents who belong to IDX participant offices (**agent.txt**), one file containing a list of IDX participant offices (**office.txt**), and six listings files, one for each property type in our system (**prpres.txt**, **prpcnd.txt**, **prpmul.txt**, **prplnd.txt**, **prpcom.txt**, and **prprnt.txt**). You will also find two files containing additional useful information (**features.txt** and **proptype.txt**). This daily zipped data file will contain a “complete replacement set” created every day. It is not an incremental download.

CMLS offers two methods for retrieving and displaying listing photos: (1) linking to the CMLS photo server, or (2) downloading and storing the primary photos on your own servers. Under the first method, link photos directly in your Web site from our photos server, additional photos included. Under the second method, the daily zipped photos file will contain all of the primary photos entered into the MLS system during the previous 24-hour day. This file is an incremental update. Photos files must be retrieved and stored daily in order to maintain a complete set on your server.

All files are created and ready for downloading by 2:30 a.m. EST daily.

7.4.2 Access Procedure

- In order to obtain access to data, you and your client will need to complete the Access to Internet Data Exchange Data Feed Contract that is part of the complete IDX Information Packet.
- You may be allowed access to test data for testing purposes by contacting the Technical Point-Of-Contact shown below.
- Once access has been approved, we will email a FTP login name and password for use in accessing our FTP server.

7.4.3 Contact Information

- **Primary Point-Of-Contact:** For information regarding the overall program, the procedure for subscribing or unsubscribing to the program, the IDX rules, or the Access to Internet Data Exchange Data Feed Contract, please email Gary Frank, Internet Compliance Administrator, at idx@carolinahome.com or call him at 704-940-3139.
- **Technical Point-Of-Contact:** For information regarding the Technical Implementation Guide, the Data Update Process, the fields supplied, or any other programming, hardware, or software related information, please email Steve Byrd, VP/CIO, at steve.byrd@carolinahome.com or call him at 704-940-3141.

7.5 DATA UPDATE PROCESS IN DETAIL

7.5.1 Daily Data (zipped)

- The FTP directory will contain a daily zipped data file. This file will contain the current day's agent.txt, office.txt, prpcnd.txt, prpcom.txt, prplnd.txt, prpmul.txt, prpres.txt and prprnt.txt files zipped together in one convenient file. The contents of these individual files are described below under 7.5.2 Listing Information.
- **Format:** The daily zipped data file in this directory will be in standard zip format.
- **Frequency:** The daily zipped data file will be updated daily. The data in the file will be completely replaced each day (not an incremental download).
- **Naming Convention:** The daily zipped data file will always be named in the format **IDXmmddyyyy.zip (example: IDX11172003.zip for November 17, 2003).**
- **Purpose:** This will be the best place to retrieve your data. This one zipped file will contain a complete set of the listings, agents, and offices data in one zipped file.
- **Size:** The size of the **IDXmmddyyyy.zip** file will depend greatly on the number of participating offices as well as the number of active, pending, conditional and contingent listings. It should be less than 4MB.

7.5.2 Listing Information (Unzipped)

- The FTP directory will always contain the current day's version of the following files:
 1. **prpres.txt** - contains all active, pending, conditional, and contingent single family residential listings belonging to IDX participant offices.
 2. **prpcnd.txt** - contains all active, pending, conditional, and contingent condo/townhouse listings belonging to IDX participant offices.
 3. **prpmul.txt** - contains all active, pending, conditional, and contingent multi-family listings belonging to IDX participant offices.
 4. **prplnd.txt** - contains all active, pending, conditional, and contingent lots/acres/farms listings belonging to IDX participant offices.
 5. **prpcom.txt** - contains all active, pending, conditional, and contingent commercial listings belonging to IDX participant offices.
 6. **prprnt.txt** - contains all available rental listings belonging to IDX participant offices.
- **Format:** Files are pipe (|) delimited text files. We chose pipe delimited because some of our data may contain quotes and/or commas but will not contain pipes. This format should be easy to import into any database application.
- **Frequency:** These files will be completely replaced every night, usually by 2:30 AM EST.
- **Naming Convention:** These files will always be named as shown above (no date stamping).
- **Purpose:** These are the listing data files. These files contain all of the active, pending, conditional, and contingent listings of all members working under an IDX Participant at the time the files were created.

- **Relationships:** There are six listings data files (one for each property category). Each record is identified by a unique value in the **MLSNum** field. Each record is associated with a unique listing agent and listing office via the **OfficeList** and **AgentList** fields. Some other fields may contain a code instead of a complete value or meaning. In order to assist you in translating the codes, we have provided the **features.txt** and **proptype.txt** files.
- **Size:** The files range in size from 1k (prprnt.txt) to 10MB (prpres.txt). The number of listing records will vary, but can be as high as 25,000. The total size of all files should remain less than 15MB. Due to the large size of these files, we highly recommend you get your daily update from the zip format file described below.
- **Note (Square Footage):** CMLS policy states that IDX Web sites **MUST NOT DISPLAY**, or otherwise make available, the actual square footage values. IDX Web sites can only display the square footage range values. You may use the actual values to facilitate your search function, but every resulting report must display the range values.

7.5.3 Agent information (unzipped)

- The FTP directory will always contain the file **agent.txt**. This file will contain one record for each agent working with a broker in the **office.txt** file.
- **Format:** **Agent.txt** is a pipe (|) delimited text file. We chose pipe delimited because some of our data may contain quotes and/or commas but will not contain pipes. This format should be easy to import into any database application.
- **Frequency:** This file will be completely replaced every morning, usually by 2:30 AM EST.
- **Naming Convention:** This file will always be named **agent.txt** (no date stamping).
- **Purpose:** This is the member data file. This file contains a list of all members working under IDX Participants at the time the file was created.
- **Relationships:** There is one agent file. The **AgentList** field in each listing record relates that listing record to an agent through the **UID** field in the **agent.txt** file. The **UIDOffice** field in each record in the agent file relates that agent to a single office record through the **UID** field in the **office.txt** file.
- **Size:** The number of agent records will vary, but can be as high as 10,000. The total file size should remain less than 250k.
- **Special Limitation:** An IDX Participant may display agent information on its Web site only for listings associated with its own agents. That is, the **OfficeList** field in the listing must refer to an office that is part of your client's firm.

7.5.4 Office Information (unzipped)

- The FTP directory will always contain the file **office.txt**. This file will contain one record for each IDX Participant office.
- **Format:** **Office.txt** is a pipe (|) delimited text file. We chose pipe delimited because some of our data may contain quotes and/or commas but will not contain pipes. This format should be easy to import into any database application.
- **Frequency:** This file will be completely replaced every morning, usually by 2:30 AM EST.

- **Naming Convention:** This file will always be named **office.txt** (no date stamping).
- **Purpose:** This is the offices data file. This file contains a list of all IDX Participant offices at the time the file was created.
- **Relationships:** There is one office data file. The **OfficeList** field in each listing record relates that listing record to an office through the **UID** field in the **office.txt** file. The **UIDOffice** field in each record in the agent table relates that agent to a single office record through the **UID** field in the **office.txt** file
- **Size:** The number of office records will vary, but can be as high as 3,000. The total file size should remain below 50k.
- **Special Note:** Many real estate firms have more than one office. You should find out from your client all the office numbers for offices in his/her firm. This way, if your client's Web site will give special treatment to her own listings, you'll be sure to know which listings those are.

7.5.5 Photos

There are two methods for retrieving listing photos. CMLS encourages IDX vendors to use the first method described below, which is linking to the CMLS photo server. Linking to the CMLS photo server alleviates issues with updating and storing photos, and guarantees the most recent photo is displayed.

7.5.5.1 Photos Linked: Link photos directly in your Web site from our photos server, additional photos included.

- For primary photos, link to <http://www.carolinaphotos.com/photos/123456.jpg> , where 123456 represents the MLS listing number.
- For additional photos, link to <http://www.carolinaphotos.com/photos2/123456b.jpg> , where 123456 represents the MLS listing number and b is the suffix for the second photo.
- For High Res photos inserting an "hr" prior to "photos", for example <http://www.carolinaphotos.com/hrphotos/123456.jpg> will link to the high resolution version of that particular photo useful for displaying a large view of individual photos.
- Use this same format for b=2, c=3, d=4, e=5, f=6, g=7, and h=8 suffixes.
- We store up to 8 photos per listing.
- Our system is configured to deliver a "Photo Not Available" graphic when no photo is available, see <http://www.carolinaphotos.com/photos2/123456h.jpg> for example.
- You can get an idea of how many photos are available by using the photocount field in the listing data, but do not count on this field to be 100% accurate.
- If you choose to use this method to display photos on your site, you won't need to download any photos at all or store them on your site.
- You could also always create your own combination of the two - download main photos and link to our site for additional photos.
- At any time, we only provide photos for active, conditional, contingent, or pending listings.

- Once a listing goes of market, photos for that listing will not be available.

7.5.5.2 Photos Files (zipped): The daily zipped photos file will contain all of the primary photos entered into the MLS system during the previous 24-hour day. This file is an incremental update. Photos files must be retrieved and stored daily in order to maintain a complete set on your server.

- First, request a starter set of photos. Once requested, CMLS will create a starter set and place these zip files on the photos sub-directory of the FTP server. CMLS requires a week's notice to create the starter set. The starter set consists of 10 zip files usually less than 100MB each. Once the starter set is downloaded, then download each daily zip file and add photos to your directories as follows:
- The FTP directory will contain the last seven zipped photos files.
- **Format:** All photos files contained in the zipped photos file will be in JPEG format.
- **Naming Convention:** The daily zipped photos file will be named in the format **phmmddyyyy.zip (example: ph11162003.zip on November 16, 2003)**. When unzipped, the individual photos files will be named with a listing number that corresponds to the **MLSNum** field in the six listings files. The extension of photos files will always be ".jpg". **(example: 123456.jpg)**.
- **Purpose:** This will be a daily incremental update of photos files, used to maintain your server's photos directory.
- **Frequency:** The files will be added daily and maintained for one week. Only seven **phmmddyyyy.zip** files will be available at any one time.
- **Relationships:** When unzipped, the name of each photos file corresponds to the **MLSNum** field in the six listing files.
- **Size:** The **phmmddyyyy.zip** should not exceed 5MB daily. The individual photos files will be less than 40k in size.
- **Special Notes:** Please note that on any given day, there is no direct correlation between the listing records contained in the six listings files and the photos contained in the **phmmddyyyy.zip** file. The six listings files are re-written everyday. The photos for the listings contained in the file may have been sent earlier, on the same day, or will be sent later.

You will have to come up with your own method of maintaining your photos database. Since we do not send sold, withdrawn, or expired listing information, you have no easy way to know what files to delete from your stockpile of photos. I would recommend a weekly process that looks through your entire directory and deletes all photos files that do not have corresponding **MLSNum** value in any of the six listings files.

- There are several ways that you could get stung here, so be careful. For example, if a listing's photos get entered into the MLS when the firm with that listing is not an IDX Participant, those photos will not be delivered in the **phmmddyyyy.zip** package. But, if the broker/owner of that firm decides to change his/her mind and subscribe, that listing will immediately be delivered in the next **listings.txt** file, but the photos will not be sent again.

Instead, rely on the **phmmddyy.zip** files in the **daily** directory to keep your photos database current.

7.6 SOLD DATA UPDATE PROCESS IN DETAIL

7.6.1 Annual Sold Data (zipped)

- The FTP sub-directory **IDX\SOLDS** will contain annual zipped data files. These files will contain the **prpcnd.txt**, **prpcom.txt**, **prplnd.txt**, **prpmul.txt** and **prpres.txt** files zipped together in one convenient file for each year. The contents of these individual files are described below in section 7.6.3 Sold Listing Information.
- **Format:** The annual zipped data files in this directory will be in standard zip format.
- **Frequency:** The annual zipped data files will be updated weekly. The data in the files will be completely replaced each week. This will allow the complete data set to be downloaded in just four zipped files, and will also allow for the possibility that updates are made to older sold listings through the MLS. At any given time, the directory will only contain annual zipped files for the current year and the three previous complete years.
- **Naming Convention:** The annual zipped data file will always be named in the format **soldsyyyy.zip** (example: **sold2006.zip** for the year 2006).
- **Purpose:** These zipped files will contain a complete set of the sold listings for three full years, plus the current year.
- **Size:** The size of the **soldsyyyy.zip** file will vary depending on the number of closings in a given year, but it should be less than 15MB.

7.6.2 Daily Sold Data (zipped)

- The FTP sub-directory **IDX\SOLDS** will contain a daily zipped data file. This files will contain the **prpcnd.txt**, **prpcom.txt**, **prplnd.txt**, **prpmul.txt** and **prpres.txt** files zipped together in one convenient file for previous day's activity. A previous day's activity may contain modifications to older sold listings already in your database. The contents of these individual files are described below in section 7.6.3 Sold Listing Information.
- **Format:** The daily zipped data files in this directory will be in standard zip format.
- **Frequency:** The daily zipped data files will be updated daily.
- **Naming Convention:** The daily zipped data file will always be named in the format **dailymmddyyyy.zip** (example: **daily05272009.zip** for the May 27, 2009).
- **Purpose:** This zipped file will all users to maintain their database incrementally on a daily basis.
- **Size:** The size of the **dailymmddyyyy.zip** file will vary depending on the number of closed records reported or modified during the previous day, but should be less than 2MB.

7.6.3 Sold Listing Information

- Both the annual and daily sold data zipped files will contain the following text files:

1. **prpres.txt** - contains all active, pending, conditional, and contingent single family residential listings belonging to IDX participant offices.
 2. **prpcnd.txt** - contains all active, pending, conditional, and contingent condo/townhouse listings belonging to IDX participant offices.
 3. **prpmul.txt** - contains all active, pending, conditional, and contingent multi-family listings belonging to IDX participant offices.
 4. **prplnd.txt** - contains all active, pending, conditional, and contingent lots/acres/farms listings belonging to IDX participant offices.
 5. **prpcom.txt** - contains all active, pending, conditional, and contingent commercial listings belonging to IDX participant offices.
- **Format:** Files are pipe (|) delimited text files. We chose pipe delimited because some of our data may contain quotes and/or commas but will not contain pipes. This format should be easy to import into any database application.
 - **Frequency:** These annual files will be completely replaced on Monday of every week, usually by 2:30 AM EST.
 - **Naming Convention:** These files will always be named as shown above (no date stamping).
 - **Purpose:** These are the listing data files. These files contain all of the sold listings from the time period named.
 - **Relationships:** There are five listing data files (one for each property category). Each record is identified by a unique value in the **MLSNum** field. Each record is associated with a unique listing agent and listing office via the **OfficeList** and **AgentList** fields. Some other fields may contain a code instead of a complete value or meaning. In order to assist you in translating the codes, we have provided the **features.txt** file.
 - **Size:** The number of sold listing records will vary, but can be as high as 40,000 in a given year. The total size of all files should remain less than 15MB.
 - **Note (Square Footage):** CMLS policy states that IDX Web sites MUST NOT DISPLAY, or otherwise make available, the actual square footage values. IDX Web sites can only display the square footage range values. You may use the actual values to facilitate your search function, but every resulting report must display the range values.

7.6.4 Agent/Office information (zipped)

- The FTP sub-directory \IDX\SOLDS\ will always contain the file **agentoffice.zip**. This file will contain two text files, **agent.txt** and **office.txt**. The **agent.txt** file will contain one record for each agent having a sold listing in the last four years. The **office.txt** file will contain one record for each office having a sold listing in the last four years. Please note that a record in these files does not indicate that the agent or office is currently an active member of CMLS.
- **Format:** **agent.txt** and **office.txt** are pipe (|) delimited text file. We chose pipe delimited because some of our data may contain quotes and/or commas but will not contain pipes. This format should be easy to import into any database application.
- **Frequency:** These files will be completely replaced every morning, usually by 2:30 AM EST.

- **Naming Convention:** The files will always be named **agent.txt** and **office.txt** (no date stamping).
- **Purpose:** These files contain a list of all current and/or past agents and offices having list or sold a sold listing in the last four years. Please note that a record in these files does not indicate that the agent or office is currently an active member of CMLS.
- **Relationships:** There is one agent file. The **AgentList** field in each listing record relates that listing record to an agent through the **UID** field in the **agent.txt** file. The **UIDOffice** field in each record in the agent file relates that agent to a single office record through the **OfficeID** field in the **office.txt** file. There is one office data file. The **OfficeList** field in each listing record relates that listing record to an office through the **UID** field in the **office.txt** file. The **UIDOffice** field in each record in the agent table relates that agent to a single office record through the **UID** field in the **office.txt** file
- **Size:** The number of agent records will vary, but can be as high as 15,000. The total file size should remain less than 300k. The number of office records will vary, but can be as high as 3,000. The total file size should remain below 50k.
- **Special Limitation:** An IDX Participant may display agent information on its Web site only for listings associated with its own agents. That is, the **OfficeList** field in the listing must refer to an office that is part of your client's firm.
- **Special Note:** Many real estate firms have more than one office. You should find out from your client all the office numbers for offices in his/her firm. This way, if your client's Web site will give special treatment to her own listings, you'll be sure to know which listings those are

7.6.5 Sold Listing Photos

For sold listings, CMLS only offers a primary photo linked directly from our photos server. No secondary photos, and no zipped photos files will be offered. Linking to the CMLS photo server alleviates issues with updating and storing photos, and guarantees the most recent photo is displayed.

Photos Linked: Link sold listing photos directly in your Web site from our photos server, additional photos included.

- For primary photos, link to <http://www.carolinaphotos.com/photos/56/123456.jpg> , where 123456 represents the MLS listing number. Please note the hashed subdirectory name which is the last two digits of the MLS number.
- Our system is configured to deliver a "Photo Not Available" graphic when no photo is available, see <http://www.carolinaphotos.com/photos/56/123456.jpg> for example.
- You won't need to download any photos at all or store them on your site.
- At any time, we only provide photos for listings that sold during the current year or the three previous full years.