



New Seasonal Furnished Rental Property Type

On May 19, 2010, ARMLS® added a new property type for Seasonal Furnished Rental listings. These listings are **fully furnished rentals available for periods of less than one year**. Now you will be able to enter these types of listings in the MLS with features designed specifically for them.

When you click to search or add a new listing in flexmls® Web, you will see Seasonal Furnished Rentals as one of your options in the list of available property types.

The screenshot shows two overlapping windows from the ARMLS software. The top window is titled "Available Quick Searches" and contains a list of property types. Item 8, "8 - Seasonal Furnished Rentals (ARMLS)", is highlighted in blue. To its right, a "Description" box lists fields: Status, Mthly Rate Hi Season, Mthly Rate Lo Season, Dwelling Type, City/Town Code, Zip Code, Map Code/Grid, # Bathrooms, # Bedrooms, and Property Sleeps. The bottom window is titled "Add Listing" and has tabs for "General", "Address", "Main Fields", "Details", "Rooms", and "Export". The "General" tab is active, showing "General Listing Information" with dropdown menus for "Property Type" (set to Residential), "Listing Member", and "Co-listing Member". The "Seasonal Furn Rental" option is highlighted in the "Property Type" dropdown.

Pricing

Seasonal Furnished Rentals give you two fields to list pricing, **Mthly Rate Hi Season** and **Mthly Rate Low Season**. If you have different pricing for different times of the year, you can note them in the different fields. If you do not, you can enter the same price in both fields. This practice will help facilitate the listing’s inclusion in search results regardless of which field is being used in a search.

Statuses

Given the nature of these listings, ARMLS members will only use four statuses for Seasonal Furnished Rentals. These statuses are:

1. **Active**: for when the property is being marketed
2. **Temp Off Market**: for when the property is still listed with the listing broker, but is not currently being marketed
3. **Expired**: for when the term of the listing agreement has ended
4. **Cancelled**: for when the listing agreement is terminated before its end date, OR in the case of Seasonal Furnished Rentals, for when the listing is no longer going to be marketed because it has been rented for the desired periods of time.

Status and Price Change
Edit Current Status (Active)
Change List Price
Extend or Expire Listing
Take Off Market (Temporary)
Cancel Listing (Final)

There is **no** status for Leased/Closed, so listings should be changed to Cancelled once they have been successfully marketed.

Availability Calendar

New to the flexmls system and created especially for Seasonal Furnished Rentals, is the Availability Calendar. This item is accessible from the listing edit page and will allow listing agents to note the specific dates the property is available.

When a listing is created, all dates between the **List Date** and the **Marketing End Date** are automatically marked as 'available' on the calendar and are colored green on each day.

Listing Information	Multimedia
Listing Information ✓ Supplement Map Location ✓ Listing/Selling Members Supra functions	Photos ✓ Documents ✓ Videos Virtual Tour
Status and Price Change	Scheduled Marketing Activities
Edit Current Status (Active) Change List Price Extend or Expire Listing Take Off Market (Temporary) Cancel Listing (Final)	Open House Tour of Homes Rental Availability Calendar

As the property is rented for a week here or a month there, the listing agent can simply click on a day and mark those dates as 'unavailable' on the calendar. Dates flagged as Unavailable will be noted by a strikethrough on the number and colored gray for each day. Dates on the calendar beyond the Marketing End Date will appear the same as Unavailable dates. If you attempt to edit a day past the Marketing End Date in the listing, an error will appear stating that *The To date cannot be prior to the end date.*

The screenshot displays the 'Availability Calendar' for a listing titled 'N ARMLS TEST LISTING ST 2 Phoenix, AZ'. The calendar interface includes a legend with the following categories:

- Unavailable (Outside list range)
- Unavailable (Rented)
- Available

A 'Change Availability' dialog box is currently open, showing the following details:

- From:** 2/1/2012
- To:** 2/29/2012
- Status:** Available (selected), Unavailable

An error message is displayed at the top of the calendar: "The To date cannot be prior to the end date." The calendar shows dates from July 2011 through June 2012, with the current date range (2/1/2012 to 2/29/2012) highlighted in green.

Days on Market

Given the nature of Seasonal Furnished Rentals and their tendency to be marketed continuously, Days on Market will **not** be tracked for these listings.

Searching

Agents looking for Seasonal Furnished Rentals can search for properties available in a given date range by using the Available field in a Quick Search. When entering a date range to search against, users have two logic options: 'for all of' and 'any day btwn'.

Available **for all of** 05/18/2010 and 08/18/2010 X
05/18/2010 to 08/18/2010

for all of: Return only results which are available for **all** of the dates in the range

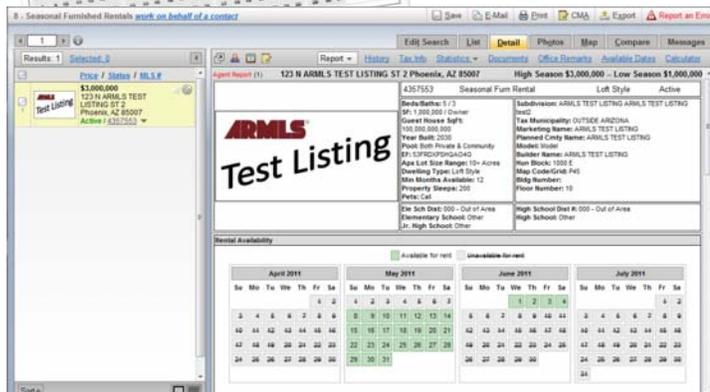
Available **any day btwn** 05/18/2010 and 08/18/2010 X
05/18/2010 to 08/18/2010

any day btwn: Return results where the listing is available **on any day** in the specified range

Reports

There are three specific reports to choose from that include the Availability Calendar.

1. **Listing Detail Report:** a four-month view of the calendar has been included just under the listing photo for your viewing convenience as you toggle down search results
2. **Listing Detail Report with Availability Calendar:** the same as the Listing Detail Report with a second page displaying a 16-month view of the calendar
3. **Availability Calendar (Seasonals Only):** a one-page report of just the 16-month calendar view



Please note: the calendar will also appear like it does in the Listing Detail Report for the versions with No Photo, Business Card, and Photos.