

OLR Listings Submission Guidelines

Apartments for Sale, Apartments for Rent and Buildings for Sale

XML Specification

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Document Status: Open

PREFACE

This document defines the XML syntax required by OLR for property listing submissions.

Intended Audience

This guide assumes that its readers:

- Are experienced web or application developers
- Are familiar with XML
- Have a background in the Real Estate industry

XML Specification

```
<?xml version="1.0" encoding="utf-8" ?>
<properties>
  <property>
    <building>
      <address></address>
      <city></city>
      <state></state>
      <zipcode></zipcode>
      <buildingage></buildingage>
      <buildingname></buildingname>
      <ownership></ownership>
      <servicelevel></servicelevel>
      <buildingtype></buildingtype>
      <yearbuilt></yearbuilt>
      <buildingaccess></buildingaccess>
    </building>
    <details>
      <distributiontype></distributiontype>
      <saleorrent></saleorrent>
      <weblistingid></weblistingid>
      <aptnumber></aptnumber>
      <apartmentsize></apartmentsize>
      <originalroomcount></originalroomcount>
      <approxsquarefootage></approxsquarefootage>
      <floor></floor>
      <apartmentline></apartmentline>
      <numrooms></numrooms>
      <numbedrooms></numbedrooms>
      <numbaths></numbaths>
      <maidsrooms></maidsrooms>
      <maidsbaths></maidsbaths>

      <listingtype></listingtype>
      <status></status>
      <listeddate></listeddate>
      <availabledate></availabledate>
      <intialshowingdate></intialshowingdate>
      <exclusivesigneddate></exclusivesigneddate>
      <exclusiveexpiresdate></exclusiveexpiresdate>
      <modifieddate></modifieddate>

      <!-- for sale options -->
      <price></price>
      <maintenance></maintenance>
      <commoncharges></commoncharges>
      <shares></shares>
      <grosscommission></grosscommission>
      <buyersbrokercommision></buyersbrokercommision>
      <assessmentdate></assessmentdate>
      <assessmentexpirationdate></assessmentexpirationdate>
      <assessmentamount></assessmentamount>
      <assessmentpayperiod></assessmentpayperiod>
      <assessmentnotes></assessmentnotes>

      <!-- for rent options -->
      <rent></rent>
      <furnishrent></furnishrent>
```

```

<securitydeposit></securitydeposit>
<minterm></minterm>
<maxterm></maxterm>
<commissionmonth></commissionmonth>
<commissionsplit-house></commissionsplit-house>
<commissionsplit-outsidebroker></commissionsplit-outsidebroker>

<!-- concessions -->
<ownerpays></ownerpays>
<freerent></freerent>
<bonus></bonus>

<!-- apt policies -->
<sharesallowed></sharesallowed>
<wallsallowed></wallsallowed>
<nonsmokersonly></nonsmokersonly>
<sponsorunit></sponsorunit>
<boardapprovalrequired></boardapprovalrequired>
<petpolicy></petpolicy>

<!--inclusions-->
<inclusions>
  <basiccable></basiccable>
  <electric></electric>
  <gas></gas>
  <localphone></localphone>
  <housekeeping></housekeeping>
</inclusions>

<apartmentaccess>
  <agentshows></agentshows>
  <byappointment></byappointment>
  <tenantshows></tenantshows>
  <supershows></supershows>
  <ownershows></ownershows>
  <pickupkey></pickupkey>
  <calltoregister></calltoregister>
  <keyatdoor></keyatdoor>
  <notice24hour></notice24hour>
  <shownotes></shownotes>
  <showhours></showhours>
</apartmentaccess>

<apartmentfeatures>
  <!-- rooms -->
  <formaldiningroom></formaldiningroom>
  <diningalcove></diningalcove>
  <diningarea></diningarea>
  <diningbay></diningbay>
  <dressingarea></dressingarea>
  <libraryden></libraryden>
  <homeoffice></homeoffice>
  <gallery></gallery>
  <entryfoyer></entryfoyer>
  <splitbedrooms></splitbedrooms>
  <mediaroom></mediaroom>
  <laundryroominapt></laundryroominapt>
  <sunkenlivingroom></sunkenlivingroom>
  <solariumgreenhouse></solariumgreenhouse>

```

```

<!-- details -->
<highceilings></highceilings>
<hardwoodfloors></hardwoodfloors>
<washerdryer></washerdryer>
<wdhookups></wdhookups>
<wbfp></wbfp>
<walkincloset></walkincloset>
<!-- kitchen -->
<dishwasher></dishwasher>
<eatinkitchen></eatinkitchen>
<galley></galley>
<openkitchen></openkitchen>
<pullman></pullman>
<chefskitchen></chefskitchen>
<windowedkitchen></windowedkitchen>
<passthroughkitchen></passthroughkitchen>
<walktroughkitchen></walktroughkitchen>
<compactor></compactor>
<wastedisposal></wastedisposal>
<freezer></freezer>
<gasgrill></gasgrill>
<refrigerator></refrigerator>
<microwave></microwave>
<winecooler></winecooler>
<stainlesssteel></stainlesssteel>
<!-- bath features -->
<bidet></bidet>
<dualsinks></dualsinks>
<ensuite></ensuite>
<heatedfloors></heatedfloors>
<jacuzzi></jacuzzi>
<marble></marble>
<oversizedbath></oversizedbath>
<oversizedtub></oversizedtub>
<pedestalsink></pedestalsink>
<sauna></sauna>
<soakingtub></soakingtub>
<stallshower></stallshower>
<steamshower></steamshower>
<wallpaperedbath></wallpaperedbath>
<whirlpool></whirlpool>
<windowedbath></windowedbath>
<powderroom></powderroom>
<!-- windows -->
<newwindows></newwindows>
<oversizedwindows></oversizedwindows>
<floortoceilingwindows></floortoceilingwindows>
<wallofwindows></wallofwindows>
<doublepanedwindows></doublepanedwindows>
<treatmentwindows></treatmentwindows>
<tiltturnwindows></tiltturnwindows>
<thermopanewindows></thermopanewindows>
<casementwindows></casementwindows>
<!-- layout -->
<duplex></duplex>
<triplex></triplex>
<penthouse></penthouse>
<floorthroughapt></floorthroughapt>
<fullfloorapt></fullfloorapt>

```

```

<maisonette></maisonette>
<cornerapartment></cornerapartment>
<entirehouse></entirehouse>
<loftlike></loftlike>
<combined></combined>
<!-- views -->
<skylineview></skylineview>
<cityview></cityview>
<riverview></riverview>
<bridgeview></bridgeview>
<parkview></parkview>
<centralparkview></centralparkview>
<!-- outdoor -->
<garden></garden>
<terrace></terrace>
<wrapterrace></wrapterrace>
<privateroof></privateroof>
<balcony></balcony>
<julietbalcony></julietbalcony>
<patio></patio>
</apartmentfeatures>

<!-- state /condition -->
<overallstate></overallstate>
<overallcondition></overallcondition>
<kitchenstate></kitchenstate>
<kitchencondition></kitchencondition>
<bathroomstate></bathroomstate>
<bathroomcondition></bathroomcondition>

<!-- notes -->
<brokersummary></brokersummary>
<buildingnotes></buildingnotes>
<displayaddress></displayaddress>
</details>
<agents>
  <agent> <!-- repeatable (max 3 agents) -->
    <firstname></firstname>
    <lastname></lastname>
    <title></title>
    <email></email>
    <workphone></workphone>
    <mobilephone></mobilephone>
    <homephone></homephone>
    <photourl></photourl>
  </agent>
</agents>
<openhouses>
  <openhouse> <!-- repeatable -->
    <openhousedate></openhousedate>
    <starttime></starttime>
    <endtime></endtime>
    <partoftour></partoftour>
    <brokeronly></brokeronly>
    <byappointmentonly></byappointmentonly>
    <foodserved></foodserved>
    <comments></comments>
  </openhouse>
</openhouses>

```

```
<photos>
  <media> <!-- repeatable (max 10 images, jpg/gif only) -->
    <url></url>
    <caption></caption>
  </media>
</photos>
<floorplans>
  <media> <!-- repeatable (max 2 floorplans, jpg/gif only) -->
    <url></url>
    <caption></caption>
  </media>
</floorplans>
<videos>
  <media> <!-- repeatable -->
    <url></url>
    <caption></caption>
  </media>
</videos>
<virtualtours>
  <media>
    <!-- repeatable -->
    <url></url>
    <caption></caption>
  </media>
</virtualtours>
</property>
</properties>
```

Listing Field Reference

Name	Required	Format	Length	Section	Description
Building					
address	Y	string	40	building	address of the property
city	Y	string	32	building	city name
state	Y	string	2	building	2 letter state abbreviation. E.g. "NY"
zipcode	Y	string	5	building	5 digit zip code
buildingage	N	char	1	building	Acceptable Values: R - Pre War, O - Post War
buildingname	N	string	40	building	the building name
ownership	N	enum	1	building	See Building Ownership table
servicelevel	N	enum	2	building	See Service Level table (2-digit code)
buildingtype	N	char	1	building	See Building Type table
yearbuilt	N	int	4	building	building year built. 4 digit year (YYYY)
buildingaccess	N	enum	1	building	See Building Access table
Listing Details					
distributiontype	Y	char	1	details	Acceptable Values: P - Public (OLR / REBNY) I - Internal (only agents within your company can view the listing)
saleorrent	Y	char	1	details	Acceptable Values: S - Apartment for Sale R - Apartment for Rent T - Building for Sale
weblistingid	Y	string	12	details	your unique listing identifier
aptnumber	Y *	string		details	unit/apartment number. Not required for Buildings for Sale
apartmentsize	Y	string	2	details	apartment size. See code table *
originalroomcount	N	int		details	original room count
approxsquarefootage	N	int		details	approximate square footage
floor	N	int		details	building floor number where apartment is located

Name	Required	Format	Length	Section	Description
apartmentline	N	string		details	apartment line
numrooms	Y	decimal		details	total number of rooms
numbedrooms	Y	int		details	number of bedrooms
numbaths	Y	decimal		details	total number of bathrooms. Half baths count as 0.5 so 2 full baths and 1 half bath would be 2.5 baths
maidsrooms	N	decimal		details	number of maids rooms
maidsbaths	N	decimal		details	number of maids bathrooms
listingtype	Y	string		details	listing type. See Sale Listing Type or Rental Listing Type table *
status	Y	string		details	listing status. See Sale Listing Status or Rental Listing Status table *
listeddate	Y	date		details	date on market
availabledate	Y	date		details	date listing becomes available
initialshowingdate	N	date		details	initial showing
exclusivesigneddate	N	date		details	date exclusive was signed
exclusiveexpiresdate	N	date		details	date exclusive expires
modifieddate	Y	date		details	last modified date

Sale Specific Fields

price	Y *	int		details	listing price (required for sale listings only)
maintenance	N	int		details	monthly maintenance fee (coops only)
commoncharges	N	int		details	monthly common charges
shares	N	int		details	shares
grosscommission	Y *	percentage		details	gross commission as a percentage of the price (required for exclusives)
buyersbrokercommission	Y *	percentage		details	buyer's broker commission (required for exclusives)
assessmentamount	N	int		details	
assessmentdate	N	date		details	
assessmentexpirationdate	N	date		details	
assessmentpayperiod	N	char	1	details	assesment term. M - Per Month, Y - Per Year
Assessmentnotes	N	string	140	details	

Name	Required	Format	Length	Section	Description
Rental Specific Fields					
rent	Y *			details	monthly rent. Either the rent or the furnished rent is required for rental listings
furnishrent	Y *			details	furnished rent
securitydeposit	N	decimal		details	security deposit (in months)
minterm	Y *	int		details	min term in months (required for rentals)
maxterm	Y *	int		details	max term in month (required for rentals)
grosscommission	Y *	percentage		details	gross commission as a percentage of the rent (required for exclusives)
commissionmonth	Y *			details	gross commission in terms of months (e.g. 1 and a half months would be 1.5) enter either the grosscommission or the commisionmonth, not both.
commissionsplit-house	N	percentage		details	house commission split
commissionsplit-outsidebroker	N	percentage		details	outside broker commission split (this plus the house commission must equal 100)
ownerpays	N	boolean		details	owner pays concession (OP)
freerent	N	boolean		details	free rent concession
bonus	N	boolean		details	bonus concession
sharesallowed	N	boolean		details	
wallsallowed	N	boolean		details	
nonsmokersonly	N	boolean		details	
sponsorunit	N	boolean		details	
boardapprovalrequired	N	boolean		details	
petpolicy	N	char	1	details	apartment pet policy. See pet policy codes
basiccable	N	boolean		inclusions	basic cable included
electric	N	boolean		inclusions	electricity included
gas	N	boolean		inclusions	gas include
localphone	N	boolean		inclusions	local phone
housekeeping	N	boolean		inclusions	house keeping included
agentshows	N	boolean		apartmentaccess	agent shows apartment
byappointment	N	boolean		apartmentaccess	by appointment only
tenantshows	N	boolean		apartmentaccess	tenant shows
supershows	N	boolean		apartmentaccess	building super shows

Name	Required	Format	Length	Section	Description
ownershows	N	boolean		apartmentaccess	owner shows
pickupkey	N	boolean		apartmentaccess	pickup key
calltoregister	N	boolean		apartmentaccess	call to register
keyatdoor	N	boolean		apartmentaccess	key is at the door
notice24hour	N	boolean		apartmentaccess	24 hour notice
shownotes	N	string	3000	apartmentaccess	show notes
showhours	N	string	120	apartmentaccess	show hours
formaldiningroom	N	boolean		apartmentfeatures	formal dining room
diningalcove	N	boolean		apartmentfeatures	dining alcove
diningarea	N	boolean		apartmentfeatures	dining area
diningbay	N	boolean		apartmentfeatures	dining bay/foyer
dressingarea	N	boolean		apartmentfeatures	dressing area
libraryden	N	boolean		apartmentfeatures	library or den
homeoffice	N	boolean		apartmentfeatures	home office
gallery	N	boolean		apartmentfeatures	gallery
entryfoyer	N	boolean		apartmentfeatures	entry foyer
splitbedrooms	N	boolean		apartmentfeatures	split bedrooms
mediaroom	N	boolean		apartmentfeatures	media room
laundryroominapt	N	boolean		apartmentfeatures	laundry room in the apartment
sunkenlivingroom	N	boolean		apartmentfeatures	sunken living room
solariumgreenhouse	N	boolean		apartmentfeatures	solrium or greenhouse
highceilings	N	boolean		apartmentfeatures	high ceilings (9 feet or above)
hardwoodfloors	N	boolean		apartmentfeatures	hardwood floors
washerdryer	N	boolean		apartmentfeatures	washer/dryer
wdhookups	N	boolean		apartmentfeatures	washer/dryer hookups
wbfp	N	boolean		apartmentfeatures	wood burning fireplace
walkincloset	N	boolean		apartmentfeatures	walk-in closet
dishwasher	N	boolean		apartmentfeatures	dishwasher
eatinkitchen	N	boolean		apartmentfeatures	eat-in kitchen
galley	N	boolean		apartmentfeatures	galley kitchen
openkitchen	N	boolean		apartmentfeatures	open kitchen
pullman	N	boolean		apartmentfeatures	pullman kithchen
chefskitchen	N	boolean		apartmentfeatures	chef's kitchen
windowedkitchen	N	boolean		apartmentfeatures	windowed kitchen
passthroughkitchen	N	boolean		apartmentfeatures	pass through kitchen
walkthroughkitchen	N	boolean		apartmentfeatures	walk through kitchen
compactor	N	boolean		apartmentfeatures	compactor
wastedisposal	N	boolean		apartmentfeatures	garbage disposal
freezer	N	boolean		apartmentfeatures	freezer
gasgrill	N	boolean		apartmentfeatures	gas grill

Name	Required	Format	Length	Section	Description
refrigerator	N	boolean		apartmentfeatures	refrigerator
microwave	N	boolean		apartmentfeatures	microwave oven
winecooler	N	boolean		apartmentfeatures	win cooler
stainlesssteel	N	boolean		apartmentfeatures	stainless steel appliances
bidet	N	boolean		apartmentfeatures	bidet
dualsinks	N	boolean		apartmentfeatures	dual sinks
ensuite	N	boolean		apartmentfeatures	ensuite bath
heatedfloors	N	boolean		apartmentfeatures	heated floors
jacuzzi	N	boolean		apartmentfeatures	jacuzzi
marble	N	boolean		apartmentfeatures	marble bath
oversizedbath	N	boolean		apartmentfeatures	oversized bath
oversizedtub	N	boolean		apartmentfeatures	oversized tub
pedestalsink	N	boolean		apartmentfeatures	pedestal sink
sauna	N	boolean		apartmentfeatures	sauna
soakingtub	N	boolean		apartmentfeatures	soking tub
stallshower	N	boolean		apartmentfeatures	stall shower
steamshower	N	boolean		apartmentfeatures	steam shower
wallpaperedbath	N	boolean		apartmentfeatures	wallpapered bath
whirlpool	N	boolean		apartmentfeatures	whirlpool
windowedbath	N	boolean		apartmentfeatures	windowed bath
powderroom	N	boolean		apartmentfeatures	powder room
newwindows	N	boolean		apartmentfeatures	new windows
oversizedwindows	N	boolean		apartmentfeatures	oversized windows
floortoceilingwindows	N	boolean		apartmentfeatures	floor-to-ceiling windows
wallofwindows	N	boolean		apartmentfeatures	wall of windows
doublepanedwindows	N	boolean		apartmentfeatures	double paned windows
treatmentwindows	N	boolean		apartmentfeatures	treatment windows
tiltturnwindows	N	boolean		apartmentfeatures	tilt turn windows
thermopanewindows	N	boolean		apartmentfeatures	noise abatement/thermopane windows
casementwindows	N	boolean		apartmentfeatures	casement windows
duplex	N	boolean		apartmentfeatures	duplex layout
triplex	N	boolean		apartmentfeatures	triplex
penthouse	N	boolean		apartmentfeatures	penthouse
floorthroughapt	N	boolean		apartmentfeatures	floor-through apartment
fullfloorapt	N	boolean		apartmentfeatures	full floor apartment
maisonette	N	boolean		apartmentfeatures	maisonette
cornerapartment	N	boolean		apartmentfeatures	corner apartment
entirehouse	N	boolean		apartmentfeatures	entire house
loftlike	N	boolean		apartmentfeatures	loft-like
combined	N	boolean		apartmentfeatures	combined apartment
skylineview	N	boolean		apartmentfeatures	skyline views

Name	Required	Format	Length	Section	Description
cityview	N	boolean		apartmentfeatures	city views
riverview	N	boolean		apartmentfeatures	river views
bridgeview	N	boolean		apartmentfeatures	bridge views
parkview	N	boolean		apartmentfeatures	park views
centralparkview	N	boolean		apartmentfeatures	central park views
garden	N	boolean		apartmentfeatures	outdoor garden
terrace	N	boolean		apartmentfeatures	terrace
wrapterrace	N	boolean		apartmentfeatures	wrap terrace
privateroof	N	boolean		apartmentfeatures	private roof access
balcony	N	boolean		apartmentfeatures	balcony
julietbalcony	N	boolean		apartmentfeatures	juliet balcony
patio	N	boolean		apartmentfeatures	patio
overallstate	N	enum	1	details	overall state of the apartment. See Overall State table.
overallcondition	N	enum	1	details	overall condition of the apartment. See Overall Condition table.
kitchenstate	N	enum	1	details	overall state of the kitchen. See Overall State table.
kitchencondition	N	enum	1	details	overall condition of the kitchen. See Overall Condition table.
bathroomstate	N	enum	1	details	overall state of the bathroom. See Overall State table.
bathroomcondition	N	enum	1	details	overall condition of the bathroom. See Overall Condition table.
brokersummary	N	string	3000	details	broker summary
buildingnotes	N	string	3000	details	building notes
displayaddress	N	string	65	details	listing headline

Agent	Y	* at least 1 agent is required for each listing			
firstname	Y	string	agent	agent's first name	
lastname	Y	string	agent	last name	
title	N	string	agent	agent's title. E.g. "Real Estate Broker"	
email	Y	string	agent	email address	
workphone	N	string	agent	agent's work phone	
mobilephone	N	string	agent	mobile phone	
homephone	N	string	agent	home phone or second phone	
photourl	N	url	agent	agent's photo url	

Name	Required	Format	Length	Section	Description
Open House					
openhousedate	Y	date		openhouse	open house date ("MM/dd/yyyy" format, e.g. 09/23/2011)
starttime	Y	string	5	openhouse	the open house start time ("hh:mm" format, e.g. 02:30)
endtime	Y	string	5	openhouse	the open house end time ("hh:mm" format, e.g. 02:30)
partoftour	N	boolean		openhouse	open house is part of a tour
brokeronly	N	boolean		openhouse	broker's open house. Public not invited.
byappointmentonly	N	boolean		openhouse	by appointment only
foodserved	N	boolean		openhouse	food will be served
comments	N	string	205	openhouse	open house comments
Photos				up to 10 photos will be accepted	
url	Y	string	128	media	url to the photo (direct links to jpegs or gifs only)
caption	N	string		media	image caption
Floorplans				up to 2 floorplans	
url	Y	string	128	media	url to the floorplan (direct links to jpegs or gifs only)
caption	N	string		media	image caption
Videos				up to 1 video	
url	Y	string	128	media	url to the video page (no direct links to video file)
caption	N	string		media	image caption
Virtual Tours				up to 4 virtual tours	
url	Y	string	128	media	url of the virtual tour page (no direct links to vt file)
caption	N	string		media	image caption

Field Codes Table

Building Age

Code	Description
R	Pre-War
O	Post-War

Service Levels

Code	Description
10	Voice Intercom
20	Video Intercom
40	Manned Gated Security
50	Part Time Doorman
55	Virtual Doorman
60	Attended Lobby
70	Concierge
80	Full-Time Doorman
99	Full Service

Building Ownership

Code	Description
C	Commercial
D	Condominium
G	Garage
I	Income Property
M	Multi-Family
N	Condo
P	Co-op
R	Rental Property
S	Single Family
T	Institutional
V	Development Site
X	Mixed Use

Building Type

Code	Description
DV	Development Site
GR	Garage
HO	Hotel
HR	High-Rise
HS	House
LO	Loft
LR	Low-Rise
MR	Mid-Rise
PL	Parking Lot
TH	Townhouse
VL	Vacant Lot

Apartment Sizes

Code	Description
1	Studio
3	Alcove Studio
5	Junior-1
6	Convertible 1
7	One Bedroom
9	Junior-4
B	Convertible 2
D	Classic Six
F	Classic Seven
H	Two Bedroom
J	Convertible 3
L	Three Bedroom
M	Four Bedroom
N	Five Bedroom
O	Six Bedroom
P	Seven Bedroom
Q	Eight Bedroom
R	Nine Bedroom
S	Ten Bedroom
T	Eleven Bedroom
U	Twelve Bedroom
V	Loft
Z	Professional Space

Overall Condition

Code	Description
1	Excellent
2	Fair
3	Good
4	Poor
5	Very Good
6	Original
7	Renovated

Overall State

Code	Description
N	Newly Painted
O	Original
P	Partial Renovation
T	Total Renovation
U	Original Upgrade
Z	New
D	Needs Renovation

Sale Listing Types

Code	Description
A	Ours Alone
B	Exclusive
Y	Courtesy
L	Limited
O	Open
S	Open Through Sponsor

Rental Listing Types

Code	Description
A	Ours Alone
B	Exclusive
C	Collect Own Fee
L	Limited
O	Open
S	Open Through Sponsor

Sale Listing Status

Code	Description
A	Active
B	Board Approved
C	Contract Signed
G	Withdrawn
H	Temporarily Off Market
I	Permanently Off Market
J	Exclusive Expired
O	Contract Out
P	Offer Accepted
S	Sold

Rental Listing Status

Code	Description
A	Active
E	Leases Signed
G	Withdrawn
H	Temporarily Off Market
I	Permanently Off Market
J	Exclusive Expired
L	Leases Out
P	Application
R	Rented