



MATRIX FIELD DEFINITIONS

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Additional SqFt

Includes heated, unheated or unfinished SqFt not directly accessible from other living area through a door or by heated hallway or stairway (e.g., second living quarters or basement not directly accessible from the main dwelling, detached garage, etc.). Additional SqFt should be described in the Remarks or Agent Remarks.

Agency Cooperation

The listing brokerage must choose whether to cooperate with buyer agents or sub agents or both.

Agent / Own

Member Participants and Subscribers must show their name(s) in the Seller field, and check "Yes" in the Agent/Owner field if they are the owners or have an ownership interest in the property submitted to the Service. If the owner is not obvious (i.e., ownership by a business entity and the Member Participant or Subscriber has an ownership interest), the Listing Brokerage shall make the disclosure in the Agent Remarks section. "Yes/No" field. [CarolinaMLS Rules and Regulations](#), Section 1.10.

Agent Remarks

Agent Remarks are visible to all [CarolinaMLS Rules and Regulations](#). Do not include combination lockbox codes or security system codes.

Allow Internet Address Display

Seller allows the display of the listing address on the Internet. [CarolinaMLS Rules and Regulations](#) 17.6

Allow Internet AVM

Seller allows display of an automated estimate of the market value (or hyperlink to such estimate) in immediate conjunction with the listing. [CarolinaMLS Rules and Regulations](#), Section 17.7

Allow Internet Comment

Seller allows third parties to write comments or reviews or display a hyperlink to such comments or reviews in immediate conjunction with the listing. [CarolinaMLS Rules and Regulations](#), Section 17.7

Allow Internet Listing Display

Seller allows the display of the listing on the Internet. [CarolinaMLS Rules and Regulations](#), Section 17.6

Allow Syndication

Seller allows the listing to be published on real estate marketing web sites such as [Realtor.com](#), [CarolinaHome.com](#), and other sites specified by the listing brokerage's preferences provided to ListHub.

Appointment Phone

Use the phone number cooperating brokers should call to schedule an appointment to show the property.

Approx. Lot Dimensions

Enter actual dimensions for the listed property. It is permissible to enter "Per Survey," "Per Plat," "Per Tax Records" where appropriate. Call assessor, look up in public records, check deed, title, survey. The information is available.

Approx. Acres

Approximate acres means the approximate acreage of the listed property. 1 acre=43,560 SqFt. Calculate width times depth divided by 43,560 SqFt. If triangular - width times depth divided by two then divide by 43,560. If irregular, create triangles and use the triangular method by adding together the values calculated for each triangular section. Option: Check the online tax records or call the local assessor.

Assumable

Describes whether the current mortgage is assumable. Dropdown list.

Attachments

Upload contract addenda, sketches, disclosures, etc. Multiple attachments can be uploaded as long as the sum total files size does not exceed 8,192KB. Adobe acrobat (PDF), Text (txt) and Rich Text (rtf) files can be uploaded. Attachments appear on agent reports only.

Auction / Bid Info

If the listed property is subject to auction or bid, the listing must include an actual list price, assessed value, starting bid or market value in the List Price field. [CarolinaMLS Rules and Regulations](#), Section 1.2 #6

Auction / Bid Type

Auction listings must be subject to an auctioneer or auction-firm license, and must include the auctioneer name and auctioneer license number in the Agent Remarks. [CarolinaMLS Rules and Regulations](#), Section 1.2 #6

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Baths Full	Full baths includes all finished bathrooms that include either a bathtub or shower.
Baths Half	Half baths include all finished bathrooms that do not include a bathtub nor a shower.
Beds Total	A bedroom should be at least 80 SqFt, accommodate typical bedroom furniture, permanent or fixed clothes storage, emergency egress (i.e., operable window that someone could climb through or an exterior door), and directly accessible from other living area through a door, or by a heated hallway or stairway. A bedroom should not be accessible only through another bedroom. Any room counted as a bedroom that varies from this definition must be described in the "Remarks" field, EXCEPT the number of bedrooms in a property listing shall not exceed the restrictions imposed by an onsite sewage system improvement permit. Want to read more? "What is a Bedroom?" "Advertising Permitted Number of Bedrooms"
Block / Section	The Plat Reference section of the "Offer to Purchase and Contract" (NCAR Standard Form 2-T) requires completion of the following fields when applicable: Lot/Unit, Block/Section, Subdivision/Condominium, Plat Book/Slide, Pages.
Bonus (\$)	Be extremely careful when offering a bonus. Indicate whether the bonus is negotiable, who is offering the bonus and whether the bonus is contingent upon a full price offer. Bonuses w/o qualifying terms are treated as all other offers of compensation. CarolinaMLS Rules and Regulations , Section 6.2
Builder	Used to indicate the builder in both new construction and resale. CarolinaMLS Rules and Regulations , Section 1 #7
Buyer Agency Comp	Compensation offered to cooperating brokerage. Compensation must be offered to a sub agent, buyer agent or both. CarolinaMLS Rules and Regulations , Section 6.1
Buyer Agency Compensation (%/\$)	Compensation must be expressed as a percentage of the gross sales price or a flat dollar amount. CarolinaMLS Rules and Regulations , Section 6.2
CDOM	Cumulative Days on Market ("CDOM") is displayed on every listing in the MLS system, and tracks the days on market for a property over multiple listings on the property. When a new listing is entered, the "CDOM" will only reset to zero if one of the following two actions occurs: A) The previous listing closed (as in sold); or B) The previous listing has been off market (expired or withdrawn) for more than 90 days. Learn more about DOM, CDOM and List to Close.
City	Use the city in the physical address or mailing address. Select list. If the city is not listed, request that it be added.
Co List Agent MLS ID	The secondary listing agent affiliated with the same or a different listing brokerage who contracts as the agent of a seller. Colistings with other licensees who are not Member Participants or Subscribers of CMLS must not be entered into the MLS. Colisting agents with the same firm have add/edit privileges. A co-listing agent from a different firm does not have add/edit privileges. (CarolinaMLS Rules and Regulations , Section 1.3)
Co List Agent Name	The secondary listing agent affiliated with the same or a different listing brokerage who contracts as the agent of a seller. Colistings with other licensees who are not Member Participants or Subscribers of CMLS must not be entered into the MLS. Colisting agents with the same firm have add/edit privileges. A co-listing agent from a different firm does not have add/edit privileges. (CarolinaMLS Rules and Regulations , Section 1.3)
Community Features	Subdivision amenities that may be available to the listed property and may require membership or additional fees. "55 and older" means qualified senior housing defined by HUD. Listing agents must submit a statement of qualification to CMLS signed by a representative of the homeowners association (HOA), and witnessed (the witness does not have to be a representative of the HOA) when selecting "55 and older." CarolinaMLS Rules and Regulations , Section 1 #7
Company Remarks	Company Remarks are only visible to other agents who belong to the same company as the listing agent. Do not include combination lockbox codes or security system codes. CarolinaMLS Rules and Regulations , Section 1.9
Confirm. Spl. Assessment	A Special Assessment that has been approved prior to Settlement whether or not it is fully payable at the time of Settlement (NCAR Standard Form 2-T).

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Confirm. Spcl. Assessment Desc	Describe the Confirmed Special Assessment that has been approved prior to Settlement whether or not it is fully payable at the time of Settlement. "Confirmed Special Assessment Description" is required when "Confirmed Special Assessment=Y."
Construction Status	"Proposed" means construction has not begun and there is no foundation. "Under Construction" means construction has begun, and a foundation is in place. The listing must be changed from "Proposed" to "Under Construction" within 7 business days. "Completed" means the Certificate of Occupancy has been issued, or power has been turned on.
County	County means the county where the real property exists. Select list. If county is not listed, request that it be added.
Deed Reference	The purpose of the "Deed Reference" field is not to identify the owner of the property, but to correctly identify the property offered for sale. The "Deed Reference" field must be filled in even for listings where the seller does not yet own the property. Obtained from the county Register of Deeds. Include the book and page, i.e., "10223-769."
Directions	Provides directions to the property. Directions appear on Customer Reports. Do not include confidential information, agent name or contact information. Do not include combination lockbox codes or security system codes. Text. Limited to 255 characters. CarolinaMLS Rules and Regulations , Section 1#7
DOM	"DOM" and "CDOM" accrue for "Active" and "Under Contract-Show" statuses. "DOM" and "CDOM" does NOT accrue and does not include any days that the listings is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses. "DOM" does accrue for "Available" and "Application Received" statuses, but "CDOM" does not accrue for rental listings.
Doors and Windows	Describes windows and exterior doors. CarolinaMLS Rules and Regulations , Section 1#7
Driveway	Describes the driveway composition and whether the driveway is shared. CarolinaMLS Rules and Regulations , Section 1#7
Elementary School	The public elementary school assignment for the listed property. Select list. If school is not listed, request that it be added by sending an e-mail to support@carolinahome.com. CarolinaMLS Rules and Regulations , Section 1#7
Equipment	Describes fixtures (and personal property, if any) that conveys with the real property. CarolinaMLS Rules and Regulations , Section 1#7
Expiration Date	Listings automatically expire on the expiration date unless prior to that date the Listing Brokerage extends or renews the listing. If the Listing Brokerage renews or extends the listing after it has expired, the Listing Brokerage can either return the listing to active or enter a new listing. The Seller(s) must sign the extension or renewal of listing and the Listing Brokerage must report the extension or renewal to the MLS. CarolinaMLS Rules and Regulations , Section 1.19
Exterior Construction	Brick veneer full means all exterior walls are brick (excluding dormers or bay windows). CarolinaMLS Rules and Regulations , Section 1#7
Exterior Features	Exterior Features includes permanent fixtures or amenities deeded to the property. For example, a boat slip in a subdivision is not considered an exterior feature unless it is deeded to the property. CarolinaMLS Rules and Regulations , Section 1#7
Fireplace Description	Describes the location and characteristics of the fireplace.
Fixtures Exception	Fixtures Exception are items that are leased or not owned by the Seller, or that the Seller does not intend to convey.

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Fixtures Exception Description	List items that are leased or not owned by the Seller, or that the Seller does not intend to convey. Free-form text. 255 characters. "Fixtures Exception Desc." is required if "Fixtures Exception=Y."
Floor Coverings	Describes the floor coverings used in the property.
Foundation	Describes whether the foundation is a basement, crawl space or slab.
Full Service	Limited-service listings must be noted by indicating "no" in the Full Service field. This is to inform cooperating brokerages of the extent of the services the listing brokerage provides to the seller(s), and any potential for the seller(s) to ask the cooperating brokerages to provide some or all of these services. CarolinaMLS Rules and Regulations , Section 1.5. Learn more about limited service listings .
Green Certification	Entities that evaluate and certify a dwelling as environmentally friendly. Choices include: EarthCraft House, Energy Star Qualified , Environments for Living , LEED Home , NAHB National Green Building Standard , NC Healthy Built Homes . "Energy Star" was changed to "Energy Star Qualified" on 4/27/12. If a "Green Certification" is selected, then the certificate must be attached to the listing. For new-construction listings, the certificate must be attached to the listing upon reporting the listing as "Closed" status. For resale listings, the certificate must be attached to the listing at the time the listing is input into the MLS system.
HERS Index	The HERS Index is a scoring system established by the Residential Energy Services Network. The lower a home's HERS Index, the more energy efficient it is. For more information visit www.energystar.gov . Please attach a copy of the HERS Index rating certificate to the listing.
High School	The public high school assignment for the listed property. Select list. If school is not listed, request that it be added by sending an email to support@carolinahome.com.
HLA Basement	Includes heated, finished, below-grade living area directly accessible by interior stairs, with earth adjacent to any exterior wall on that level. If earth is adjacent to any portion of a wall, the entire level is considered below-grade.
HLA Lower	Includes above- or on-grade, heated, finished living area directly accessible from other living area through a door or by a heated hallway or stairway. A finished, heated garage cannot be counted as HLA. Enter 0 if there is no upper, third or lower level.
HLA Main	Includes above- or on-grade, heated, finished living area directly accessible from other living area through a door or by a heated hallway or stairway. A finished, heated garage cannot be counted as HLA. Enter 0 if there is no upper, third or lower level.
HLA Third	Includes above- or on-grade, heated, finished living area directly accessible from other living area through a door or by a heated hallway or stairway. A finished, heated garage cannot be counted as HLA. Enter 0 if there is no upper, third or lower level.
HLA Total	Includes finished, heated living area above- and below-grade, and directly accessible from other living area through a door or by a heated hallway or stairway.
HLA Upper	Includes above- or on-grade, heated, finished living area directly accessible from other living area through a door or by a heated hallway or stairway. A finished, heated garage cannot be counted as HLA. Enter 0 if there is no upper, third or lower level.
HOA Fee	The amount of money paid to the neighborhood homeowner association.
HOA Fee Paid	Indicates whether HOA fees are paid monthly, quarterly, semi-annually or annually.
HOA Management	Provide the appropriate contact information so cooperating brokers can obtain subdivision documents.
HOA Phone	The appropriate phone number to use to contact a representative of the homeowner association.

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HVAC	Describes the heating and cooling systems present in the listed property.
Images	Limited to photos or renderings of the property only. All graphics such as logos or messages are prohibited. Company or agent "for sale" signs must not be included in the photo of the property. Photos appear on Customer Reports and Web sites. Photos must be in JPG format and limited to 6MB size.
Interior Features	Describes the interior features of the property.
Latitude	For help with finding the latitude and longitude go to the "Help" tab (save your listing as incomplete first) click "Quick Reference PDF's" then click "Matrix Add/Edit Mapping" for instructions.
Laundry Location	Describes the location of the laundry facilities.
Legal Description	This is a required field that must be accurate and verifiable. A statement containing a designation by which land can be identified sufficiently to meet the requirements established by law. Appropriate legal descriptions include metes and bounds, reference to plat or map, or lot and block.
List Agent MLS ID	Listing agent means the primary listing agent affiliated with the listing brokerage contracted as the agent of a seller. If agent is not listed, contact the CarolinaMLS Help Desk at 704-940-3159 or support@carolinahome.com.
List Agent Name	Listing agent means the primary listing agent affiliated with the listing brokerage contracted as the agent of a seller. If agent is not listed, contact the CarolinaMLS Help Desk at 704-940-3159 or support@carolinahome.com.
List Price	The Listing Brokerage must include the full gross listing price stated in the listing agreement in the listing submitted to CarolinaMLS. CarolinaMLS Rules and Regulations , Section 1#8.
Listing Contract Date	The listing brokerage must input each listing required to be submitted to the Service within 48 hours (excluding holidays and weekends) of the beginning date of the term of the listing and after obtaining the Seller's signature on the listing agreement. The list date must be equal to today's date or no more than 5 even days prior. A listing to be active on a future date can be entered completely with a current date and saved as incomplete. When the listing is to go active, change the date and Save as Active. CarolinaMLS Rules and Regulations , Section 1.4.
Listing Type	CarolinaMLS only accepts Exclusive Right to Sell or Exclusive Agency listing agreements. [Select list.] CarolinaMLS Rules and Regulations , Section 1#4
Longitude	For help with finding the latitude and longitude go to the "Help" tab (save your listing as incomplete first) click "Quick Reference PDF's" then click "Matrix Add/Edit Mapping" for instructions.
Lot / Unit #	The Plat Reference section of the "Offer to Purchase and Contract" (NCAR Standard Form 2-T) requires completion of the following fields when applicable: Lot/Unit, Block/Section, Subdivision/Condominium, Plat Book/Slide, Pages.
Lot Description	Describes the location of the lot on the street and any applicable views.
Middle School	The public middle school school assignment for the listed property. Select list. If school is not listed, request that it be added by sending an email to support@carolinahome.com.
Model / Plan	Used for model and/or plan names in new construction and resale.

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Named Prosp	Listings where a prospective buyer identified by the seller may be interested in purchasing the property, and if so, no commission will be paid to the listing brokerage. The named prospect exempted must be stated in the listing agreement. CarolinaMLS Rules and Regulations , Section 1.17.
New Construction	New construction means the Certificate of Occupancy is no more than two years old and the home has never been lived in. New Construction does not include remodeling.
Office Inventory	Office inventory is an optional field used by some firms for internal coding purposes.
Ownership	When the Seller of a property does not hold title but has a contract to receive title on the property, the Listing Brokerage must indicate, "Seller does not yet own," in the "Ownership" field. Pick-list with one selection allowed. Check out the explanation provided by the North Carolina Association of Realtors® (NCAR) Legal Department regarding the meaning of "Ownership."
Pages	The Plat Reference section of the "Offer to Purchase and Contract" (NCAR Standard Form 2-T) requires completion of the following fields when applicable: Lot/Unit, Block/Section, Subdivision/Condominium, Plat Book/Slide, Pages.
Parcel ID	The parcel identification number is assigned by the county assessor's office.
Parking	Describes whether the property has a carport, garage, the number of parking spaces and other parking features.
Plat Book/Slide	The Plat Reference section of the "Offer to Purchase and Contract" (NCAR Standard Form 2-T) requires completion of the following fields when applicable: Lot/Unit, Block/Section, Subdivision/Condominium, Plat Book/Slide, Pages.
Pre Direction	Use this field for street names where the direction precedes the street name such as 101 N. Tryon Street.
Primary Residence	Indicate whether the listed property is or is not the Seller's primary residence. Yes/No. Default is "Yes." Check out the explanation provided by the North Carolina Association of Realtors® (NCAR) Legal Department regarding the meaning of "Primary Residence."
Prop. Spcl. Assessment	A Special Assessment that is under formal consideration but which has not been approved prior to Settlement (NCAR Standard Form 2-T).
Prop. Spcl. Assessment Desc	Describe the Proposed Special Assessment that is under formal consideration but which has not been approved prior to Settlement. "Proposed Special Assessment Description" is required when "Proposed Special Assessment=Y."
Property Type	Single family means residential real property that includes or is intended to include a residential, detached, one-unit dwelling.
Proposed Financing	Describes the types of financing options the seller will entertain.
Public Remarks	Describes the property. Elaborate when "other" is used elsewhere in the listing. Remarks appear on customer reports and websites. Do not include confidential info, agent name or contact info. Do not include combination lockbox or security system codes. Read more.
Room Level	The Main level is typically the entry level. Main, Upper and Third and Lower-level rooms are above- or on-grade. Basement-level rooms may be used only for below-grade rooms.

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Room Types	List the rooms present on each Room Level.
Seller Name	Seller(s) (excluding CMLS members) can withhold their names. However, CMLS members with ownership interest in the listed property must show their name(s) in the "Seller" field and click "Yes" in the Agent/Owner field.
Seller Phone	The contact phone number for the seller.
Sewer	Describes the sewer services currently serving the listed property.
Showing Instructions	Select options to describe conditions for showings. All listings that indicate "call seller" must also indicate "no" in the Full Service field.
Special Conditions	CMLS defines selected choices in the "Special Conditions" field as follows: In Foreclosure Process (a foreclosure proceeding/lawsuit has actually been filed), Relocation (third party owns the property or must approve the purchase agreement), Transfer Due to Loan Default/Exempt from Property Disclosure (lender has completed the foreclosure and owns the property), Short Sale Subject to Lender or Other 3rd Party Approval (See Sec. 6.2.1). Multiselect list. Nine items may be selected. Read more about the "Special Conditions" field.
State	Only N.C. or S.C. [Dropdown list.]
Status	<p>All CMLS Subscribers are obligated to report status changes, including final closings of sales, on listings submitted to the service, regardless of the level of service or type of listing agreement associated with the listing.</p> <p>The listing brokerage must input any change in listed price or other change in the original listing agreement, when authorized in writing by the seller(s), within two business days after the listing brokerage receives the authorized change.</p> <p>Closed sales must be reported to the MLS ("Sold" status) within 10 business days after the closing.</p> <p>Read more about status definitions and rules.</p>
Street Direction	Street direction is used for names ending with a direction, as in Cabarrus Avenue NW. Select list.
Street Name	<p>The street name means the street name assigned by the local taxing or planning authority or U.S. Postal Service. No punctuation. Using a verifiable address ensures better mapping.</p> <p>If the street name you are entering is not found in the system send a request to have the name added to support@carolinahome.com.</p>
Street Number	The street number means the street number assigned by the local taxing or planning authority or U.S. Postal Service. Using a verifiable address ensures better mapping.
Street Type	The street type means the street type assigned by the local taxing or planning authority or U.S. Postal Service. Streets with two suffixes are entered as in this example: "Park Road" as the Street Name and "Extension" as the Street Type.
Style	Style includes A-frame, bugalow, Cape Cod, contemporary, etc. Only one style can be selected. If "other" is selected, the listing agent must provide a description in the Remarks.
Sub Agency Comp	Compensation offered to cooperating brokerage. Compensation must be offered to a sub agent, buyer agent or both. [Numbers] CarolinaMLS Rules and Regulations , Section 6.1.

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Sub Agency Comp Type		<p>Compensation must be expressed as a percentage of the gross sales price or a flat dollar amount. CarolinaMLS Rules and Regulations, Section 6.2.</p>																							
Subdivision		<p>To lookup, click on the magnifying glass icon. If not listed, request to have the name added. Only subdivisions that have received final subdivision approval may be added. Verification includes: a copy of a deed or the final approved plat map recorded by the Register of Deeds. If marketing name differs, a photo, brochure or Web site may accompany the deed or plat map. Fax to 704-940-3120 or support@carolinahome.com. Select list. CarolinaMLS Rules and Regulations Section 1.12.</p>																							
Subject to CCRs		<p>Is the listed property subject to regulation by one or more owners' association(s) and/or governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot, including, but not limited to obligations to pay regular assessments or dues and special assessments? If so, please upload the "Residential Property and Owners' Association Disclosure Statement" as an attachment to the listing.</p>																							
Subject to HOA		<p>Is the listed property subject to regulation by one or more owners' association(s) and/or governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot, including, but not limited to obligations to pay regular assessments or dues and special assessments? If so, please upload the "Residential Property and Owners' Association Disclosure Statement" as an attachment to the listing.</p>																							
Subject to HOA Dues		<p>Is the listed property subject to regulation by one or more owners' association(s) and/or governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot, including, but not limited to obligations to pay regular assessments or dues and special assessments? If so, please upload the "Residential Property and Owners' Association Disclosure Statement" as an attachment to the listing.</p>																							
Syndication Remarks		<p>Remarks entered in this field will be sent to third party portals via ListHub or other partnership. Remarks entered here are not subject to MLS rules regarding branding or advertising in a listing, but are subject to all other rules. If no remarks are entered here, data from the regular "Remarks" field will automatically be distributed instead.</p>																							
Tax Location		<p>If the real property is assessed city and county taxes, the tax location is the city. If the real property is only assessed county taxes, the tax location is the county. If tax location is not listed, request that it be added.</p>																							
Tax Value		<p>Tax value or assessed value is the value of property established for ad valorem tax purposes.</p>																							
Type		<p>Type includes two story, manufactured, etc. Only one type can be selected.</p>																							
Unheated SqFt: Basement		<p>Includes unheated or unfinished square footage below-grade, accessible by interior stairs, with earth adjacent to any exterior wall on that level. If earth is adjacent to any portion of a wall, the entire level is considered below-grade. Enter 0 if there is no unheated SqFt.</p>																							
Unheated SqFt: Lower		<p>Includes unheated or unfinished square footage above- or on-grade directly accessible from other living area through a door or by a heated hallway or stairway (e.g., enclosed porch, attached garage, unheated sunroom, etc.). Enter 0 if there is no unheated SqFt.</p>																							
Unheated SqFt: Main		<p>Includes unheated or unfinished square footage above- or on-grade directly accessible from other living area through a door or by a heated hallway or stairway (e.g., enclosed porch, attached garage, unheated sunroom, etc.). Enter 0 if there is no unheated SqFt.</p>																							
Unheated SqFt: Third		<p>Includes unheated or unfinished square footage above- or on-grade directly accessible from other living area through a door or by a heated hallway or stairway (e.g., enclosed porch, attached garage, unheated sunroom, etc.). Enter 0 if there is no unheated SqFt.</p>																							
Unheated SqFt: Total		<p>Includes unheated or unfinished square footage above- and below-grade, and directly accessible from other living area through a door or by a heated hallway or stairway.</p>																							

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Unheated SqFt: Upper	Includes unheated or unfinished square footage above- or on-grade directly accessible from other living area through a door or by a heated hallway or stairway (e.g., enclosed porch, attached garage, unheated sunroom, etc.). Enter 0 if there is no unheated SqFt.
Variable Rate Commission	There are two forms of variable rate commissions. 1)X% for in-house sale and Y% for co-broke. 2) X% if the seller sells the property him/herself and Y% if the listing brokerage sells the property. CarolinaMLS Rules and Regulations , Section 6.6.
Virtual Tour URL Unbranded	Virtual tours are limited to photos of the property. Graphics, logos or messages are prohibited. Company or agent "for sale" signs must not be included in the virtual tour. Do not include agent name or contact info. The virtual tour Universal Resource Locator ("URL") may not contain any characters within the URL that could identify or direct a user back to the listing agent, listing brokerage or seller's website, including a prohibition on any "favicon" that resembles the listing agent, listing brokerage or seller logo. Virtual tours appear on Customer Reports. Virtual tour description limited to 250 characters. Read more.
Water	Describes the water services currently serving the listed property. Select Connection Fee if one must be paid to get a meter connected and set that enables the customer to use the sewer/water. Select Tap Fee if one must be paid to get a service line connected to the utility district feeder system.
Water Heater	Describes the type of water heater present in the listed property.
Web URL	Do not upload Web hyperlinks intended to solicit agents to your firm. Web hyperlinks appear on Agent Reports.
Year Built	The earliest year in which any part of the structure was built. For example, if a home built in 1920 was completely rebuilt in 1999 but any part of the original structure remains, the year built is 1920.
Zip	Use the Zip Code assigned by the U.S. Postal Service. Make sure the Zip Code is correct to ensure proper mapping.
Zip +4	To locate the Zip+4 at USPS.com: https://tools.usps.com/go/ZipLookupAction_input
Zoning	The zoning description list provides choices so members can classify listings by the type of use of the property regardless of the zoning classification designated by local authorities.
Zoning Desc.	This field refers to the zoning classification assigned by the local planning department, such as R3 or R4 in Mecklenburg County, O-1 or RM-2 for Cabarrus, RA40 in Union County, etc. General descriptions such as "RES" or "COM" are not acceptable.