

# 10 Technical implementation guide

## OVERVIEW

### Purpose of this section

This Technical Implementation Guide is designed to provide information to the technical advisors and contractors of brokers participating in the GFC CMLS, so that they may incorporate the Internet Data Exchange or IDX program into those brokers' websites. When this section refers to "you," it is referring to such a technical advisor or contractor. When it refers to "your client," it is referring to a broker participating in the GFC CMLS and the IDX program, which you are assisting in developing a website. **To the extent that this section supplements GFC CMLS' Rules and Regulations relating to IDX, it is a statement of GFC CMLS' policy regarding such matters.**

### Definitions and purpose of Internet Data Exchange

"IDX" is a means by which each GFC CMLS Participant subscribing to the program (the "Internet Data Exchange Subscriber" or "IDXs") permits the display of its active listings appearing in the GFC CMLS on each other IDXs' Internet website. The "Internet Data Exchange Database" or "IDX Data" is the current aggregate compilation of all active exclusive listings of all IDXs except those listings where the property seller has opted out of Internet publication by so indicating on the listing contract. The goal of the IDX program is to permit participants in the GFC CMLS, i.e., real estate brokers and agents, to display the most complete set of data regarding listings for sale on their own websites.

### An IDXs has Three (3) Options he/she can exercise:

1. **Opting into the pool:** A GFC CMLS Participant is assumed to be an IDXs unless it submits a request not to be included on a form supplied by GFC CMLS. (See the form "Election not to participate in the Internet Data Exchange program" at the end of this document.) There is no charge for a broker to become an IDXs and thus contribute its listings to the IDX Database.
2. **Displaying Listing Addresses:** Unless a Broker specifically opts out in writing, the Broker is assumed to have given other brokers permission to publish his/her listing's addresses on their IDX websites. (NOTE: individual sellers may opt-out by so indicating on their Listing Agreement)
3. **Authorizing IDX Publication of Public Open Houses:** Unless a Broker specifically opts out in writing, the Broker is assumed to have given other brokers permission to publish his/her Public Open Houses on their IDX websites. **PLEASE NOTE** four (4) conditions must be met in order for an Open House to be included on IDX websites: (a.) the listing broker must not have opted out of this program, (b.) the listing broker must allow listing addresses to be included in IDX websites, (c.) the seller must have allowed his/her listing to be marketed on the Internet, and (d.) the seller must have allowed his/her listing's address to be included in Internet marketing.

### Getting a data feed

Any IDXs may display all or any portion of the IDX Database on its own website, provided it:

- Signs the required agreement with the GFC CMLS (See the CONTRACT at the end of this document.); and
- Abides by the GFC CMLS Rules and Regulations relating to IDX as set forth in this document as well as policy statements, which may be promulgated by the GFC CMLS from time to time. Note that explanations of the Rules and Regulations appear in Section 4.

## Limitations on use

The IDX system has been created to encourage those whose principal business is the brokerage of residential real estate to display the most complete, accurate, and up-to-date compilations of listing information on their own websites. **Any use for any other purpose is STRICTLY PROHIBITED; the GFC CMLS will act aggressively to protect its copyrights in the IDX Database, to enforce its contractual rights, and to protect listing brokers' listing data from distribution in any way inconsistent with their legitimate business interests.**

## RULES OF THE ROAD

For the best results the GFC CMLS recommends that you review this entire Broker Informational Packet for further details, particularly regarding Rules and Regulations and disclosures that should appear on your client's IDX website. The most recent version of this document is always available on the GFC CMLS' website, [www.ct-mls.com](http://www.ct-mls.com).

### Rules and Regulations

Sections 8.1 through 8.20 of the GFC CMLS' Rules and Regulations contain provisions relating to IDX. These provisions are reproduced in Section 4 of this document. **Your client will be held responsible for any failure on your part to comply with those rules; the GFC CMLS therefore suggests very strongly that you review them before building your client's site.**

### Contracts

Before you will be permitted to have access to the IDX data or any test sample of it, you must sign a contract with your client and the GFC CMLS. See the CONTRACT at the end of this document for details. **You must sign such a contract for each broker for whom you provide services.** (If you do not, you may lose access to the IDX data if one of your clients leaves the GFC CMLS or ceases to participate in the IDX program.)

### Mandatory and recommended disclosures

The Rules and Regulations require certain mandatory disclosures. See Section 8 of this document for suggested forms for the disclosures.

## DATA UPDATE PROCESS IN GENERAL

### Access methods

The GFC CMLS will provide an IDX access to retrieve the IDX and Open House Databases via its FTP site. Any IDX intending to use any other method for downloading and updating the IDX Database must seek approval of its method from the GFC CMLS. This approval will not be denied unless the method proposed is likely to result or does in fact result in violations of the IDX Rules and Regulations will weaken system security or result in degradation of the performance of any of the GFC CMLS' systems. The use of any other method also requires payment to the GFC CMLS of any costs it incurs to provide and maintain the access method, including reasonable fees for GFC CMLS staff time

### FTP access

The data, photo and informational files for IDX resides on an FTP server maintained by the GFC CMLS. Access to this FTP server is via the Internet with a user ID and password. The files you will need are in the IDX3 directory directly off the root FTP directory. You have read access to the directory, but no write access.

### Timing of FTP access

The data and photo files will be updated between **3:00am and 4:00am** 365 days each year.

## DATA DESIGN & UPDATE PROCESS IN GENERAL

Data will be provided via ftp push:

The data for IDX resides on a secure server maintained for the GFC CMLS. The GFC CMLS will push IDX data to your secure ftp server between **4:00am and 6:00an** EST, 365 days each year.

### TWO SETS OF DAILY FILES:

1. **The IDX Active and Sold Listing Data and Photos** will be provided in two (2) date & time stamped, daily "ZIP" files

Name	Size	Type	Date Modified
IDX_Ver3_img-full-part1--20090609_171313	204,014 KB	Compressed (zippe...	6/9/2009 5:24 PM
IDX_Ver3_dat-full-part1--20090609_171313	7,785 KB	Compressed (zippe...	6/9/2009 5:18 PM

- a) The "IDX\_Ver3\_img-full-part..." file will expand into "jpg" listing photos (*up to 16 per listing*) for each listing that has data included in either of the two "txt" files detailed directly below, if the photo(s) were either added or changed within the last two calendar days.
- b) The "IDX\_Ver3\_dat-full-part..." file will expand into three "tab delimited with headers txt" files files containing listing data for all authorized IDX listings either available for sale or sold within the last 365 days.

Name	Size	Type	Date Modified
IDX_Ver3_dat-full-part1-IDXActvListingsV3-20090609_171313	11,827 KB	Text Document	6/9/2009 5:14 PM
IDX_Ver3_dat-full-part1-IDXDailyPhotosActSoldV3-20090609_171313	15 KB	Text Document	6/9/2009 5:18 PM
IDX_Ver3_dat-full-part1-IDXSoldListingsV3-20090609_171313	12,670 KB	Text Document	6/9/2009 5:15 PM

- c) The "IDX\_Ver3\_dat-full-part1-IDXActvListings..." file contains a 191 field record for each authorized IDX listing currently available for sale. The 191 fields are defined in Appendix C.1 on page 29.
- d) The "IDX\_Ver3\_dat-full-part1-IDXDailyPhotosActSold..." file contains a list of every listing (by list number) which has one or more "jpg" listing photos included in the "IDX\_Ver3\_img-full-part..." file discussed above.
- e) The "IDX\_Ver3\_dat-full-part1-IDXSoldListings..." file contains a 191 field record for each authorized IDX listing sold within the last 365 days.

**WARNING:** While we only provide complete address information for every listing record contained in "IDX\_Ver3\_dat-full...zip" files **you may not publish the street number or street name of any listing unless there is both:**

- a "Y" in the "SELLERS\_OK\_TO\_PUBLISH\_ADDRESS\_Y/N" field and,
- an "A" in the "BROKERS\_OK\_TO\_PUBLISH\_ADDRESS\_A/N" field.

2. **The IDX Open House Listing Data and Photos** will be provided in two (2) date & time stamped, daily "ZIP" files

Name	Size	Type	Date Modified
IDX_OH_Data_img-full-part1--20090609_145913	124,137 KB	Compressed (zipped...	6/9/2009 3:04 PM
IDX_OH_Data_dat-full-part1--20090609_145913	30 KB	Compressed (zipped...	6/9/2009 2:59 PM

- a) The "IDX\_OH\_Data\_img-full-part..." file will expand into "jpg" listing photos for each listing (*up to 16 per listing*) that has data included in any of the three "txt" files detailed directly below., **Note:** because there are generally fewer than 200 open house listings included in the open house files, the daily photo files are a complete refresh not an incremental update.

- b) The “IDX\_OH\_Data\_dat-full-part...” file will expand into three “tab delimited with headers txt” files. Combined the three files contain the open house listing data for all authorized Open House IDX listings scheduled during the next ten (10) calendar days. **Note:** to be included both the listing broker and the seller(s) must have authorized the listing’s address to be displayed on IDX websites.

Name ▲	Size	Type	Date Modified
IDX_OH_Data_dat-full-part1-CNOpenHouseData-20090609_145913	18 KB	Text Document	6/9/2009 2:59 PM
IDX_OH_Data_dat-full-part1-MUOpenHouseData-20090609_145913	1 KB	Text Document	6/9/2009 2:59 PM
IDX_OH_Data_dat-full-part1-SFOpenHouseData-20090609_145913	57 KB	Text Document	6/9/2009 2:59 PM

- c) The “IDX\_OH\_Data\_dat-full-part1-CNOpenHouseData...” file is a “tab delimited with headers” file that contains a 43 field record for each **Condominium** listing that has an IDX authorized Open house scheduled during the next ten (10) calendar days. The 43 fields are defined in Appendix C.2 on page 34.
- d) The “IDX\_OH\_Data\_dat-full-part1-MUOpenHouseData...” file is a “tab delimited with headers” file that contains a 43 field record each for **Multi-Family** listing that has an IDX authorized Open house scheduled during the next ten (10) calendar days. The 43 fields are defined in Appendix C.2 on page 34.
- e) The “IDX\_OH\_Data\_dat-full-part1-SFOpenHouseData...” file is a “tab delimited with headers” file that contains a 43 field record for each detached **Single Family** listing that has an IDX authorized Open house scheduled during the next ten (10) calendar days. The 43 fields are defined in Appendix C.2 on page 34.

**OPEN HOUSE NOTE #1:** We only provide information for an open house if: (a.) both the listing broker and the home owner have authorized their open houses to be included in our IDX Open house program, and (b.) the homeowner has agreed to allow the properties address to be displayed on the Internet.

**OPEN HOUSE NOTE #2:** While there are a few differences in the data fields populated for each of the three property types (*Condominium, Multi-Family & Single Family*) all three of the above files have been normalized to minimize the effort required to combine the three files into a single database.

**OPEN HOUSE NOTE #3:** Because listing agents occasionally include weekday “broker’s tour” information, which is not intended or appropriate for consumers, in the open house system. we suggest filtering out open houses that fall on weekdays.

## FILE STRUCTURES IN GENERAL

**Listing Data + Agent & Office Data:** Each data record for each listing provided in both the IDX and Open House data files contains all the Listing Data and its associated Agent & Office Data in a single flat-file.

- a) The IDX Listing Data file contains 191 field listing records for all eight property types in a single file. For example, a single IDX listing data file will contain Single Family Detached homes, Condominiums, Multi-Family homes, Residential Rentals, Vacant Land, Commercial properties for Sale, Commercial Properties for Lease and Businesses for Sale (there is very limited information for Commercial properties for Sale, Commercial Properties for Lease and Businesses for Sale listings).
- b) The IDX Open House Data file contains 43 field records for just three property types in a single file; Single Family Detached homes, Condominiums and Multi-Family homes.

**Data File Layouts:** Each record in each data file has a unique identifying listing number (or LIST\_NO). Each data file contains a “Field Names” header in the first row of data. The names and order of the fields are listed in “Appendix C” of this manual. Many of the fields are “Field Coded”. The expanded translation of these codes is contained in an Excel workbook named “**Field Code Translations**” which is available in the IDX section of [www.ct-mls.com](http://www.ct-mls.com) or can be emailed to you on request. Within the Excel workbook each of these coded fields has a worksheet that lists the expanded translation for the codes used in that field. While you may not use all of these fields, they are included for your design flexibility.

**Daily Photo files:** The “img” files simply contain the jpg photo images for most of the listings included in the data files. The jpg file name is simply the listing number. All listing numbers contain eight numeric characters starting in 98##### and because each listing can have up to 16 photos the photo file naming convention is 98#####\_1 – 98#####\_16. While the daily photo files provided are incremental, each day we provide photos for the last two (2) days. **The Listing Number is the unique KEY to link to various files together.**

**Full Photo Files:** The full photo database should only be needed for an initial download or to occasionally clean out unneeded photos. Therefore, because they are very large, full photo files will only be provided as needed upon written request.