

RETS Schema Workgroup Meeting Minutes

May 17, 2007

Rockville, MD

Minutes prepared by:
Paul Stusiak

Location:
Offices of MRIS, Inc.
Rockville, MD

Attendees:

Marsh Buice, First MLS (Atlanta)
Kristen Carr, Regional MLS (Florida)
Sergio Del Rio, Templates for Business, Inc.
Ray Emirzian, DOCStar
David Harris, First MLS (Atlanta)
Paul Hethmon, Clarity Security
Scott Lafave, TREND MLS
Rob Larson, Multi-Regional MLS, California
Matt Lavalley, PMP Technologies
Jenny Natale, Long Island Board of REALTORS®
Ed Newman, NorthstarMLS
Margaret O'Sullivan, MRIS
Bill Paris, Long Island Board of REALTORS®
Craig Pennington, Coherent Systems, Inc, Hawaii Information Service
Gregg Petch, MRIS
Eric Peterson, TREND MLS
Ed Price, MRIS
Paul Stusiak, Falcon Technologies (RETS Technical Co-chair)
Andrew Tillman, CRT
Fabian Velasques, MRIS
Kelly Glavin

Agenda

- Initial Comments
 - RETS1 and RETS2 – where to now?
 - Quick overview of RETS2 and schemas.
 - What is the purpose of this meeting?
 - Standard names, element types and data quality.
- Discussion of the Agents schema - nomenclature, definitions and elements missing.
- Break for Lunch.
- Discussion of the Offices schema.
- Discussion of the Listing and Property schemas.
- Additional business.
- Adjourn

Minutes

The meeting was brought to order at 10:15 AM

Paul Stusiak delivered a short talk on the relationship between RETS1 and RETS2 and the schemas. This talk is included in the minutes as an appendix.

In the talk, the work done since the last meeting was described. The work included rationalizing the date complexTypes to a single type, removing the highly contentious regular expression on the telephone number and adding attributes to the schemas to indicate the desired language and locale.

The group started discussing the Agent schema by opening the floor to comments.

A discussion occurred about the Address.xsd schema. Questions were raised about County as a missing element. It was explained that the design used for the address was to work from the Postal authorities and create the structure only from those fields that are present in the Postal authorities plan. The USPS, Royal Mail and Canada Post reference information was used to create the schema. A suggestion was made that certain Postal authorities in the Caribbean include Island as part of the postal code. There may also be other elements needed for certain European Postal authorities. It was suggested that there be some research into these other schema and to include them in the Address.xsd, especially the Caribbean. Kristen Carr undertook to investigate the Caribbean Postal information.

Missing information that is needed is Showing Number. This is a telephone number for reservations for showing times. In Minnesota, the showing number is associated with an Agent.

A discussion of the missing concept of a representation of Teams determined that this should be added somewhere in the schemas.

The discussion on showing number concluded that there were two elements that were missing from listing, a preferred phone number and a showing phone number, both associated with the listing. The agent is missing a preferred number.

The discussion continued around telephone. The group decided that the phone should be type based. The suggested solution was to have two new attributes of a phoneType and a phoneTypeOrder. The descriptions are as follows:

PhoneTypeOrder

<annotation>

Order within a phone type. The lowest number is preferred.

</annotation>

PhoneOrder

<annotation>

Order of phone types by preference.

</annotation>

PhoneTypeEnumeration

Voice

Fax

Pager

SMS

TTY

Other

PhoneCategoryEnumeration

Office

Mobile

Home

Assistant

Team

Event

Conference

Other

The meeting was adjourned for lunch and resumed after 45 minutes.

The discussion continued on other Agent fields.

- Where the name is in reference to an NRDS field, use NRDS in the element name. There was confusion around some of the names since they didn't have NRDS as part of the element name.
- Remove broker name

- Add website as an element
- Make email a sequence
- Add an attribute to email: EmailTypeEnumeration Consumer, Agent, MLS
- Apply the same category and type pattern to email and web as phone number – type and order the emails by preference.
- A suggestion was that the Phone.xsd be renamed to Communication.xsd

The discussion continued onto licensing and the need to add representation of the Agent's license state. The elements needed are

- RealEstateLicense, a sequence since Agents may hold licenses in more than one jurisdiction and are licensed by the State.
- Additional research is needed to understand the type(s) of licenses, indicating that an enumeration of the license types may be needed.
- ExpiryDate for the license
- TransferDate – the date that an agent moves from one office to another office.
- Ensure that these fields are not already defined in the NRDS namespace
- It was noted that the namespace for the NRDS elements is not properly represented in the Agents.xml instance document. This generated an action item: check the namespace on NRDS in the Agent.xml are getting translated properly in the automated process.
- The following dates were determined by the group as missing:
 - JoinDate
 - ReinstatedDate
 - TerminationDate
 - MLSSStatus

A discussion of Agent roles ensued. There is a need to have the status of an Agent represented. Examples of statuses were Active, Suspended, Inactive, Pending. There was also a need to have a status flag y/n.

A brief discussion was held about deleted handling and it was decided to table this to a later meeting.

The following fields were determined to be missing from the Agents.xsd:

- Remarks
- JobDescription

The following fields were determined to be missing from the Person.xsd

- Birthdate
- Gender
- Languages

The following fields were determined to be missing from the Agents.xsd and Offices.xsd

- County

The following suggestion was made for the sample XML instances



- Change the sample address element PostalCode to zip+4

The following suggestion was made to change an element name in Agents

- Change the element Designation to Designations to reflect that there may be multiple designations for an Agent.

The following were left as open topics

- Should township be included?
- Should Agent role be removed or put into Transactions.xsd?

The group did not begin work on the Offices.xsd, Property.xsd or Listings.xsd schemas. They were tabled until the next meeting.

The next meeting will be held in Westlake Village, CA and hosted by Move Inc on June 19th and 20th. The location and agenda will be sent later in the month. It is intended to continue the work of this meeting.

Actions arising from the meeting:

- Update the Agents.xsd schema with the changes described in the minutes.
- Research the Real Estate License types.
- Research other addressing schemes, including those of Bermuda and the Caribbean.
- Add Team as a concept.
- Make changes to the Offices.xsd with the changes described in the minutes.
- Update the Phone and Person schemas with the changes described in the minutes.

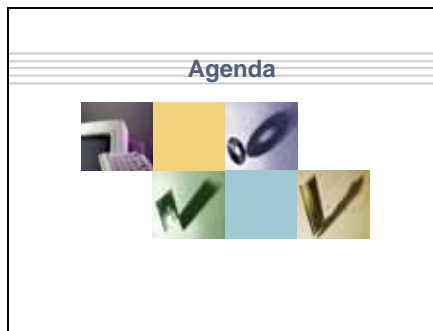
The meeting was adjourned at 2:10 PM.

Appendix: PowerPoint Presentation slides

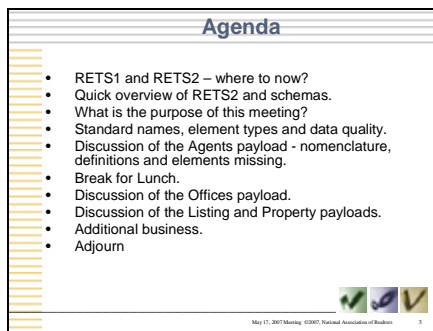
Slide 1



Slide 2




Slide 3



Slide 4

RETS 1 and RETS 2

- Possible confusion over message from Austin Meeting
 - RETS 2 is continuing development
 - RETS 1 is under review
- General positive support from majority of community
- Some concern from portions of the community




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RETS 1 and RETS 2 – cont.

- RETS 1 – technical review
 - Group will recommend possible fixes to 1.x to remove errors and ambiguities
 - Additional change proposals may be brought to the community
- RETS 2 – continuing development
 - RETS2 Service document has been ratified by the community as of August 2006.
 - Additional documents will be brought to the community
 - Security
 - Schema
 - Vocabulary



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RETS2 and Schemas

Schema = result set

RETS 1 – compact, compact-decoded, standard xml.

RETS 1 – no way to represent all the data as xml from within the standard.

RETS 1 – uses DTD




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RETS2 and Schemas – cont.

RETS 2 has payloads (schema xml instance document) and delimited, delimited-encoded.
May have different payloads for the same resource – example Residential may have a listing, idx, mismo, other payloads.
Rich 'standard' payloads, but well defined method to extend the xml instance document.




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Meeting Purpose

Meeting Purpose:


- Get consensus on names for Agents and Offices payloads
 - Validate the existing elements
 - Review elements for need
 - Remove unnecessary elements
 - Capture the meaning of names.
 - Add missing elements
- Work with the attendees to make sure that we get better examples into the schema
- Move elements and types to a more natural schema location



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MLS Payloads Detailed Review




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Detailed Reviews – Types

```
<xs:complexType name="AgentType">
  <xs:sequence>
    <xs:element name="Person"
      type="commons:Person"
      minOccurs="0">
    </xs:element>
    <xs:element name="Designation"
      type="commons:Designation"
      minOccurs="0">
      <xs:annotation>
        <xs:documentation>
```




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Detailed Reviews – Types

```
<ns:Agents versionTimestamp="2007-05-01T22:23:00Z" xml:lang="">
  <ns:Agent id="1234589012345890" role="Buyer's AgentBuyer's Agent">
    <ns:Person isgSecurityClass="Confidential">
      <ns1:PersonalTitle>Dr</ns1:PersonalTitle>
      <ns1:FirstName>Edwin</ns1:FirstName>
      <ns1:MiddleName>E</ns1:MiddleName>
      <ns1:NickName>Buzz</ns1:NickName>
      <ns1:LastName>Aldrin</ns1:LastName>
      <ns1:Suffix>Jr</ns1:Suffix>
    </ns:Person>
    <ns:Designation isgSecurityClass="Public">ABR</ns:Designation>
    <ns:Address>
```



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