



Stellar MLS

Matrix Updates

June 21, 2023

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Photo Rule Update

Article 4.4: Virtually Staged Photos

Section 4: Virtually Staged Photos

Virtual Staging shall not be used for Pre-Construction & Under Construction properties.

Disclosure of virtually-staged photo(s) is required in the specified field, namely the photo description entry field by adding the words “Virtually staged” **and** by checking the virtually staged field.

Additionally, the first words of the public remarks must read “One or more photo(s) was virtually staged.”. Photos must always present a “True Picture” of the property.

Permitted Uses of Virtual Staging in the Service:

A) Modifying photo(s)/rendering(s) to include personal property items not conveyed with the real property is permitted. Permitted personal property modifications include but are not limited to: applying digital photos of furniture, mirrors, artwork, plants, etc. into a photo of a room.

B) Removing existing furniture from a photo and replacing it with digital images of furniture, mirrors, artwork, plants, etc.

C) Twilight photos are acceptable as long as lighting is not added where it does not exist and sunset/sunrise is a true reflection of where the sun rises and sets.

New Lookup – Community Features

What changed?

‘Gated Community’ lookup was enhanced to specify better whether it’s with a guard. ‘Gated Community’ is now broken out to ‘Gated Community – Guard’ and ‘Gated Community – No Guard.’

Property Types Affected:

- Residential
- Income
- Rental
- Vacant Land

PREVIOUS

Community Features

<input type="checkbox"/>	Community Boat Ramp
<input type="checkbox"/>	Community Mailbox
<input type="checkbox"/>	Deed Restrictions
<input type="checkbox"/>	Fishing
<input type="checkbox"/>	Fitness Center
<input type="checkbox"/>	Gated Community
<input type="checkbox"/>	Golf Carts OK
<input type="checkbox"/>	Golf Community
<input type="checkbox"/>	Handicap Modified
<input type="checkbox"/>	Horse Stable(s)



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Community Features

<input type="checkbox"/>	Deed Restrictions
<input type="checkbox"/>	Dog Park
<input type="checkbox"/>	Fishing
<input type="checkbox"/>	Fitness Center
<input type="checkbox"/>	Gated Community - Guard
<input type="checkbox"/>	Gated Community - No Guard
<input type="checkbox"/>	Golf Carts OK
<input type="checkbox"/>	Handicap Modified
<input type="checkbox"/>	Horse Stable(s)
<input type="checkbox"/>	Horses Allowed

New Lookup - Community Features

Why did we add this?

Many individuals actively seek out this sought-after feature, particularly when considering a multi-family community.

Property Types Affected:

- Residential
- Rental
- Income
- Land

CURRENT

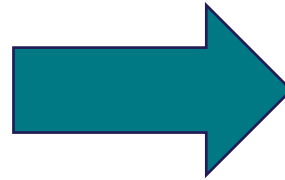
Community Features

<input type="checkbox"/>	Association Recreation - Lease	▲
<input type="checkbox"/>	Association Recreation - Owned	
<input type="checkbox"/>	Buyer Approval Required	
<input type="checkbox"/>	Clubhouse	
<input type="checkbox"/>	Community Boat Ramp	
<input type="checkbox"/>	Community Mailbox	
<input type="checkbox"/>	Deed Restrictions	
<input type="checkbox"/>	Dog Park	
<input type="checkbox"/>	Fishing	
<input type="checkbox"/>	Fitness Center	▼

New Lookup – Possession

PREVIOUS

Possession

 Rental Agreement

CURRENT

Possession

 Rental Agreement
 Lease Purchase

Why did we add this?

A better way to indicate rental listings with a “rent to own” or “option to buy” offering, as affordability challenges may make these types of transactions more common in the future.

Property Types Affected:

- Rental

New Lookup – Floor Covering

Why did we add this?

Added 'Luxury Vinyl' flooring option to distinguish it from vinyl flooring since it is an extremely popular flooring option.

Property Types Affected:

- Residential
- Commercial Sale
- Commercial Lease
- Business Opportunity
- Income
- Rental

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Floor Covering



A screenshot of a dropdown menu titled "Floor Covering". The menu is open, showing a list of options with checkboxes. The "Luxury Vinyl" option is highlighted with a purple border. The other options are: Forestry Stewardship Certified, Granite, Laminate, Linoleum, Marble, Other, Parquet, Porcelain Tile, Quarry Tile, and Reclaimed Wood.

Option	Selected
Forestry Stewardship Certified	<input type="checkbox"/>
Granite	<input type="checkbox"/>
Laminate	<input type="checkbox"/>
Linoleum	<input type="checkbox"/>
Luxury Vinyl	<input checked="" type="checkbox"/>
Marble	<input type="checkbox"/>
Other	<input type="checkbox"/>
Parquet	<input type="checkbox"/>
Porcelain Tile	<input type="checkbox"/>
Quarry Tile	<input type="checkbox"/>
Reclaimed Wood	<input type="checkbox"/>

Accepting Backup Offers

Rule:

When Backup Requested Y/N = Y, then the verbiage "Under contract-accepting backup offers" will auto-populate in the public remarks.


Property Types Affected:

- Residential
- Commercial Sale
- Commercial Lease
- Business Opportunity
- Income
- Vacant Land

Change to Pending

Backups Requested Y/N Yes ▾ ?	Contract Date 05/31/2023 📅 ?
Expected Closing Date 06/14/2023 📅 ?	

J959530 247 MAITLAND AVE, #200, ALTAMONTE SPRINGS, FL 32701



1 / 1

County: Seminole
Subdiv: ALTAMONTE CAPITAL CENTRE A REP
Subdiv/Condo:
Beds: 3
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Total Acreage: 2 to less than 5
Garage: Yes **Attch:** Yes **Spcls:** 2
Garage/Parking Features:
LP/SqFt: \$0.21

Status: Pending
Backups Requested: Yes
On Market Date: 04/18/2023
List Price: \$15,600
Year Built: 1999
Special Sale: None
ADOM: 43
CDOM: 43
Pets:
Carpport: No **Spcls:**

Heated Area: 72,904 SqFt / 6,773 SqM
Total Area: 72,904 SqFt / 6,773 SqM

New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code: X
Builder Name: TEST
Builder Model: TEST
Permit Number: 654654
Proj Comp Date: 05/30/2023

Under contract-accepting backup offers. One or more photo(s) has been virtually staged. Under Construction. test

Land, Site, and Tax Information

Required - Association Approval Request

Rule:

"Association Approval Request Y/N" is required if "Housing for Older Persons Y/N = Y & "HOA/Comm Assn Y/N Y/N = Y"

Property Types Affected:

- Rental

Association Information		
HOA/Comm Assn Y/N Yes <input type="checkbox"/> ?	HOA Fee Requirement Yes <input type="checkbox"/> ?	Assoc Appr Req Y/N Yes <input type="checkbox"/> ?
Association Fees for Tenants <input type="checkbox"/> Application/Approval Fee ? <input type="checkbox"/> Other Association Fees <input type="checkbox"/> Parking Fee <input type="checkbox"/> Security Deposit	Association Approval Fee for Tenants <input type="text"/> ? Parking Fee for Tenants <input type="text"/> ? Parking Fee for Tenants Frequency <input type="text"/> ?	Association Security Deposit Fee for Tenants <input type="text"/> ? Other Association Fees for Tenants <input type="text"/> ? Other Association Fees for Tenants Frequency <input type="text"/> ?
Association/Manager Contact Name <input type="text"/> ?		Association/Manager Contact Phone <input type="text"/>
Community		
Housing for Older Persons Y/N Yes <input type="checkbox"/> ?	Community Features <input type="checkbox"/> Airport/Runway ? <input type="checkbox"/> Association Recreation - Lease <input type="checkbox"/> Association Recreation - Owned <input type="checkbox"/> Buyer Approval Required <input type="checkbox"/> Clubhouse <input type="checkbox"/> Community Boat Ramp <input type="checkbox"/> Dog Park <input type="checkbox"/> Fishing	Association Amenities <input type="checkbox"/> Airport/Runway ? <input type="checkbox"/> Basketball Court <input type="checkbox"/> Boat Slip <input type="checkbox"/> Cable <input type="checkbox"/> Clubhouse <input type="checkbox"/> Dock <input type="checkbox"/> Elevators <input type="checkbox"/> Fence Restrictions

Unrequired - Leasing Restrictions

What Changed?

Association Approval Required Y/N and Years of Ownership Prior to Leasing Required Y/N fields are no longer required if there is not an HOA/Community Association and if Can Property Be Leased.

Property Types Affected:

- Residential

Rule:

When "HOA/Comm Assn Y/N" = No & "Can Property Be Leased Y/N" = Y "Association Approval Required Y/N" & "Years of Ownership Prior to Leasing Required Y/N" will not be required.

Leasing Restrictions (Continued)

Association Information

HOA/Comm Assn Y/N No <input type="checkbox"/> ?	HOA Fee Requirement <input type="checkbox"/> ?	HOA Fee <input type="text"/> ?	HOA Payment Schedule <input type="text"/>
Condo Fee <input type="text"/> ?	Condo Fee Schedule <input type="text"/> ?	Addtl Mo. Maint Fee <input type="text"/> ?	
Other Fees <input type="text"/> ?	Other Fee Schedule <input type="text"/> ?		

Leasing Restrictions

Can Property Be Leased Y/N Yes <input type="checkbox"/> ?	Lease Restrictions Y/N <input type="checkbox"/> ?	Association Approval Required Y/N <input type="checkbox"/> ?	
Minimum Lease Period <input type="text"/> ?	Maximum Times Per Year <input type="text"/> ?	Years of Ownership Prior to Leasing Required Y/N <input type="text"/> ?	Number of Ownership Years Prior to Lease <input type="text"/> ?

PREVIOUS

Association Information

HOA/Comm Assn Y/N No <input type="checkbox"/> ?	HOA Fee Requirement <input type="checkbox"/> ?	HOA Fee <input type="text"/> ?	HOA Payment Schedule <input type="text"/>
Condo Fee <input type="text"/> ?	Condo Fee Schedule <input type="text"/> ?	Addtl Mo. Maint Fee <input type="text"/> ?	
Other Fees <input type="text"/> ?	Other Fee Schedule <input type="text"/> ?		

Leasing Restrictions

Can Property Be Leased Y/N Yes <input type="checkbox"/> ?	Lease Restrictions Y/N <input type="checkbox"/> ?	Association Approval Required Y/N <input type="checkbox"/> ?	
Minimum Lease Period <input type="text"/> ?	Maximum Times Per Year <input type="text"/> ?	Years of Ownership Prior to Leasing Required Y/N <input type="text"/> ?	Number of Ownership Years Prior to Lease <input type="text"/> ?

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For Support:

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CALL

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