



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.

Adult Community:

School Dist. Name: * High School:

Junior Middle School:

Elementary School:

<input type="checkbox"/> Arrowhead Elementary School	<input type="checkbox"/> Minnesauke Elementary School	<input type="checkbox"/> Nassakeag Elementary School	<input type="checkbox"/> Setauket Elementary School
<input type="checkbox"/> William Sidney Mount Elementary			

Location Features: Close to Bus Close to Park Close to Railroad

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:	<input type="checkbox"/> Borders State Land	<input type="checkbox"/> Cleared
	<input type="checkbox"/> Corner Lot	<input type="checkbox"/> Easement
	<input type="checkbox"/> Historic District	<input type="checkbox"/> Level
	<input type="checkbox"/> Partly Wooded	<input type="checkbox"/> Paved
	<input type="checkbox"/> Possible Sub Division	<input type="checkbox"/> Restrictions
	<input type="checkbox"/> Sloping	<input type="checkbox"/> Stone/Brick Wall
	<input type="checkbox"/> Unpaved	<input type="checkbox"/> Wooded

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

Exterior Features:	<input type="checkbox"/> Above Ground Pool	<input type="checkbox"/> ADA Access
	<input type="checkbox"/> Additional Land	<input type="checkbox"/> Balcony
	<input type="checkbox"/> Basketball Court	<input type="checkbox"/> Deck
	<input type="checkbox"/> Fenced	<input type="checkbox"/> Fenced Yard
	<input type="checkbox"/> Fencing	<input type="checkbox"/> Heated Parking
	<input type="checkbox"/> In Ground Pool	<input type="checkbox"/> New Windows
	<input type="checkbox"/> Patio	<input type="checkbox"/> Porch
	<input type="checkbox"/> Private Entrance	<input type="checkbox"/> Private Roof
	<input type="checkbox"/> Riding Ring	<input type="checkbox"/> Roof Deck
	<input type="checkbox"/> Sprinkler Lawn Sys	<input type="checkbox"/> 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:	<input type="checkbox"/> A/C Units	<input type="checkbox"/> Air Filter System	<input type="checkbox"/> Alarm System
	<input type="checkbox"/> Attic Fan	<input type="checkbox"/> Awning	<input type="checkbox"/> B/I Audio/Visual Equip
<input type="checkbox"/> B/I Shelves	<input type="checkbox"/> Basketball Hoop	<input type="checkbox"/> Bread Warmer	
<input type="checkbox"/> Ceiling Fan	<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> Chandelier(s)	
<input type="checkbox"/> Compactor	<input type="checkbox"/> Convection Oven	<input type="checkbox"/> Cook Top	
<input type="checkbox"/> Craft/Table/Bench	<input type="checkbox"/> Curtains/Drapes	<input type="checkbox"/> Dehumidifier	
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Disposal	<input type="checkbox"/> Door Hardware	
<input type="checkbox"/> Dryer	<input type="checkbox"/> Energy Star Appliance(s)	<input type="checkbox"/> Entertainment Cabinets	
<input type="checkbox"/> Fireplace Equip	<input type="checkbox"/> Flat Screen TV Bracket	<input type="checkbox"/> Freezer	
<input type="checkbox"/> Front Gate	<input type="checkbox"/> Garage Door Opener	<input type="checkbox"/> Garage Remote	
<input type="checkbox"/> Gas Grill			
<input type="checkbox"/> Greenhouse			
<input type="checkbox"/> Intercom			
<input type="checkbox"/> Low Flow fixtures			
<input type="checkbox"/> Nanny Cam/Comp Serv			
<input type="checkbox"/> Playset			
<input type="checkbox"/> Screens			
<input type="checkbox"/> Second Freezer			
<input type="checkbox"/> Second Washer			
<input type="checkbox"/> Shed			
<input type="checkbox"/> Speakers Indoor			
<input type="checkbox"/> Storm Doors			
<input type="checkbox"/> Video Cameras			
<input type="checkbox"/> Washer			
<input type="checkbox"/> Whirlpool Tub			
<input type="checkbox"/> Wood Burning Fireplace			
	Excluded:	<input type="checkbox"/> A/C Units	<input type="checkbox"/> Air Filter
	<input type="checkbox"/> Awnings	<input type="checkbox"/> B/I Audio/Visual Equip	<input type="checkbox"/> Alarm System
	<input type="checkbox"/> Basketball Hoop	<input type="checkbox"/> Bread Warmer	<input type="checkbox"/> B/I Shelves
	<input type="checkbox"/> Chandelier(s)	<input type="checkbox"/> Compactor	<input type="checkbox"/> Ceiling Fan
	<input type="checkbox"/> Craft/Table/Bench	<input type="checkbox"/> Curtains/Drapes	<input type="checkbox"/> Convection Oven
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Disposal	<input type="checkbox"/> Dehumidifier
	<input type="checkbox"/> Dryer	<input type="checkbox"/> Entertainment Cabinets	<input type="checkbox"/> Door Hardware
	<input type="checkbox"/> Flat Screen TV Bracket	<input type="checkbox"/> Freezer	<input type="checkbox"/> Fireplace Equipment
	<input type="checkbox"/> Garage Door Opener	<input type="checkbox"/> Garage Remote	<input type="checkbox"/> Front Gate
	<input type="checkbox"/> Generator	<input type="checkbox"/> Greenhouse	<input type="checkbox"/> Gas Tank
	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Humidifier	<input type="checkbox"/> Grill
	<input type="checkbox"/> Lap Pool	<input type="checkbox"/> Lawn Maint Equip	<input type="checkbox"/> Intercom
	<input type="checkbox"/> Microwave Oven	<input type="checkbox"/> Nanny Cam/Comp Serv	<input type="checkbox"/> Mailbox
	<input type="checkbox"/> Playset	<input type="checkbox"/> Pool Above Ground	<input type="checkbox"/> Pellet Stove
	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Screens	<input type="checkbox"/> Pool Equip/Cover
	<input type="checkbox"/> Second Dryer	<input type="checkbox"/> Second Freezer	<input type="checkbox"/> Second Dishwasher
	<input type="checkbox"/> Second Stove	<input type="checkbox"/> Second Washer	<input type="checkbox"/> Second Refrigerator
	<input type="checkbox"/> Selected Light Fixtures	<input type="checkbox"/> Selected Plantings	<input type="checkbox"/> See Remarks
	<input type="checkbox"/> Shades/Blinds	<input type="checkbox"/> Shed	<input type="checkbox"/> Selected Window Treatment
	<input type="checkbox"/> Speakers Outdoor	<input type="checkbox"/> Stained Glass Window	<input type="checkbox"/> Speakers Indoor
	<input type="checkbox"/> Storm Windows	<input type="checkbox"/> TV Dish	<input type="checkbox"/> Storm Doors
	<input type="checkbox"/> Wall To Wall Carpet	<input type="checkbox"/> Washer	<input type="checkbox"/> Video Cameras
	<input type="checkbox"/> Water Softner	<input type="checkbox"/> Whole House Ent. Syst	<input type="checkbox"/> Water Conditioner
	<input type="checkbox"/> Wood Stove		<input type="checkbox"/> Wine Cooler

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

Approx Year Built:
***Year Built Exception:** ▼
 New Construction: ▼ *

Year Renovated:
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.

ROOMS

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	+ -
Level: 1	Type: Kitchen	Description: Quartz counters, Bosch appliances, 10x4 freestanding island with room for 5 stools	+ -
Level: 1	Type: Laundry Room	Description: 2019 Bosch washer and dryer - large capacity	+ -
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	+ -
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

WOOD STOVE

Modifications/Exclusions:

<input type="checkbox"/> M1 Buyer Exclusions	<input type="checkbox"/> M2 Agent Exclusions
<input type="checkbox"/> M3 IAW	<input type="checkbox"/> M4 Commission Modification
<input type="checkbox"/> M5 NOT IN USE	<input type="checkbox"/> M6 Disclosure of Ownership Interest
<input type="checkbox"/> M7 Insufficiency of Funds	<input type="checkbox"/> M7A Litigation Policy
<input type="checkbox"/> M7B Litigation Policy	<input type="checkbox"/> M8 Short Sale Notification
<input type="checkbox"/> M9 Owner's Right to Modify Compensation	<input type="checkbox"/> 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.

Owner/Broker

Owner: * Status/Showing Phone: *

Listing Agents 1, 2 and 3 must be in the same Firm.
Listing Agent: Search for a member * *

Listing Agents 4, 5 and 6 must be in the same Co-Listing Firm.
Co-Listing Agent: Search for a member *

Seller Agency Compensation: * Buyer Agency Compensation: *
Broker Agency Compensation: * Agreement Type: *
Negotiate Direct: * Occupancy:

Show Instructions:

Access for Showing:

Lockbox:

Owner Financing:

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.

Characteristics

* Detached/Attached: Det * #Levels:

* Total Rms Finished: Bedrooms: * Baths - Full: *

* Permit: *

Units

Click the Add a Unit button to add individual unit information.

Unit 1 Floor Location: Unit Rooms:

 Unit Baths Full:

 Unit Approximate Sqft:

*

- Dishwasher
- Dryer
- Energy Star Appliance(s)
- Microwave
- Oven/Range
- Refrigerator
- Washer

 Unit Leased: Unit Lease End Date:

on:

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.

Owner/Broker

Owner/Broker

Owner: *

Status/Showing Phone: *

Does any licensee have an ownership interest in the property?

Listing Agents 1, 2 and 3 must be in the same Firm.

Listing Agent: *

Listing Agents 4, 5 and 6 must be in the same Co-Listing Firm.

Co-Listing Agent:

Landlord Agency Comp: Tenant Agency Comp: Broker Agency Compensation:

Agreement Type:

Negotiate Direct: *

Open, Private, or CMA:

Show Instructions:

Lockbox: Access for Showing:

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.

Open House

Open House

Type:

Date: *

Begin: *

End: * Description: Refreshments: