SMART LOCATING CORPORATION
www.SmartLocating.com

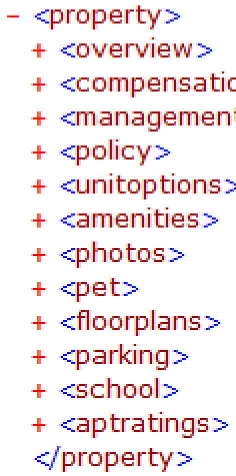
Revision 3.0

Smart XML Developer Guide

Smart XML is a simple and effective way to retrieve property information from Smart Locating. The following document describes the various xml data element and will provide several recommendations to help you better utilize this service.

PROPERTY ENTITIES

The XML file is comprised of the following elements, each corresponding to a unique data entity.



```
- <property>
  + <overview>
  + <compensation>
  + <management>
  + <policy>
  + <unitoptions>
  + <amenities>
  + <photos>
  + <pet>
  + <floorplans>
  + <parking>
  + <school>
  + <aptratings>
  </property>
```

Each property has a unique number, propertyID, and is provided under the ‘overview’ element. You will need to include the propertyID in the web address when requesting XML data as well as your license key assigned by SmartLocating.

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MANAGEMENT DIRECTORY ENTITIES

```
<mgmt>
       <mgmtID /> - foreign key for property entity (above)
        <name />
        <url />
        <lastUpdate />

<mgmtContact> -- management company offices, and office phone/fax


        <contactID>- unique identifier for this location

        <name>
        <address>
        <city>
        <state>
        <zip>
        <phone>
        <fax>
        <geocode> - latitude, longitude.
        <headquarters> - Boolean. True to indicate this office location is corporate
        headquarters.

<mgmtContact>

<mgmtStaff> -- management company personnel


        <staffID>- unique identifier for this individual.
        <name>
        <market> - primary office location (e.g. DFW, Austin, etc)
        <title> - used to indicate org group such as Executive, Marketing, Maintenance, etc.
        <subtitle>  - specific job title such as CEO, Regional Managers, etc.
        <businessPhone>
        <businessCell>
        <email>
        <linkedIn>
        <lastVerifiedOn> - Last date we verified this contact
```

MAPPING

Since most clients have already defined property IDs for their database SmartLocating recommends you build a simple map table to help facilitate the lookup and tracking of property data. A typical map table will look like:

My Map

My Property ID	Smart Locating Property ID
34345	70155
43344	70156

To populate this table we recommend you use either the property phone or fax number. Since some properties will utilize one office number for multiple communities, we recommend you either manually “map” these properties, or use the street address to narrow down matches.   The simplest solution, of course, would be to build your database from the ground up utilizing SmartLocating XML data which would eliminate the need for a map table. We understand, however, that this may not always be feasible.

To help you speed up the process of setting up a mapping table, we’ve created a mechanism to help you look up properties by either phone or address. Simply pass these arguments to the below URL and the result will be the unique Smart Property ID.

```
app.SmartApartmentData.com/XML/FindProperty.aspx?
phone=
&streetAddress=
&city=
&state=
&zip=
&licenseKey=YYYYY
```

All fields are optional through we recommend you pass as much information as you have available to maximize the chances of getting a result set back.

The output will be a list of property IDs as shown below

```
< properties>

        <propertyID>703433<propertyID>

< properties >
```

REQUESTING DATA

As previously noted, you will include a propertyID and license key when requesting XML data from Smart Locating. The web address you will query is:

```
app.SmartApartmentData.com/XML/GetProperty.aspx?propertyID=XXXX&licenseKey=YYYYY
```

Where *propertyID* is the propertyID to retrieve and *licenseKey* is the license key assigned to you by Smart Locating.

```
app.SmartApartmentData.com/XML/GetMgmt.aspx?mgmtID=XXXX&licenseKey=YYYYY
```

Where *mgmtID* is the mgmtID to retrieve available in the GetProperty result set.

To get a complete list of propertyID s you will utilize the following web address

```
app.SmartApartmentData.com/XML/GetInventory.aspx?licenseKey=YYYYY
```

Since the property inventory will likely increase as new construction properties are added it is recommended you rebuild your inventory prior to each comprehensive data refresh.

FREQUENCY OF UPDATES

We recommend you update rents, compensation schedule, specials daily. The rest of the data should be updated on a weekly basis at a minimum. It is strongly recommended that you refresh your entire database at least once per month to ensure high data integrity. When doing so remember update your inventory of properties beforehand as well as the mapping table (if you have one).

UNDERSTANDING THE DATA

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Most of the data elements are fairly self explanatory. We explore those we feel require further clarification.

<overview>

<yearRenovated> - the year the property was removed. 0 (zero) if not

<mgmtID> - unique identifier for the management company. This is the foreign key to the mgmt data set.

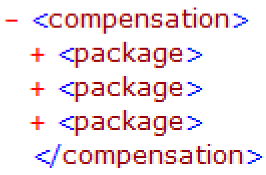
<supervisorStaffID> - unique identifier for regional supervisors. This is a foreign key in entity mgmt> mgmtStaff> staffID

<numUnits> - approx number of units
<appFee>- application fee for one person
<nonRefundableFee>- non refundable fee collected during the application process. This is often called Administration Fee
<geocode>- latitude, longitude

<compensation>

Compensation element is comprised of compensation packages. Each package describes the lease term, escort, sent and bonus fees. Compensation schedule will always start with the minimum lease term and will reflect each change in the compensation schedule.

For instance, if a property offers a minimum lease term of 3 months, there will be a compensation package for 3 month lease. If the compensation increases for 6 month leases a second compensation package will reflect that. If the compensation increases for 12 month leases, a third compensation package will reflect that as well. As such, compensation schedule will, in many cases, be comprised of 2 or more elements as shown below



```
- <compensation>
  + <package>
  + <package>
  + <package>
  </compensation>
```

<policy>

<incomeRestriction> - income restrictions may apply
<studentHousing> - student housing is available
<seniorHousing> - senior housing available
<creditCheck> - property requires credit checks

<acceptBrokenLeases>- property accepts clients with broken leases

<acceptFelons> -property accepts clients with felony background

<acceptMisdemeanors> -property accepts clients with misdemeanor background

<firstTimeRenters> - property will accept first time renters

<allBillsPaid> - all bills paid. If true, ignore <electricPaid>, <gasPaid>, <trashPaid>

<specials> - any specials property is currently running (other than reduced rents)

<paymentInDays> - how quickly the property “claims” it pays its invoices

<pet> - pet policies

<allowed> - are pets allowed. If not, ignore remaining data elements.

<feeMin>, <feeMax> - non refundable portion of the pet deposit

<extraRent> - extra monthly pet rent

<limit> - # of pet limit NO_LIMIT denotes no limit

<weight> - weight limit. NO_LIMIT denotes no limit

<interview> - does the property require to see the pet (photos or otherwise)

<floorplans>

<washerDryer> - possible options are:

FULLSIZE_CONNECTIONS

FULLSIZE_FURNISHED

STACKABLE_CONNECTIONS

STACKABLE_FURNISHED

(empty string denotes no connections)

<available> - availability date - only in certain markets.

PHOTOS

Please do NOT stream images from SmartLocating, instead download and serve the images locally. The following C# snippet will get the job done:

```
        using System.Net;
        WebClient client = new WebClient();
        client.DownloadFile(http://..images.., c:\my\local\path);
```

SSL

All communication must be done via SSL. As such, be sure your requests are prefixed with https://

SUPPORT

If you have any questions, feel free to contact our support team at Support@SmartApartmentData.com