
LeadingRE XML Feed Spec

LeadingRE Property Listing XML File Specification

v2.03

The screenshot displays the website for Leading Real Estate Companies of the World. At the top, the logo and navigation links (About Us, Member Directory, Member Login, Contact Us) are visible. A green banner below the header states "30 Countries, 550 Members, 140,000 Sales Associates." The main content area features a world map on the left and a list of member companies on the right, including Barrett & Co., Holloway Watkins & Associates, Inc., Costa Gold Real Estate, Reece & Nichols Realtors, Counts Real Estate Group, Inc., Southern Realty Enterprises, Inc., and John Poston & Company, Inc. Below the map and list is a search bar with fields for LOCATION, \$ MIN, \$ MAX, # BEDS, and # BATHS, along with a Search button. Underneath the search bar are regional filters: AFRICA | ASIA | EUROPE | NORTH AMERICA | SOUTH AMERICA | SOUTH PACIFIC. A text block describes the network as a collection of 550 of the finest residential real estate firms. A video player is embedded on the right side, showing the company logo. At the bottom left, there are social media icons for Facebook, Twitter, LinkedIn, and YouTube.

The incoming simple data feed defines the objects and related processes associated with member companies who choose to transfer some or all of their member property listings to LeadingRE for user query and subsequent display within the LeadingRE web site. Each listing item or record consists of one property that is currently available for sale.

Functional Specifications

1. Data transfers will be accepted in the LeadingRE XML data file format found below.
2. Incoming data feed will be received by LeadingRE via an ftp file drop location made available to LeadingRE member companies.
3. Once the incoming data feed is received in the file drop directory, an internal LeadingRE service will process and import the files into the database.
4. Each incoming data feed file will be named using the member company's LeadingRE assigned member company id – ie. 123523.xml. *Send an email to WebContact@leadingre.com to obtain your respective Company ID.*
5. The incoming data feed will be validated against a set of business rules defined by the LeadingRE incoming data feed file standard including data type, format, and content.
6. **All data feed file content must consist of only printable ASCII characters. Unprintable characters will cause the file to unsuccessfully validate.**
7. **Files should be saved in UTF-8 character set format. ANSI formatted character sets will not validate through our processes.**
8. Only nodes marked as Required Fields are required for the most basic property display. Including all possible fields in the data feed enables more functionality on Leadingre.com and the web sites we syndicate to. For example, if the Property Type field is included for all properties in the feed, web site users will be able to filter for homes of a specific property type. If no Property Type is specified in the feed, these listings will not appear in users' search results after filtering by type.

LeadingRE XML Data File Format



1. The XML data file format will use the following template format.
2. Please include <![CDATA[]]> in all long text nodes to avoid character encoding errors due to special characters.

XML Attribute	Max Length	Description	Req. Field
<listings xmlns="listings-schema">	n/a	This tag must be located at the top of the data feed file. NOTE: The contents of this tag must be contained on one line. Identifies the start and end of the data feed file.	Yes
<property>	n/a	Identifies the start of a new property listing record.	Yes
<street_address>	100	Property location street address.	Yes
<city>	100	Property location city name.	Yes
<state_code>	2	Property location two letter state code.	Yes-Domestic (USA) Feeds
<country_code>	3	Property location three character country code. (see Appendix A of this document)	Yes
<zip_code>	15	Property location zip code.	Yes-Domestic (USA) Feeds
<price>	Integer	Property location list price.	Yes
<price_display>	20	Optional Property list price text (allowing things like 'auction' or 'upon request'). This will override the price integer field above if used, but the <price> field is used for sorting the scrollbar	Optional
<qty_bedrooms>	5	Quantity of bedrooms.	Yes
<qty_full_bathrooms>	5	Quantity of full bathrooms.	Yes
<qty_half_bathrooms>	5	Quantity of half bathrooms.	Yes
<apartment_number>	10	Apartment or Unit number assigned to property location.	Yes
<description>	1000	Brief narrative describing property.	Yes
<virtual_tour>	512	URL with query string parameters needed to retrieve and display the property listing virtual tour for the property.	Yes
<member_page_url>	512	URL with query string parameters needed to retrieve and display the property listing record within the member company's internet site.	Yes

XML Attribute	Max Length	Description	Req. Field
<scheduler>	512	Contains a true/false text value indicating if the member's property detail page supports an interface scheduling an open house or viewing appointment.	Optional
<property_type>	15	Property type field (corresponding to MLS*)	Yes
<architectural_style>	30	Architectural style description***	
<county>	30	Property location county	Yes-Domestic (USA) Feeds
<longitude>	Float	###.### Property location longitude	Optional
<latitude>	Float	###.### Property location latitude	Optional
			Optional
<square_feet>	Integer	Property square footage	Optional
<mls_id>	20	MLS Id assigned to property.	Yes
<status>	50	MLS listings status ** (note: only statuses mapped by our system as the equivalent to 'active' or 'under contract' will appear)	Yes
<mls_board>	50	Name of MLS board	Optional
<features>	2000	Varchar list of attributes associated with the property	Optional
<member_page_url>	512	URL with query string parameters needed to retrieve and display the property listing record within the member company's internet site.	Yes
<picture_url>	200	URL of primary photo property image file.	Yes
<pictures>	n/a	Sub node of one or more property photos	Yes
<picture>	n/a	Sub node per property photo	Yes
<url>	200	Property photo URL	Yes
<picture_caption>	1000	Corresponding property photo description	Yes
<display_order>	Integer	Display order of this photo relative to others	Yes
<agent_name>	50	Listing agent's first and last name	Yes
<agent_email>	100	Listing agent's primary email address	Yes

<agent_phone>	50	Listing agent's primary telephone number	Yes
XML Attribute	Max Length	Description	Req. Field
<agent_id>	50	Listing agent number or identifier from MLS	Yes
<office_mls_id>	50	Listing agent's primary office mls identifier	Yes
<office_name>	100	Listing agent's primary office name	Yes
<open_houses>	n/a	Sub-node of open house events	Optional
<open_house>	n/a	Node per open house scheduled	Optional
<date>	10	Date formatted: MM-DD-YY	Optional
<start_time>	5	Time formatted: HH:mm (24 hr time)	Optional
<end_time>	5	Time formatted: HH:mm (24 hr time)	Optional

*** PropertyType Field Example**

- Single Family
- Multi Family
- Condo
- Land
- Rental

*** Status Field Examples**

- Available
- Active
- Under Contract
- Closed
- Off-Market

***** Architectural Style Examples**

- Art Deco
- Arts & Crafts
- Cape Cod
- Colonial
- Contemporary
- Farmhouse
- Federal
- French Provincial
- Greek Revival
- Italianate

Cont'd...

- Modern
- Neoclassical
- Post-War
- Prairie
- Pre-Way/Vintage
- Pueblo Revival
- Ranch
- Rowhouse
- Spanish
- Tudor Revival

- Loft
- Mediterranean
- Victorian

Example of an XML data file utilizing all fields in one complete property listing node, and the first few lines of a second property listing:

```

<listings xmlns="listings-schema">
  <property>
    <street_address>1234 Main St</street_address>
    <city>Berlin</city>
    <state_code>NJ</state_code>
    <country_code>USA</country_code>
    <zip_code>08009</zip_code>
    <price>275000</price>
    <price_display>Auction</price_display>
    <qty_bedrooms>4</qty_bedrooms>
    <qty_full_bathrooms>2</qty_full_bathrooms>
    <qty_half_bathrooms>1</qty_half_bathrooms>
    <apartment_number></apartment_number>
    <description><![CDATA[ Ready to move in!! Newer roof, 2 zone air conditioning, etc...]]></description>
    <property_type>Single Family</property_type>
    <architectural_style>Ranch</architectural_style>
    <features>Hot tub, attic fan, carport, fireplace, patio</features>
    <county>Camden</county>
    <longitude>-74.937572</longitude>
    <latitude>39.795743</latitude>
    <square_feet>2700</square_feet>
    <mls_id>53928854</mls_id>
    <agent_name>John Smith</agent_name>
    <agent_email>jsmith@realty.com</agent_email>
    <agent_phone>555-898-5698</agent_phone>
    <agent_id>645865</agent_id>
    <office_mls_id>34</office_mls_id>
    <office_name>Camden</office_name>
    <status>Available</status>
    <mls_board>NJ-MLS</mls_board>
    <picture_url>http://www.mycompany.com/mls/gen/images/11111.jpg</picture_url>
    <pictures>
      <picture>
        <url>http://www.mycompany.com/mls/gen/images/11111.jpg</url>
        <picture_caption>The open floorplan shows off the lake view well</picture_caption>
        <display_order>1</display_order>
      </picture>
      <picture>
        <url>http://www.mycompany.com/mls/gen/images/22222.jpg</url>
        <picture_caption>Backyard view</picture_caption>
        <display_order>2</display_order>
      </picture>
    </pictures>
    <member_page_url>http://www.mycompany.com/Search.aspx?listnum=52527682</member_page_url>
    <virtual_tour>http://www.mycompany.com/ViewVirtTour.aspx?listnum=52527682</virtual_tour>
    <scheduler>>false</scheduler>
    <open_houses>
      <open_house>
        <date>11/05/09</date>
        <start_time>10:00</start_time>
        <end_time>12:00</end_time>
      </open_house>
      <open_house>
        <date>11/12/09</date>
        <start_time>14:00</start_time>
        <end_time>16:00</end_time>
      </open_house>
    </open_houses>
  </property>
</listings>

```

FTP File Transfer Design

The XML file transfer uses a simple FTP File Drop design. This means that the member submitting listings will generate the XML file and deposit this into their FTP account drop location on a daily basis, most likely by an automated process. Our system constantly crawls the FTP folders and will grab and processes if files are present. If a new file does not arrive at the drop point by this time, we will continue to show the listings uploaded the previous day. **If a company's listings are not updated for seven days, the listings for this company will be removed from the LeadingRE website as to not display stagnant, inaccurate listing inventory.**

Every time a new XML file is received and processed all prior listing inventory for that company is deleted and overwritten with the fresh listing information. This ensures no duplication of records, properties left up which had been sold or taken off the market, and accurate pricing. So, every feed submitted by a member will contain *all* of their company's active listings. No complete IDX feeds are accepted; feeds should only show listings of the brokerage sending the file.

FTP Login Information:

<ftp.listings.leadingre.com>

FTP Login Information will be supplied upon request* once you have confirmed that your XML file complies with our file format and is ready to be sent on a scheduled basis

***Once your XML file is constructed and generating through an automated process, please send an e-mail to us at Webcontact@leadingre.com. Your FTP login information and your company ID will be sent to you.**

Required File Naming Convention:

Please name your listings upload file: **YOUR COMPANY'S ID NUMBER.xml** – this will be supplied with your FTP login information.

Appendix A

Accepted Country Codes

Country Code	Country Name
ABW	Aruba
AFG	Afghanistan
AGO	Angola
AIA	Anguilla
ALA	Åland Islands
ALB	Albania
AND	Andorra
ARE	United Arab Emirates
ARG	Argentina
ARM	Armenia
ASM	American Samoa
ATA	Antarctica
ATF	French Southern Territories
ATG	Antigua and Barbuda
AUS	Australia
AUT	Austria
AZE	Azerbaijan
BDI	Burundi
BEL	Belgium
BEN	Benin
BES	Bonaire, Sint Eustatius and Saba
BFA	Burkina Faso
BGD	Bangladesh
BGR	Bulgaria
BHR	Bahrain
BHS	Bahamas
BIH	Bosnia and Herzegovina
BLM	Saint Barthélemy
BLR	Belarus
BLZ	Belize
BMU	Bermuda
BOL	Bolivia, Plurinational State of
BRA	Brazil
BRB	Barbados

BRN	Brunei Darussalam
BTN	Bhutan
BVT	Bouvet Island
BWA	Botswana
CAF	Central African Republic
CAN	Canada
CCK	Cocos (Keeling) Islands
CHE	Switzerland
CHL	Chile
CHN	China
CIV	Côte d'Ivoire
CMR	Cameroon
COD	Congo, the Democratic Republic of the
COG	Congo
COK	Cook Islands
COL	Colombia
COM	Comoros
CPV	Cape Verde
CRI	Costa Rica
CUB	Cuba
CUW	Curaçao
CXR	Christmas Island
CYM	Cayman Islands
CYP	Cyprus
CZE	Czech Republic
DEU	Germany
DJI	Djibouti
DMA	Dominica
DNK	Denmark
DOM	Dominican Republic
DZA	Algeria
ECU	Ecuador
EGY	Egypt
ERI	Eritrea
ESH	Western Sahara
ESP	Spain

EST	Estonia
ETH	Ethiopia
FIN	Finland
FJI	Fiji
FLK	Falkland Islands (Malvinas)
FRA	France
FRO	Faroe Islands
FSM	Micronesia, Federated States of
GAB	Gabon
GBR	United Kingdom
GEO	Georgia
GGY	Guernsey
GHA	Ghana
GIB	Gibraltar
GIN	Guinea
GLP	Guadeloupe
GMB	Gambia
GNB	Guinea-Bissau
GNQ	Equatorial Guinea
GRC	Greece
GRD	Grenada
GRL	Greenland
GTM	Guatemala
GUF	French Guiana
GUM	Guam
GUY	Guyana
HKG	Hong Kong
HMD	Heard Island and McDonald Islands
HND	Honduras
HRV	Croatia
HTI	Haiti
HUN	Hungary
IDN	Indonesia
IMN	Isle of Man
IND	India
IOT	British Indian Ocean Territory

IRL	Ireland
IRN	Iran, Islamic Republic of
IRQ	Iraq
ISL	Iceland
ISR	Israel
ITA	Italy
JAM	Jamaica
JEY	Jersey
JOR	Jordan
JPN	Japan
KAZ	Kazakhstan
KEN	Kenya
KGZ	Kyrgyzstan
KHM	Cambodia
KIR	Kiribati
KNA	Saint Kitts and Nevis
KOR	Korea, Republic of
KWT	Kuwait
LAO	Lao People's Democratic Republic
LBN	Lebanon
LBR	Liberia
LBY	Libya
LCA	Saint Lucia
LIE	Liechtenstein
LKA	Sri Lanka
LSO	Lesotho
LTU	Lithuania
LUX	Luxembourg
LVA	Latvia
MAC	Macao
MAF	Saint Martin (French part)
MAR	Morocco
MCO	Monaco
MDA	Moldova, Republic of
MDG	Madagascar
MDV	Maldives
MEX	Mexico
MHL	Marshall Islands
MKD	Macedonia, the former Yugoslav Republic of
MLI	Mali
MLT	Malta

MMR	Myanmar
MNE	Montenegro
MNG	Mongolia
MNP	Northern Mariana Islands
MOZ	Mozambique
MRT	Mauritania
MSR	Montserrat
MTQ	Martinique
MUS	Mauritius
MWI	Malawi
MYS	Malaysia
MYT	Mayotte
NAM	Namibia
NCL	New Caledonia
NER	Niger
NFK	Norfolk Island
NGA	Nigeria
NIC	Nicaragua
NIU	Niue
NLD	Netherlands
NOR	Norway
NPL	Nepal
NRU	Nauru
NZL	New Zealand
OMN	Oman
PAK	Pakistan
PAN	Panama
PCN	Pitcairn
PER	Peru
PHL	Philippines
PLW	Palau
PNG	Papua New Guinea
POL	Poland
PRI	Puerto Rico
PRK	Korea, Democratic People's Republic of
PRT	Portugal
PRY	Paraguay
PSE	Palestinian Territory, Occupied
PYF	French Polynesia
QAT	Qatar
REU	Réunion
ROU	Romania

RUS	Russian Federation
RWA	Rwanda
SAU	Saudi Arabia
SDN	Sudan
SEN	Senegal
SGP	Singapore
SGS	South Georgia and the South Sandwich Islands
SHN	Saint Helena, Ascension and Tristan da Cunha
SJM	Svalbard and Jan Mayen
SLB	Solomon Islands
SLE	Sierra Leone
SLV	El Salvador
SMR	San Marino
SOM	Somalia
SPM	Saint Pierre and Miquelon
SRB	Serbia
SSD	South Sudan
STP	Sao Tome and Principe
SUR	Suriname
SVK	Slovakia
SVN	Slovenia
SWE	Sweden
SWZ	Swaziland
SXM	Sint Maarten (Dutch part)
SYC	Seychelles
SYR	Syrian Arab Republic
TCA	Turks and Caicos Islands
TCD	Chad
TGO	Togo
THA	Thailand
TJK	Tajikistan
TKL	Tokelau
TKM	Turkmenistan
TLS	Timor-Leste
TON	Tonga
TTO	Trinidad and Tobago
TUN	Tunisia
TUR	Turkey
TUV	Tuvalu
TWN	Taiwan, Province

	of China
TZA	Tanzania, United Republic of
UGA	Uganda
UKR	Ukraine
	United States Minor Outlying Islands
UMI	
URY	Uruguay
USA	United States
UZB	Uzbekistan
VAT	Holy See

	(Vatican City State)
	Saint Vincent and the Grenadines
VCT	
	Venezuela, Bolivarian Republic of
VEN	
VGB	Virgin Islands, British
	Virgin Islands, U.S.
VIR	
VNM	Viet Nam

VUT	Vanuatu
WLF	Wallis and Futuna
WSM	Samoa
YEM	Yemen
ZAF	South Africa
ZMB	Zambia
ZWE	Zimbabwe