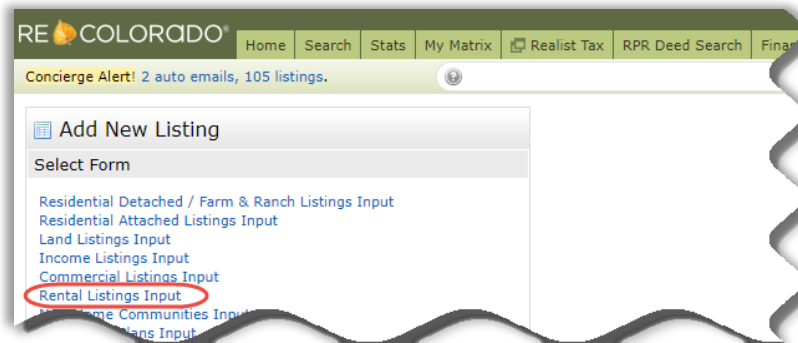


Overview

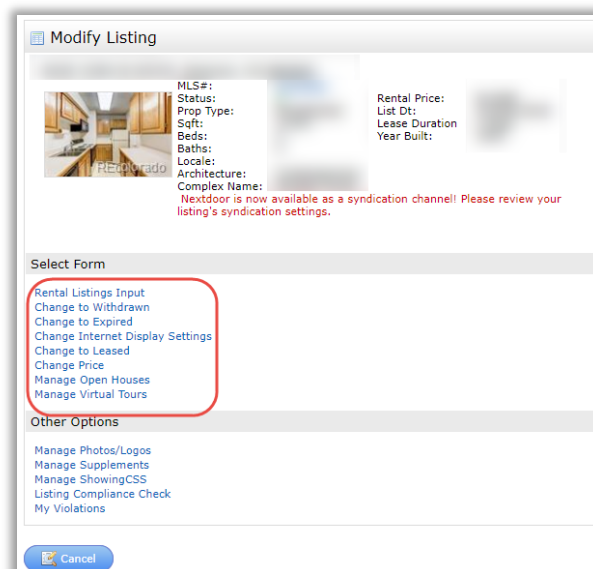
REcolorado allows licensed agents to enter rental listings into Matrix, which are available in the Client Portal, on REcolorado.com, and are available for IDX and Syndication providers to display on IDX and syndication websites. REcolorado's Rental offering is guided by our Rental committee.

Listing Input

- A separate Rental listing input form is available with fields that are customized for rentals. The number of required fields is also reduced based on the different needs of the rental community.



- The options available when modifying an existing Rental listing are customized, including a "Change to Leased" form that is only used on Rental listings.



Search & Reports

- The Residential→General and Cross Property→General search forms include Leased status and Rental type as part of the available search criteria. Other rental-specific fields are available to add as part of your search criteria under Additional Fields.

The screenshot shows a search interface with the following sections:

- Status - Date or Range:** Includes checkboxes for Active, Under Contract, Sold, Withdrawn, Expired, and Leased. The 'Leased' checkbox is circled in red.
- Status Conditions:** Includes options like Court, Equitable Interest, None Known, and Short Sale.
- Type:** Includes options like Detached Single Family, Farm and Ranch, New Home Communities, New Home Plans, and Rental. The 'Rental' option is circled in red.
- Style:** Includes options like 2 Story, 3+ Story, Bi-Level, Condominium, and Multi-Level.
- # of Stories in this Unit:** A text input field.
- Map Search:** A section for location-based searches with fields for Street #, Street Dir, Street Name, Street Type, Unit #, and Zip.
- City and Locale:** Dropdown menus for selecting a city and locale.
- MLS:** A dropdown menu for selecting a Multiple Listing Service.
- Bedrooms and Bathrooms:** Grids of input fields for specifying the number of bedrooms and bathrooms in different parts of the house (Total, Upper, Main, Lower, Basement).
- Price, SqFt, Total, Finished, Year Built, Total Parking Spaces, Lot Size, Acres, Square Feet:** Various numerical input fields for filtering search results.

At the bottom of the interface, there is a 'Clear' button, a match count of '5000+ matches', and buttons for 'Map' and 'Results'.

- Rental activity displays in listing history.
Note: The rented price does not display in the history, only the list price or any price changes.

Effective Date	Change Type	Old -> New	Change Timestamp
10/04/18	Leased	A->L	10/04/18 07:12 PM
09/23/18	Back On Market	W->A	09/23/18 05:56 PM
09/23/18	Withdrawn	A->W	09/23/18 05:50 PM
09/22/18	New Listing	A-> \$2,345	09/22/18 03:10 PM

- By default, Rental listings and leased status changes are included in Hot Sheets and Market Watch. You can customize the Hot Sheet or Market Watch criteria to focus on Rental listings or exclude them from these reports.



- Rentals are included in some productivity reports, including the Listing Counts report and a customized Ranking Report for Rentals.

FAQs

- Who can enter Rentals?
 - Any active broker with an REcolorado subscription can enter Rentals into Matrix.
- Do you need to have an agreement with the property owner to list a rental?
 - Yes, you need to have a rental listing agreement with the owner to enter it into Matrix. Additionally, your brokerage may have other rental-specific requirements.
- Can you enter the same property "for sale" and "for rent"?
 - Yes, Matrix will allow you to enter a "for sale" listing and a Rental listing for the same property.
- Where are Rental listings displayed?
 - Rental listings are included in the Matrix Client Portal and on REcolorado.com.
 - IDX providers and syndication channels (Zillow, etc.) receive Rental listings in their data feeds, so Rentals may be available on your IDX website or syndication sites, depending on their support for Rentals.

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- What is the Expiration/Mgt Agreement End Date?
 - Depending on the agreement with the property owner, this could be the date at which the rental listing agreement ends, or it could be the date through which the property management agreement is valid.
 - Can you select multiple lease duration options?
 - You can select only one lease duration option; however, Other Lease Duration is a text field that can be used to provide additional lease duration options.
 - What is Section 8 and Sublet?
 - Section 8: Federally funded program that subsidizes the rent of low-income tenants.
 - Sublet: A current renter is leasing the same property.
 - Can you include Rentals in a CMA?
 - Yes, you can include Rentals in a CMA. The fields are the same as the Residential CMA.
 - Brokers can add custom fields to the CMA report, including fields such as Rented Price, Rented Date, Rent Deposit, etc.
 - Do the Rules & Regulations apply to Rentals?
 - Yes, the Rules & Regulations apply for Rentals. For example, the Broker has 3 business days to change the listing status when a property has been Leased.