

Distribution Services FAQ (Frequently Asked Questions)



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Questions
or Concerns?

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1. **What is IDX (“Internet Data Exchange”)?**
IDX stands for "Internet Data Exchange" and is sometimes referred to as Broker Reciprocity. Under the IDX system, brokers exchange consent to advertise each other’s listings on the Internet. The IDX program allows individual websites to show listings belonging to other brokers.
2. **What is a VOW (“Virtual Office Website”)?**
VOW stands for "Virtual Office Website." A VOW allows a consumer who has entered into a broker-consumer relationship with the RMLS™ broker to see a richer data set than found on IDX websites.
3. **Who is a Participant?**
A Participant is the Principal Broker of any RMLS™ subscriber firm, partnership or corporation who participates in RMLS™ by agreeing to conform to the Rules and Regulations.
4. **Who is a Subscriber?**
A subscriber is a non-participant broker or sales licensee in an RMLS™ Participant’s office.
5. **What is a service provider?**
A service provider is a web developer that processes listing data for the Participant. In other words, a service provider is anyone who does work on your web site on your behalf.
6. **What is an AVP?**
AVP stands for “Affiliated VOW Partner.” An AVP is a person or entity that operates a VOW on behalf of an RMLS™ Participant.
7. **Is there a list of current IDX service providers?**
Yes, that list is Document 1990 Website Providers in the Toolkit -> Forms & Documents menu. Some providers will supply everything needed to create a website (domain name, hosting, design, etc.) while others will provide only those components that you need, such as IDX, if you have an existing website. You will need to ask questions.
8. **What does website mean related to IDX and VOW?**
Think of a website as a house and IDX or VOW as a room within that house. You may have a website designer build your ‘house’ but have an IDX service provider put in the ‘kitchen’.
9. **Is linking or framing of RMLS.com allowed?**
You can link and/or frame RMLS.com without filling out any paperwork or paying any fees.
10. **Does RMLS™ provide any customizable IDX sites to link or frame?**
No, but you can link or frame RMLS.com
11. **Does RMLS™ provide any customizable VOW sites to link or frame?**
No, we do not.

12. What paperwork would need to be filled out in order to receive IDX or VOW data on a website?

If you are a participant, you will need to fill out Document 1910 Listing Content License Agreement (LCLA). If you are a subscriber, you will need to fill out Document 1912 Addendum A in addition to Doc. 1910. Both documents must be signed by the Participant.

13. Are there any fees associated with displaying IDX data?

There is a \$25 set up fee associated with displaying IDX data on a subscriber website. The fees are outlined in Doc. 1910 Listing Content License Agreement and Doc. 1960 Exhibit A: Distribution Services License Fees. RMLS™ does not regulate what fees the service providers charge.

14. Are there any fees associated with displaying VOW data?

There is a \$25 set up fee associated with displaying VOW data for all parties involved. Additionally, there is a \$50/month fee for each VOW website, billed to the party who receives the data feed (Firm, Subscriber, or AVP). The fees are outlined in Doc. 1910 Listing Content License Agreement and Doc. 1960 Exhibit A: Distribution Services License Fees.

15. Is there a standard turn-around time for getting IDX or VOW set up?

The standard turn around time for adding IDX or VOW data to a website through a Service Provider or AVP that is already set up with RMLS™ is 1-3 business days.

16. Why isn't a particular listing showing up on IDX sites?

In order for a listing to appear on an IDX site, the listing must be in ACT or BMP Status, and have a "Y" in the Internet field on the listing form. A few firms have opted out of IDX participation, but approximately 98% of all RMLS™ listings are included in the IDX feed.

17. On the listing form under "Authorization to post on public Internet sites" what is the difference between the two fields (Listing & Property Address)?

The first field, "Listing" is asking the seller if they would like their listing to be available on websites such as RMLS.com, Realtor.com, VOWs and IDX sites. The second field, "Property Address," allows the address of that particular listing to appear on RMLS.com, Realtor.com, IDX and VOW sites.

18. What is an AVM?

An AVM (automated valuation model) is a feature that may be incorporated into VOW websites, which displays an automated estimate of the market value of a listing.

19. What are VOW 3rd Party Comments?

3rd Party comments is a feature that may be incorporated into VOW websites that allows third parties to write comments or reviews about particular listings.

20. On the listing form under "Disable Specific VOW Functionality" what is the difference between the two fields (Disable 3rd Party Comments on VOW and Disable AVM on VOW)?

Disable 3rd Party Comments on VOW field indicates that the seller wants to disable 3rd-party comments (blogging) in immediate conjunction with their particular listing on VOW where this feature is available. Disable AVM on VOW field indicates that the seller wants to disable automated estimate of the market values in immediate conjunction with their particular listing on VOW where this feature is available.

21. What else is there besides IDX and VOW?

RMLS™ also has Broker Specific and Internal Use Only data feeds, which are available only to firms. Broker Specific feeds contain the listing data for only that specific firm and allows the Participant to electronically transfer its data to other marketing channels.

RMLS™ IDX Fields

Residential: (62 Fields)

ML#, Address, Area, List Price, City, County, Neighborhood, Zip Code, Property Type, Lot Description, Lot Dimensions, Lot Size, Exterior Features, Number of Levels, Interior Features, Kitchen Features, Fireplace Description, Elementary School, Middle School, High School, Heat, Year Built, Style, Number of Bedrooms, Number of Car Garage, Garage Description, Number of Fireplaces, Total SQFT, Number of Full Bathrooms, Number of Partial Bathrooms, Total Bathrooms, Public Remarks, Listing Agent Public ID, Listing Office ID, Listing Office Phone, Listing Agent Name, Listing Agent Phone, Listing Office Name, Acres, Roof, Number of Photos, Basement/Foundation, Cooling, Water, Sewer, Dining Room, Exterior Description, Family Room, Living Room, Accessibility Y/N, Virtual Tour, Waterfront Y/N, Waterfront Description, View Y/N, View, Master Bedroom Level, River/Lake Name, Green Cert Y/N, Green Description, Internet Address Y/N

Lots and Land: (40 Fields)

ML#, Address, Area, List Price, City, County, Neighborhood, Elementary School, Middle School, High School, Zip Code, Zoning, Property Type, Waterfront Y/N, Lot Description, Number of Lots, Lot Dimensions, Topography, Road Frontage, Road Surface, Acres, Lot Size, Utilities, Existing Structure, Property Tax, Listing Agent Public ID, Listing Office ID, Listing Office Phone, Listing Agent Name, Listing Agent Phone, Listing Office Name, Public Remarks, Accessibility Y/N, Virtual Tour, Number of Photos, View Y/N, View, River/Lake Name, Internet Address Y/N

Multifamily: (45 Fields)

ML#, Address, Area, List Price, City, County, Neighborhood, Zip Code, Zoning, Exterior, Year Built, Year Built Description, Number of Parking Spaces, Parking Description, Roof, Number of Stories, Number of Units, Unit #1 SQFT, Unit #1 Bdrms, Unit #1 Baths, ..., Unit #10 SQFT, Unit #10 Bdrms, Unit #10 Baths, Heat, Fuel, Water, Sewer, Cool, Hot Water, Lot Size, Property Tax, Listing Agent Public ID, Listing Office ID, Listing Office Phone, Listing Agent Name, Listing Agent Phone, Listing Office Name, Public Remarks, Accessibility Y/N, Virtual Tour, Number of Photos, View Y/N, View, River/Lake Name, Internet Address Y/N

Commercial / Industrial: (39 Fields)

ML#, Address, Area, List Price, City, County, Zip Code, Zoning, Year Built, Year Built Description, Present Use, Roof, Number of Levels, Number of Parking Spaces, Parking Description, Construction, Gross SQFT, Road Frontage, Heat, Fuel, Cool, Water, Sewer, Lot Size, Property Tax, Listing Agent Public ID, Listing Office ID, Listing Office Phone, Listing Agent Name, Listing Agent Phone, Listing Office Name, Public Remarks, Accessibility Y/N, Virtual Tour, Number of Photos, View Y/N, View, River/Lake Name, Internet Address Y/N

Farms & Ranches: (51 Fields)

ML#, Address, Area, List Price, City, County, Zip Code, Property Type, Lot Description, Lot Dimensions, Lot Size, Exterior Features, Number of Levels, Fireplace Description, Elementary School, Middle School, High School, Heat, Year Built, Style, Number of Bedrooms, Number of Car Garage, Garage Description, Number of Fireplaces, Total SQFT, Public Remarks, Listing Agent Public ID, Listing Office ID, Listing Office Phone, Listing Agent Name, Listing Agent Phone, Listing Office Name, Acres, Roof, Number of Photos, Cooling, Water, Sewer, Zoning, Exterior Description, Basement/Foundation, Fencing, Waterfront Y/N, Accessibility Y/N, Virtual Tour, View Y/N, View, Master Bedroom Level, River/Lake Name, Internet Address Y/N

Virtual Office Website (VOW) Fields

Residential:

All available fields **except** ; original price, compensation fields, type of listing (ER/EA), seller/occupant names/phone numbers, confidential remarks, lockbox hours/location/combo, occupied by, showing hours and showing features for all properties.

Lots & Land:

All available fields **except** ; original price, compensation fields, type of listing (ER/EA), seller/occupant names/phone numbers, confidential remarks and showing features for all properties.

Multifamily:

All available fields **except** ; original price, compensation fields, type of listing (ER/EA), seller name/phone number, confidential remarks, lockbox hours/location/combo and showing features for all properties.

Commercial/Industrial:

All available fields **except** ; original price, compensation fields, type of listing (ER/EA), seller/occupant names/phone numbers, confidential remarks and showing features for all properties.

Farms & Ranches:

All available fields **except** ; original price, compensation fields, type of listing (ER/EA), seller/occupant names/phone numbers, confidential remarks, lockbox hours/location/combo, occupied by, showing hours and showing features for all properties.