Rick Trevino

Payloads Workgroup Chair

MetroList Services, Inc.
IT Director

Payloads Workgroup Charter

Real Estate Data is typically delivered as a package comprised of a set of data for a specific business need. The RESO Data Dictionary defines all the fields (specific characteristics) available to be included in a payload. The Payloads Workgroup purpose is to define Payload Categories based upon Real Estate Industry business need and which fields are to be included in each Payload Category as specified within the RESO Data Dictionary.

Objectives

- Why IDX payload needed

- IDX Endorsement required for DD 1.5 Silver Certification….

- Status of IDX payload

- Participation in shaping payload

Use Case

- Small to Medium MLS

- Only one Data Feed for IDX/BR

- Very narrow set of data

    10-20 Fields

Scope: Define an IDX Payload that is data rich and is consumer friendly.

IDX Endorsement

- IDX Payload was approved by BOD for Certification of DD 1.5 Silver

- Nov 16th 2016 meeting: IDX payload has been removed from 1.5 Data Dictionary Testing Rules

IDX Payload Worksheet

Consists of 219 fields from the DD Property Resource

	A	D	E	F	G
1	**Standard Name**	**RESO Payload**	**Blank**	**Nullable**	**Notes**
2	AccessibilityFeatures	Yes	X		Approved 1/26/17
3	Appliances	Yes	X		Approved 2/23/17
4	ArchitecturalStyle	Yes	X		Approved 2/23/17
5	AssociationAmenities	Yes	X		Approved 2/23/17
6	AssociationFee	Yes	X		Approved 2/23/17
7	AssociationFeeFrequency	Yes	X		Approved 2/23/17
8	AssociationFeeIncludes	Yes	X		Approved 2/23/17

IDX Payload-Tagged

- Yes = Field must exist, data is required in all listings, it is non-nullable/not-blank.

- Yes, Blank = The field must be part of the IDX Payload Metadata and if data exists it must be distributed, however if data doesn't exist per listing then that is allowable.

- Yes, Nullable Per MLS Business Rules = The Field must be part of the IDX Payload Metadata but the data can be nullable/not exposed on the distribution of the value at the discretion of the MLS based upon MLS business rules, licensing restrictions and/or federal/state/local regulations.

- No = The Field is not included in the IDX Payload

IDX Payload-Sets

- Sets of Data
  - One or more fields that provide similar information

List Agent Full Name

List Agent First Name, List Agent Last Name

Bathrooms, Buyer Agent Name, Co Buyer Agent Name,

Co Listing Agent Name, Listing Agent Name, Listing Key, Street Address, Lot Size Acres

Fixed vs Min Set

– MLS systems exists that cannot just add metadata if the field must be included, with a Null or blank.

– Extensibility

– Number of Data fields tagged for inclusion
  - 140 64%   185/84%

IDX Payload

- Addressing Use Case

- IDX Endorsement will be required 1.X DD S Cert

- Fields are tagged with various settings Yes, Blank, Nullable, No in the worksheet

- Fixed vs Min. Set

What's Next?

- VOW
- Broker
- Syndication
- Open House
- Transaction Management
- Appraiser

Payloads Workgroup

Meetings **4th Thursday** of every month at 2:00 **PM EDT/ 11:00 Pacific**

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