

Matrix Updates

Level required when Room Type is Laundry

Now, if Laundry is selected as a room type during input, you will be required to indicate the level (location) of the laundry room. This will be helpful when searching for clients who have specific requests for laundry location. For example, clients who don't want their laundry room in the basement or want laundry on the same floor as the bedrooms.

Detailed Room Information

- To add a room, complete the Room Type and Level information. Click "More" to add additional rooms.
- The level for each bedroom and bathroom is required per REcolorado Rules & Regulations.
- Bedroom and Bathroom entries will populate the Summary Bedroom and Bath Information below.

Review the [Listing Input Video](#) and [Product Enhancement Notes](#) to learn more about the detailed room information requirements.

Room Type	Level	Room Dimensions	Description
Laundry	Basement		

Summary Bed and Bath Information

The number of bedrooms and bathrooms based on the entries in the Detailed Room Information.

Total Bedrooms *	Full Baths *	Other Finished SqFt	1/2 Baths *	1/4 Baths *

New Price Type – Fractional

A new price type of 'Fractional' has been added to Matrix. This will help you more easily identify Partial Ownership listings.

Price Type *

- List Price
- Auction Price
- Base Price
- Fractional Price**
- List Price

To ensure accurate entry of Partial Ownership listings, this price type will be required anytime the Partial Ownership fields are used in listing input. Likewise, if this Price Type is selected, then Partial Ownership fields must also be populated.

New Condition Options

Based on customer feedback and guidance from the Rules & Regulations committee, new options were added to two fields:

- The option "Receivership/Attorney" is now available in Status Conditions. This option is used when there are individual(s) that have been given custodial responsibility of a property, or an attorney is involved and responsible.

The screenshot shows a form titled "Status & Listing Information". A red message at the top states: "List Date will be set to date listing is submitted to Active Status". The form includes fields for "Expiration Date *", "Price Type *" (set to "List Price"), "Price *", and "Status Conditions *". The "Status Conditions" dropdown menu is open, showing options: "Court", "Equitable Interest", "None Known", "Short Sale", and "Receivership/Attorney" (which is highlighted in blue). Other visible fields include "Loan" and "Financial Term" (with checkboxes for "Cash", "Conventi", and "Estate").

- On the Change to Under Contract form, "Reserved" is now available as an option in Contingent Approval Conditions. This option applies to new construction properties that are not yet Under Contract but are being held or reserved for purchase upon completion of construction.

The screenshot shows a form titled "Change to Under Contract". It features "Status Conditions" (set to "None Known") and "Under Contract Date". The "Contingent Approval Conditions" dropdown menu is open, displaying a list of options: "Kick Out - Contingent on home sale", "None Known", "Offer accepted awaiting REO approval", "Offer accepted contingent on court approval", "Offer waiting on RELO company approval", "Reserved" (highlighted in blue), "Short Sale - Have signed offer(s) waiting on lender approval", "Short Sale - Have unsigned offer(s) waiting on lender approval", and "Government Approval". A "Reserved" tooltip is visible over the selected option. At the bottom, there are "Cancel Input" and "Submit Listing" buttons.

Search Updates

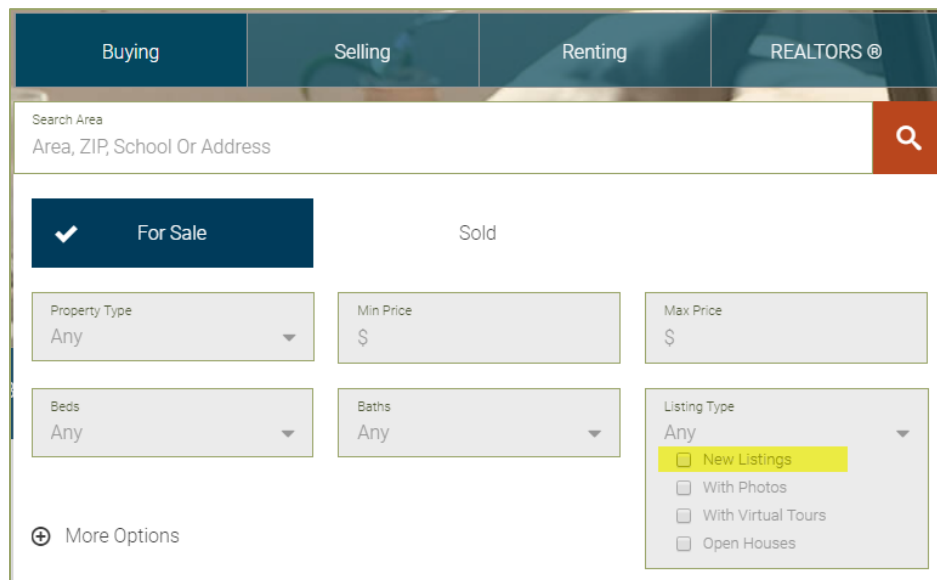
- 'Occupancy Date' is now available to be added as a searchable field in Residential and Cross Property searches. This will allow searching for leased-status rental listings based on when the property is planned to have occupants.



A search input field with the text "Occupancy Date" on the left, a question mark icon in a circle in the middle, and an empty text box on the right.

REcolorado.com

- New listings are now defined as listings that have been on the market 7 days or less. (Previously they were defined as listings on the market for 15 days or less.)



A screenshot of the REcolorado.com search interface. At the top are navigation tabs: "Buying", "Selling", "Renting", and "REALTORS®". Below is a search bar labeled "Search Area" with the placeholder text "Area, ZIP, School Or Address" and a magnifying glass icon. Underneath are two main filters: "For Sale" (with a checkmark) and "Sold". Below these are several filter boxes: "Property Type" (set to "Any"), "Min Price" (set to "\$"), "Max Price" (set to "\$"), "Beds" (set to "Any"), "Baths" (set to "Any"), and "Listing Type" (set to "Any"). The "Listing Type" dropdown is expanded, showing options: "New Listings" (highlighted in yellow), "With Photos", "With Virtual Tours", and "Open Houses". At the bottom left is a "More Options" button with a plus icon.