Feed Development Guidelines

For Sale and Rental Listings

XML Specification

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trulia®

PREFACE

This document defines the XML syntax required by Trulia's search engine for listing feeds.

Intended Audience

This guide assumes that its readers:

- Are experienced web or application developers
- Are familiar with XML
- Have a background in the Real Estate industry

Organization of this Document

This document is organized as follows:

Chapter 1 – Feed Development Guidelines

Overview of the key aspects to consider before submitting your feed to Trulia..

Chapter 2 – Element Dictionary

XML elements that are included within Trulia's data cycle.

Chapter 3 – XML Feed Specification Template

XML Template with all elements.

Chapter 4 – Sample XML Feed Specification

How a complete XML Listing Feed should look.

CHAPTER 1:
FEED DEVELOPMENT GUIDELINES

Basic Guidelines

- To ensure rich, quality data, please fill out as many fields as possible for all listings. *Listings with more data get higher priority in searches than listings with less data.*
- **Do not** capitalize element names or values
  Correct: <status>for sale<status>
  Wrong: <Status>For Sale<Status>
- **Do not** use element names that are not in this document.
- **Do not** include quotations around values (for example <headline>"Realtor for 5 years"</headline>)
- Include open and close tag for all nodes, and use proper indentation for parent/child tags.
- **Do not** include HTML tags and **Do not** include line breaks in the fields.

Creating and Submitting an XML file

XML (Extensible Markup Language) is a markup language used to annotate text, much like HTML (though HTML is different). Trulia has predetermined element names, some of which are required. Trulia has the ability to process XML files that are stored on either a web server or an FTP server. After you have configured your system to generate an XML file, email the ***url link*** to feedsupport@trulia.com or your Trulia Account Manager (if you have one).

Is creating an XML feed the right solution for your listings?

If you are a broker, Trulia is able to pull your listings directly from your local MLS without any work on your part, so that any listings you post to your local MLS will syndicate to Trulia. If you would like to investigate this route before creating a feed, please email the contact information for your local MLS to feedsupport@trulia.com.

Handling Illegal XML Characters

When an XML element is parsed, all of the text within the XML tags is also parsed. This is done because it is possible, and highly likely, that the text will contain other XML elements. Because of this, there are certain characters that are deemed illegal since they will be misinterpreted by the XML parser. There are two methods to avoid causing the XML parser to break,:

Entity Reference

Replace the characters w/ their corresponding entity reference:

Illegal Character	Entity Reference	Description
<	<	Less Than
>	>	Greater Than
&	&	Ampersand
'	'	Apostrophe

CDATA Section

Enclose the tag value within a CDATA section. A CDATA section with "<![CDATA[" and ends with "]]>":

Without CDATA

<example>Brokers & Agents</example>

With CDATA

<![CDATA[Brokers & Agents]]

CHAPTER 2:

ELEMENT DICTIONARY

Element Index

This dictionary provides details of each element, including whether or not the element is required. (many tags are not required, but we recommend as much information as possible to ensure richer data)

Tier 1 = Core listing information
Tier 2 = Property details
Tier 3 = Ancillary and specialized listing information

Enumerated format types MUST contain one of the provided value options

Element Name	Required	Tier	Format	Description (if unclear)	Enumerations/Sample Value
<listing-type/>	No	1	Enumerated	(resale | foreclosure | new home | rental)
<status/>	Yes	1	Enumerated	(for rent | for sale | pending | active contingent | sold | withdrawn | rented | off market)
<foreclosure-status/>	No	3	Enumerated	(notice of default (pre-foreclosure) | lis pendens (pre-foreclosure) | notice of trustee sale (auction) | notice of foreclosure sale (auction)| reo - bank owned)
<location/>				
<unit-number/>	No	1	If the listing is in a multi-unit building, provide the unit number here	21D
<street-address/>	No	1	Full street address	123 Main St
<display-address/>	No	1	Boolean value. Display or hide property address. If no, "Address Not Disclosed" will appear on property	(yes | no)
<city-name/>	Yes	1	String	San Francisco
<zipcode/>	Yes	1	Five-digit postal zip	94105
<county/>	No	1	String	Alameda
<state-code/>	No	1	Two-letter state abbreviation	CA
<parcel-id/>	No	3	Assessor's Parcel Number or Parcel Identification Number assigned by the county assessor to identify and expedite the locating of parcels. Format and composition varies widely.	222-333-444
<building-name/>	No	3	String | If the property is in a named building, provide the building name	Market Building
<subdivision/>	No	3	String	Cottonwood
<neighborhood-name/>	No	3	String	The Marina
<neighborhood-description/>	No	3	String	Northern part of the city.
<elevation/>	No	3	Integer	40,000 ft
<longitude/>	No	3	Decimal	33.333333
<latitude/>	No	3	Decimal	22.22222
<geocode-type/>	No	3	Enumerated | If left empty, will default to 'exact'	(exact | offset | approximate)
<directions/>	No	3	String / Directions to property	Take the Main St exit off Highway 1, travel north 2 miles and turn left on Market St. Last house on right.
<details/>				

Element Name	Required	Tier	Format | Description (if unclear)	Enumerations/Sample Value
<price/>	Yes	1	Decimal | Current asking price (**NO** dollar signs or commas)	950000
<num-bedrooms/>	No	1	Decimal	4
<num-full-bathrooms/>	No	1	Decimal	2
<num-half-bathrooms/>	No	1	Decimal	1
<num-bathrooms/>	No	1	Decimal	2
<living-area-square-feet/>	No	1	Integer | Total livable square feet of the listed property	1500
<date-listed/>	No	1	YYYY-MM-DD	2012-02-25
<property-type/>	No	1	Enumerated Value (Please use the most specific value possible, i.e "condo" instead "apartment/condo/townhouse")	(apartment/condo/town-house | condo | townhouse | coop | apartment | loft | tic | mobile/manufactured | farm/ranch | multi-family | income/investment | house-boat | lot/land | single-family home)
<description/>	No	1	String | Short paragraph about property	Brand new home, great price.
<listing-disclaimer/>	No	3	String | Copyright notice	Listing copyright 2013
<mlsId/>	No	1	String | Current MLS ID or number	987654321
<provider-listingid/>	No	1	String | This is unique ID that MUST be included for each property if there is no unique landing page URL. Must be unique and persistent per listing i.e. not re-used/recycled.	123456
<mlsName/>	No	2	String	San Francisco MLS
<lot-size/>	No	2	String | Can be provided in square feet, acres, or dimensions.	• Sq Ft: 8000 sqft • Dimensions: 100x80 • Acres: 0.24 acres
<listing-title/>	No	2	Short sentence about property	Two-story Victorian home.
<year-built/>	No	2	Four-digit year	2001
<date-available/>	No	3	YYYY-MM-DD	2013-06-15
<date-sold/>	No	3	YYYY-MM-DD | Date sold(for sold properties)	2012-02-02
<sale-price/>	No	3	Decimal | Price sold for (for sold properties, **NO** dollar signs or commas)	555555
<landing-page/>				
<lp-url/>	Yes	1	Static URL links to property's landing page on your website. If there is no unique lp-URL, a unique <provider-listingid> must be provided.	www.listing.come/proper-tyid12345
<site>				
<site-url/>	No	1	URL	www.realestateoffice.com
<site-name/>	No	2	String	Real Estate Office
<pictures/>				
<picture/>Container for picture.			Repeatable tag, at least one photo required	
<picture-url/>	No	1	URL	http://www.broker.com/photo234
<picture-caption/>	No	3	String | Short phrase describing photo	Front of house
<picture-description/>	No	3	String | Short paragraph describing photo	Snapshot of living room, which contains freshly painted walls and remodeled fireplace.
<picture-seq-number/>	No	3	Integer | Order of importance	1
<virtual-tours/>				
<virtual-tour/>			Container for virtual tour. Repeatable tag	
<virtual-tour-url/>	No	1	URL	www.virtualtour.com
<virtual-tour-caption/>	No	3	String	Virtual tour caption
<virtual-tour-description/>	No	3	String	Virtual tour description
<virtual-tour-seq-number/>	No	3	Integer | Order of importance	1

Element Name	Required	Tier	Format | Description (if unclear)	Enumerations/Sample Value
<videos/>				
<video/>			*Container for video. **Repeatable tag***	
<video-url/>	No	3	URL	www.video.com
<video-caption/>	No	3	String	Video caption
<video-description/>	No	3	String	Video descriotion
<video-seq-number/>	No	3	Integer | Order of importance	1
<open-homes>			Container for open homes	
<open-home/>			*Container for open home. **Repeatable tag***	
<start-time/>	No	2	*Preferred* format: HH:mm (military time)	12:00
<end-time/>	No	2	*Preferred* format: HH:mm (military time)	14:00
<date/>	No	2	YYYY-MM-DD	2013-03-01
<details/>	No	2	String	House is on Main St.
<open-home-appointment-re-quired/>	No	2	Boolean | If no value, default to NO	(yes | no)
<taxes/>				
<tax/>			*Container for tax. **Repeatable tag***	
<tax-type/>	No	2	String	Water tax
<tax-year/>	No	2	Year XXXX	2012
<tax-amount/>	No	2	Decimal | **NO** dollar signs or commas	600
<tax-description/>	No	2	String	paid annually
<hoa-fees>				
<hoa-fee/>	No	2	Decimal | **NO** dollar signs or commas	500
<hoa-period/>	No	2	String	monthly, annually, quarterly
<hoa-description/>	No	2		Covers all dues
<additional-fees>				
<fees>			*Container for fees. **Repeatable tag***	
<fee-type/>	No	3	String | Type of fee	Electric fee
<fee-amount/>	No	3	Decimal | **NO** dollar signs or commas	200
<fee-period/>	No	3	String	Monthly
<fee-description/>	No	3	String	Flat rate to cover all electricity.
<schools/>				
<school-district/>			*Container for school district. **Repeatable tag***	
<elementary/>	No	3	String | Name of school	Clay
<middle/>	No	3	String | Name of school	James Madison
<juniorhigh/>	No	3	String | Name of school	San Francisco City
<high/>	No	3	String | Name of school	Mission
<district-name/>	No	3	String	SFUSD
<district-website/>	No	3	URL	www.schooldistrict.com
<district-phone-number/>	No	3	*Preferably* in XXX-XXX-XXXX format, without parentheses	123-456-7897
<floorplan-layouts/>				
<floorplan-layout/>			*Container for floorplan layouts. **Repeatable tag***	
<floorplan-layout-url/>	No	3	URL	www.floorplan.com
<floorplan-layout-caption/>	No	3	String	Floorplan caption
<floorplan-layout-description/>	No	3	String	Floorplan description
<floorplan-layout-seq-number/>	No	3	Integer | Order of importance	1
<plan/>				
<plan-id/>	No	3		123456
<plan-name/>	No	3		Plan name
<plan-type/>	No	3		Plan type
<plan-base-price/>	No	3		200
<spec>				
<is-spec-home/>	No	3		yes
<spec-id/>	No	3		123456
<agent>				
<agent-name/>	Yes	1	String | First + Last	John Smith

Element Name	Required	Tier	Format | Description (if unclear)	Enumerations/Sample Value
<agent-email/>	Yes	1	Required for all **for sale** listings. Required for all **for rent** listings ONLY if <property-manager-email> field is not provided.	agent@website.com
<agent-phone/>	No	2	*Preferably* in XXX-XXX-XXXX format, without parentheses	123-456-7894
<agent-alternate-email/>	No	3	Alternate email for agent	sendemail@realestate.com
<agent-picture-url/>	No	3	URL	www.agent.com/photo
<agent-id/>	No	3	Identifier number for an agent	123456
<agent-licenses/>			*Container for agent licenses.*	
<agent-license/>			*Container for agent license.* **Repeatable tag**	
<agent-license-number />	No	3		56984
<agent-license-category />	No	3		agent
<agent-license-state />	No	3		CA
<brokerage/>				
<brokerage-name/>	No	2	The DBA of the listing brokerage company	ReMax of San Francisco
<brokerage-email/>	No	2		sfremaxbroker@sfremax.com
<brokerage-broker-name/>	No	3	The name of the listing broker	Martha Johnson
<brokerage-id/>	No	3		12345567
<brokerage-mls-code/>	No	3		MS9876542
<brokerage-phone/>	No	3	*Preferably* in XXX-XXX-XXXX format, without parentheses	123-456-7894
<brokerage-website/>	No	3	String | website name	www.sfremax.com
<brokerage-logo-url/>	No	3	URL	www.sfremax.com/brokerlogo
<brokerage-address/>			*Container for brokerage address*	
<brokerage-street-address/>	No	3	String | Full Street Address	123 Market St.
<brokerage-city-name/>	No	3	String	San Francisco
<brokerage-zipcode/>	No	3	Five-digit postal code	94122
<brokerage-state-code/>	No	3	Two-digit state abbreviation	CA
<office/>			*Only add if different than brokerage*	
<office-name/>	No	3		Re/Max of SF - Marina Office
<office-id/>	No	2		32165
<office-mls-code/>	No	3		123456
<office-broker-id/>	No	3		321654
<office-phone/>	No	3	*Preferably* in XXX-XXX-XXXX format, without parentheses	123-456-7894
<office-email/>	No	3	String | email format with "@"	marinaoffice@remaxsf.com
<office-website/>	No	3		www.marinaremaxsite.com
<office-address/>			*Container for office address*	
<office-street-address/>	No	3	String | Full Street Address	123 Main St.
<office-city-name/>	No	3	String	San Francisco
<office-zipcode/>	No	3	Five-digit postal code	94122
<office-state-code/>	No	3	Two-digit state abbreviation	CA
<franchise/>				
<franchise-name/>	No	3		San Francisco Franchise
<franchise-phone/>	No	3	*Preferably* in XXX-XXX-XXXX format, without parentheses	123-456-7894
<franchise-email/>	No	3	String | email format with "@"	sf@franchise.com
<franchise-website/>	No	3	String | URL format with http://	http://www.frachise.com
<franchise-logo-url/>	No	3	String | URL format with http://	http://www.frachise.com/logo
<builder/>				
<builder-id/>	No	3		1234156
<builder-name/>	No	3		Mary Builder
<builder-phone/>	No	3	*Preferably* in XXX-XXX-XXXX format,	123-456-7894

Element Name	Required	Tier	Format | Description (if unclear)	Enumerations/Sample Value
			without parentheses	
<builder-email/>	No	3	String | email format with "@"	marybuilder@sf.com
<builder-lead-email/>	No	3	String | email format with "@"	secondemail@me.com
<builder-website/>	No	3	String | Website name	www.buildsf.com
<builder-logo-url/>	No	3	URL	www.buildsf.com/logo
<builder-address/>			*Container for builder address*	
<builder-street-address/>	No	3	String | Full street address	123 Main St.
<builder-city-name/>	No	3	String	SF Builders
<builder-zipcode/>	No	3	Five-digit zip	12345
<builder-state-code/>	No	3	Two-letter state abbreviation	CA
<property-manager/>				
<property-manager-name/>	No	3		John Johnson
<property-management-com-pany-name/>	No	3		San Francisco Rentals
<property-manager-phone/>	No	3	*Preferably* in XXX-XXX-XXXX format, without parentheses	123-456-7894
<property-manager-email/>	No	3	String | email format with "@"	sf@rentals.com
<property-manager-lead-email/>	No	3	String | email format with "@"	sfrentals@rent.com
<property-manager-website/>	No	3		www.sfrentstest.com
<property-manager-logo-url/>	No	3	URL	www.sfrentstest.com/logo
<property-manager-office-hours/>			*Container for property manager office hours*	
<office-day/>			*Container for office day.* **Repeatable tag**	
<day-of-the-week/>	No	3	Enumerated value	(sun | mon | tue | wed | thu | fri | sat)
<office-start-time/>	No	3	*Preferably* in military time and in HH:mm format	14:00
<office-end-time/>	No	3	*Preferably* in military time and in HH:mm format	16:30
<comment/>	No	3	String	Please call ahead of time.
<detailed-characteristics/>				
<appliances/>			*Container for appliances*	
<has-washer/>	No	2	Boolean	(yes | no)
<has-dryer/>	No	2	Boolean	(yes | no)
<has-dishwasher/>	No	2	Boolean	(yes | no)
<has-refrigerator/>	No	2	Boolean	(yes | no)
<has-disposal/>	No	2	Boolean	(yes | no)
<has-microwave/>	No	2	Boolean	(yes | no)
<range-type/>	No	2	Enumerated	(gas | electric | other)
<appliances-comments/>	No	3	String	See remarks for more info.
<additional-appliances/>			*Container for additional appliances.*	
<additional-appliance/>			*Container for each additional appliance.* **Repeatable tag**	
<additional-appli-ance-name/>	No	2	String	Blender
<additional-appliance-de-scription/>	No	2	String	Home comes with a blender
<cooling-systems/>			*Container for cooling systems*	
<has-air-conditioning/>	No	2	Boolean	(yes | no)
<has-ceiling-fan/>	No	2	Boolean	(yes | no)
<other-cooling/>	No	2	String	Wall unit
<heating-systems/>			*Container for heating systems*	
<has-fireplace/>	No	2	Boolean	(yes | no)
<fireplace-type/>	No	2	Enumerated	(gas | wood | electric | dec-orative)
<heating-system/>	No	2	Enumerated	(gas | electric | radiant | other)
<heating-fuel/>	No	2	Enumerated	(coal | oil | gas | electric | propane | butane | solar | woodpellet | other | none)
<floor-coverings/>	No	3	Recommended values	(Carpet | Hardwood | Tile | Vinyl | Concrete | Linoleum | Laminate | Marble | Other)
<total-unit-parking-spaces/>	No	2	Integer	5

Element Name	Required	Tier	Format | Description (if unclear)	Enumerations/Sample Value
<has-garage/>	No	2	Boolean	(yes | no)
<garage-type/>	No	3	Enumerated	(attached | detached)
<parking-types/>			*Container for parking types*	
<parking-type/>	No	3	Enumerated | *Repeatable tag*	(surface lot | garage lot | covered lot | street | carport | none | other)
<has-assigned-parking-space/>	No	2	Boolean	(yes | no)
<parking-space-fee/>	No	3	Enumerated	(free | paid | both)
<assigned-parking-space-cost/>	No	3	Decimal | Current asking price (**NO** dollar signs or commas)	400
<parking-comment/>	No	3	String	Street parking is metered
<foundation-type/>	No	2	Recommended values	(Concrete | Concrete Block | Raised | Crossed Walls | Earth | Footing | Other | Piers | Piling | Slab | Stone | Wood)
<roof-type/>	No	2	String	Shingle
<architecture-style/>	No	2	Recommended values	(A-Frame | Bungalow | Colonial | Contemporary | Cottage | Custom | Dome | High-rise | Historical | Log Cabin | Mansion | Mediterranean | Other | Prefab/Modular | Ranch | Spanish | Victorian)
<exterior-type/>	No	2	Recommended values	(Adobe | Asbestos Shingle | Brick | Brick Veneer | Block | Concrete | Concrete Block | Glass | Log | Marble | Masonry | Metal | Other | Rock/Stone | Stucco | Tile | Wood)
<room-count/>	No	2	Integer	3
<rooms/>			*Container for other rooms*	
<room/>			*Container for other room. repeatable tag*	
<room-type/>	No	3	String | Type of room	bedroom
<room-size/>	No	3	String | Room dimensions in feet	15 x 12
<room-description/>	No	3	String	Has large sunny window
<year-updated/>	No	3	Year	2013
<total-units-in-building/>	No	3	Integer	2
<total-floors-in-building/>	No	3	Integer	2
<num-floors-in-unit/>	No	3	Integer	1
<has-attic/>	No	2	Boolean	(yes | no)
<has-balcony/>	No	2	Boolean	(yes | no)
<has-barbeque-area/>	No	2	Boolean	(yes | no)
<has-basement/>	No	2	Boolean	(yes | no)
<has-cable-satellite/>	No	3	Boolean	(yes | no)
<has-courtyard/>	No	2	Boolean	(yes | no)
<has-deck/>	No	2	Boolean	(yes | no)
<has-disabled-access/>	No	3	Boolean	(yes | no)
<has-dock/>	No	2	Boolean	(yes | no)
<has-doublepane-windows/>	No	2	Boolean	(yes | no)
<has-garden/>	No	2	Boolean	(yes | no)
<has-gated-entry/>	No	2	Boolean	(yes | no)
<has-greenhouse/>	No	2	Boolean	(yes | no)
<has-handrails/>	No	2	Boolean	(yes | no)
<has-hot-tub-spa/>	No	2	Boolean	(yes | no)
<has-intercom/>	No	3	Boolean	(yes | no)
<has-jetted-bath-tub/>	No	3	Boolean	(yes | no)
<has-lawn/>	No	2	Boolean	(yes | no)
<has-mother-in-law/>	No	3	Boolean	(yes | no)
<has-patio/>	No	2	Boolean	(yes | no)
<has-pond/>	No	2	Boolean	(yes | no)

Element Name	Required	Tier	Format | Description (if unclear)	Enumerations/Sample Value
<has-pool/>	No	2	Boolean	(yes | no)
<has-porch/>	No	2	Boolean	(yes | no)
<has-private-balcony/>	No	2	Boolean	(yes | no)
<has-private-patio/>	No	2	Boolean	(yes | no)
<has-rv-parking/>	No	3	Boolean	(yes | no)
<has-sauna/>	No	3	Boolean	(yes | no)
<has-security-system/>	No	3	Boolean	(yes | no)
<has-skylight/>	No	3	Boolean	(yes | no)
<has-sportscourt/>	No	3	Boolean	(yes | no)
<has-sprinkler-system/>	No	3	Boolean	(yes | no)
<has-terrace/>	No	3	Boolean	(yes | no)
<has-vaulted-ceiling/>	No	3	Boolean	(yes | no)
<has-view/>	No	3	Boolean	(yes | no)
<has-washer-dryer-hookup/>	No	3	Boolean	(yes | no)
<has-wet-bar/>	No	3	Boolean	(yes | no)
<has-window-coverings/>	No	3	Boolean	(yes | no)
<building-has-concierge/>	No	3	Boolean	(yes | no)
<building-has-doorman/>	No	3	Boolean	(yes | no)
<building-has-elevator/>	No	3	Boolean	(yes | no)
<building-has-fitness-center/>	No	3.	Boolean	(yes | no)
<building-has-on-site-maintenance/>	No	3	Boolean	(yes | no)
<is-waterfront/>	No	3	Boolean	(yes | no)
<is-new-construction/>	No	3	Boolean	(yes | no)
<furnished/>	No	3	Boolean	(yes | no)
<view-type/>	No	2	String	Valley
<other-amenities/>			*Container for other amenities*	
<other-amenity/>	No	3	Repeatable tag	Eat-In-Kitchen
<rental-terms/>			**For rental feeds only**	
<price-term/>	No	3	Enumerated | If the property is a rental, provide the rental term associated with the price. Only month is currently supported.	(night | week | month | year)
<rental-type/>	No	3	Enumerated	(standard | corporate | senior | military | campus | market rate apt | condominium | cooperative | assisted living | subsidized | nursing home | student | vacation | other)
<lease-type/>	No	3	Enumerated	(sublet | month-to-month | annual | bi-annual)
<lease-min-length-months/>	No	3	Integer	12
<lease-max-length-months/>	No	3	Integer	36
<lease-periods/>			*Container for lease periods*	
<lease-period/>	No	3	Integer | List the standard accepted lease periods in months, individually. Repeatable tag	12
<lease-details/>	No	3	String	Minimum 1 year lease
<security-deposit/>	No	3	Decimal | Current asking price (**NO** dollar signs or commas)	2200
<security-deposit-description/>	No	3	String	Deposit paid back at lease termination
<application-fee/>	No	3	Decimal | Current asking price (**NO** dollar signs or commas)	50
<application-fee-description/>	No	3	String	Paid with cash or check
<credit-cards/>			*Container for credit cards*	
<credit-cards-accepted/>	No	3	Boolean	(yes | no)
<credit card/>	No	3	Enumerated value. **Repeatable tag**	(visa | mastercard | discover | american express | other)
<pets/>			*Container for pets*	

Element Name	Required	Tier	Format | Description (if unclear)	Enumerations/Sample Value
<small-dogs-allowed/>	No	3	Boolean	(yes | no)
<large-dogs-allowed/>	No	3	Boolean	(yes | no)
<cats-allowed/>	No	3	Boolean	(yes | no)
<pet-other-allowed/>	No	3	Boolean	(yes | no)
<max-pets/>	No	3	Integer	2
<pet-deposit/>	No	3	Decimal | Current asking price (**NO** dollar signs or commas)	500
<pet-fee/>	No	3	Decimal | Current asking price (**NO** dollar signs or commas)	50
<pet-rent/>	No	3	Decimal | Current asking price (**NO** dollar signs or commas)	200
<pet-weight/>	No	3	Integer | In pounds	85 lbs
<pet-comment/>	No	3	String	Max two pets
<utilities-included/>			*Container for utilities included*	
<landlord-pays-aircon/>	No	3	Boolean	(yes | no)
<landlord-pays-broadbandinternet/>	No	3	Boolean	(yes | no)
<landlord-pays-cable/>	No	3	Boolean	(yes | no)
<landlord-pays-electric/>	No	3	Boolean	(yes | no)
<landlord-pays-gas/>	No	3	Boolean	(yes | no)
<landlord-pays-heat/>	No	3	Boolean	(yes | no)
<landlord-pays-hotwater/>	No	3	Boolean	(yes | no)
<landlord-pays-satellite/>	No	3	Boolean	(yes | no)
<landlord-pays-sewer/>	No	3	Boolean	(yes | no)
<landlord-pays-telephone/>	No	3	Boolean	(yes | no)
<landlord-pays-trash/>	No	3	Boolean	(yes | no)
<landlord-pays-water/>	No	3	Boolean	(yes | no)
<landlord-utilities-portion-included/>	No	3	Boolean	(yes | no)
<utilities-comments/>			*Container for utilities comments*	
<utilities-comment/>	No	3	String | **Repeatable tag**	
<property-manager-on-site/>	No	3	Boolean	(yes | no)
<rent-control/>	No	3	Boolean	(yes | no)
<subletting-allowed/>	No	3	Boolean	(yes | no)
<rent-control/>	No	3	Boolean	(yes | no)
<subletting-allowed/>	No	3	Boolean	(yes | no)
<rental-broker-fee/>	No	3	Boolean	(yes | no)
<rental-broker-fee-amount/>	No	3	Decimal | (**NO** dollar signs or commas)	250
<advertise-with-us/>				
<channel/>	No	4	No	
<featured/>	No	4	Boolean	(yes | no)
<branded/>	No	4	Boolean	(yes | no)
<branded-logo-url/>	No	4	No	

CHAPTER 3:
XML FEED SPEC TEMPLATE

```xml
<properties>
   <property>
      <listing-type>(resale | foreclosure | new home | rental)</listing-type>
      <status>(for rent | for sale | pending | active contingent | sold | withdrawn |   rented|off
market)</status>
      <foreclosure-status>(notice of default (pre-foreclosure) | lis pendens (pre-foreclosure)|no-
      tice of trustee sale (auction) | notice of foreclosure sale (auction)| reo - bank owned )
      </foreclosure-status>
      <location>
         <unit-number></unit-number>
         <street-address></street-address>
         <display-address>(yes|no)</display-address>
         <city-name></city-name>
         <zipcode></zipcode>
         <county></county>
         <state-code></state-code>
         <street-intersection></street-intersection>
         <parcel-id></parcel-id>
         <building-name></building-name>
         <subdivision></subdivision>
         <neighborhood-name></neighborhood-name>
         <neighborhood-description></neighborhood-description>
         <elevation></elevation>
         <longitude></longitude>
         <latitude></latitude>
         <geocode-type>(exact | offset | approximate)</geocode-type>
         <directions></directions>
      </location>
      <details>
         <price></price>
         <num-bedrooms></num-bedrooms>
         <num-full-bathrooms></num-full-bathrooms>
         <num-half-bathrooms></num-half-bathrooms>
         <num-bathrooms></num-bathrooms>
         <living-area-square-feet></living-area-square-feet>
         <date-listed></date-listed>
         <property-type>(apartment/condo/townhouse | condo | townhouse | coop | apartment | loft |
         tic | mobile/manufactured | farm/ranch | multi-family | income/investment | houseboat |
         lot/land | single-family home)</property-type>
         <description></description>
         <mlsId></mlsId>
         <mlsName></mlsName>
         <provider-listingid></provider-listingid>
         <lot-size></lot-size>
         <listing-title></listing-title>
         <year-built></year-built>
         <date-available></date-available>
         <date-sold></date-sold>
         <sale-price></sale-price>
      </details>
      <landing-page>
         <lp-url></lp-url>
      </landing-page>
      <site>
         <site-url></site-url>
         <site-name></site-name>
      </site>
      <pictures>
         <picture><!-- repeatable tag group-->
            <picture-url></picture-url>
```

```xml
        <picture-caption></picture-caption>
        <picture-description></picture-description>
        <picture-seq-number></picture-seq-number>
    </picture>
</pictures>
<virtual-tours>
    <virtual-tour><!-- repeatable tag group -->
        <virtual-tour-url></virtual-tour-url>
        <virtual-tour-caption></virtual-tour-caption>
        <virtual-tour-description></virtual-tour-description>
        <virtual-tour-seq-number></virtual-tour-seq-number>
    </virtual-tour>
</virtual-tours>
<videos>
    <video><!-- repeatable tag group -->
        <video-url></video-url>
        <video-caption></video-caption>
        <video-description></video-description>
        <video-seq-number></video-seq-number>
    </video>
</videos>
<open-homes>
    <open-home><!-- repeatable tag group-->
        <start-time></start-time>
        <end-time></end-time>
        <date></date>
        <details></details>
        <open-home-appointment-required>(yes|no)</open-home-appointment-required>
    </open-home>
</open-homes>
<taxes>
    <tax><!-- repeatable tag group-->
        <tax-type></tax-type>
        <tax-year></tax-year>
        <tax-amount></tax-amount>
        <tax-description></tax-description>
    </tax>
</taxes>
<hoa-fees>
    <hoa-fee></hoa-fee>
    <hoa-period></hoa-period>
    <hoa-description></hoa-description>
</hoa-fees>
<additional-fees>
    <fee><!-- repeatable tag group-->
        <fee-type></fee-type>
        <fee-amount></fee-amount>
        <fee-period></fee-period>
        <fee-description></fee-description>
    </fee>
</additional-fees>
<schools>
    <school-district>
        <elementary></elementary>
        <middle></middle>
        <juniorhigh></juniorhigh>
        <high></high>
        <district-name></district-name>
        <district-website></district-website>
        <district-phone-number></district-phone-number>
    </school-district>
</schools>
<floorplan-layouts>
    <floorplan-layout><!-- repeatable tag group -->
        <floorplan-layout-url></floorplan-layout-url>
        <floorplan-layout-caption></floorplan-layout-caption>
```

```xml
            <floorplan-layout-description></floorplan-layout-description>
            <floorplan-layout-seq-number></floorplan-layout-seq-number>
        </floorplan-layout>
    </floorplan-layouts>
    <plan>
        <plan-id></plan-id>
        <plan-name></plan-name>
        <plan-type></plan-type>
        <plan-base-price>(yes|no)</plan-base-price>
    </plan>
    <spec>
        <is-spec-home>(yes|no)</is-spec-home>
        <spec-id></spec-id>
    </spec>
    <agent>
        <agent-name></agent-name>
        <agent-email></agent-email>
        <agent-phone></agent-phone>
        <agent-alternate-email></agent-alternate-email>
        <agent-picture-url></agent-picture-url>
        <agent-id></agent-id>
        <agent-licenses>
            <agent-license>
                <agent-license-number></agent-license-number>
                <agent-license-category></agent-license-category>
                <agent-license-state></agent-license-state>
            </agent-license>
        </agent-licenses>
    </agent>
    <brokerage>
        <brokerage-name></brokerage-name>
        <brokerage-email></brokerage-email>
        <brokerage-broker-name></brokerage-broker-name>
        <brokerage-id></brokerage-id>
        <brokerage-mls-code></brokerage-mls-code>
        <brokerage-phone></brokerage-phone>
        <brokerage-website></brokerage-website>
        <brokerage-logo-url></brokerage-logo-url>
        <brokerage-address>
            <brokerage-street-address></brokerage-street-address>
            <brokerage-city-name></brokerage-city-name>
            <brokerage-zipcode></brokerage-zipcode>
            <brokerage-state-code></brokerage-state-code>
        </brokerage-address>
    </brokerage>
    <office>
        <office-name></office-name>
        <office-id></office-id>
        <office-mls-code></office-mls-code>
        <office-broker-id></office-broker-id>
        <office-phone></office-phone>
        <office-email></office-email>
        <office-website></office-website>
        <office-address>
            <office-street-address></office-street-address>
            <office-city-name></office-city-name>
            <office-zipcode></office-zipcode>
            <office-state-code></office-state-code>
        </office-address>
    </office>
    <franchise>
        <franchise-name></franchise-name>
        <franchise-phone></franchise-phone>
        <franchise-email></franchise-email>
        <franchise-website></franchise-website>
        <franchise-logo-url></franchise-logo-url>
```

```xml
        </franchise>
        <builder>
           <builder-id></builder-id>
           <builder-name></builder-name>
           <builder-phone></builder-phone>
           <builder-email></builder-email>
           <builder-lead-email></builder-lead-email>
           <builder-website></builder-website>
           <builder-logo-url></builder-logo-url>
           <builder-address>
              <builder-street-address></builder-street-address>
              <builder-city-name></builder-city-name>
              <builder-zipcode></builder-zipcode>
              <builder-state-code></builder-state-code>
           </builder-address>
        </builder>
        <property-manager> (for rental listings only)
           <property-manager-name></property-manager-name>
           <property-management-company-name></property-management-company-name>
           <property-manager-phone></property-manager-phone>
           <property-manager-email></property-manager-email>
           <property-manager-lead-email></property-manager-lead-email>
           <property-manager-website></property-manager-website>
           <property-manager-logo-url></property-manager-logo-url>
           <property-manager-office-hours>
              <office-day><!-- repeatable tag -->
                 <day-of-the-week>(sun | mon | tue | wed | thu | fri | sat)</day-of-the-week>
                 <office-start-time></office-start-time>
                 <office-end-time></office-end-time>
                 <comment></comment>
              </office-day>
           </property-manager-office-hours>
        </property-manager>
        <detailed-characteristics>
           <appliances>
              <has-washer>(yes|no)</has-washer>
              <has-dryer>(yes|no)</has-dryer>
              <has-dishwasher>(yes|no)</has-dishwasher>
              <has-refrigerator>(yes|no)</has-refrigerator>
              <has-disposal>(yes|no)</has-disposal>
              <has-microwave>(yes|no)</has-microwave>
              <range-type>(gas | electric | other)</range-type>
              <appliances-comments></appliances-comments>
              <additional-appliances>
                 <additional-appliance><!-- repeatable tag group. List each individually-->
                    <additional-appliance-name></additional-appliance-name>
                    <additional-appliance-description></additional-appliance-description>
                 </additional-appliance>
              </additional-appliances>
           </appliances>
           <cooling-systems>
              <has-air-conditioning>(yes|no)</has-air-conditioning>
              <has-ceiling-fan>(yes|no)</has-ceiling-fan>
              <other-cooling></other-cooling>
           </cooling-systems>
           <heating-systems>
              <has-fireplace>(yes|no)</has-fireplace>
              <fireplace-type>(gas | wood | electric | decorative)</fireplace-type>
              <heating-system>(gas | electric | radiant | other)</heating-system>
              <heating-fuel>(coal | oil | gas | electric | propane | butane | solar | woodpelet| other|
none)</heating-fuel>
           </heating-systems>
           <floor-coverings></floor-coverings>
           <total-unit-parking-spaces></total-unit-parking-spaces>
           <has-garage>(yes|no)</has-garage>
           <garage-type>(attached | detached)</garage-type>
```

```xml
<parking-types>
    <parking-type>(surface lot | garage lot | covered lot | street | carport | none | other)</parking-type><!-- repeatable tag -->
</parking-types>
<has-assigned-parking-space>(yes|no)</has-assigned-parking-space>
<parking-space-fee>(free | paid | both)</parking-space-fee>
<assigned-parking-space-cost></assigned-parking-space-cost>
<parking-comment></parking-comment>
<foundation-type></foundation-type>
<roof-type></roof-type>
<architecture-style></architecture-style>
<exterior-type></exterior-type>
<room-count></room-count>
<rooms>
    <room><!-- repeatable tag -->
        <room-type></room-type>
        <room-size></room-size>
        <room-description></room-description>
    </room>
</rooms>
<year-updated></year-updated>
<total-units-in-building></total-units-in-building>
<total-floors-in-building></total-floors-in-building>
<num-floors-in-unit></num-floors-in-unit>
<has-attic>(yes|no)</has-attic>
<has-balcony>(yes|no)</has-balcony>
<has-barbeque-area>(yes|no)</has-barbeque-area>
<has-basement>(yes|no)</has-basement>
<has-cable-satellite>(yes|no)</has-cable-satellite>
<has-courtyard>(yes|no)</has-courtyard>
<has-deck>(yes|no)</has-deck>
<has-disabled-access>(yes|no)</has-disabled-access>
<has-dock>(yes|no)</has-dock>
<has-doublepane-windows>(yes|no)</has-doublepane-windows>
<has-garden>(yes|no)</has-garden>
<has-gated-entry>(yes|no)</has-gated-entry>
<has-greenhouse>(yes|no)</has-greenhouse>
<has-handrails>(yes|no)</has-handrails>
<has-hot-tub-spa>(yes|no)</has-hot-tub-spa>
<has-intercom>(yes|no)</has-intercom>
<has-jetted-bath-tub>(yes|no)</has-jetted-bath-tub>
<has-lawn>(yes|no)</has-lawn>
<has-mother-in-law>(yes|no)</has-mother-in-law>
<has-patio>(yes|no)</has-patio>
<has-pond>(yes|no)</has-pond>
<has-pool>(yes|no)</has-pool>
<has-porch>(yes|no)</has-porch>
<has-private-balcony>(yes|no)</has-private-balcony>
<has-private-patio>(yes|no)</has-private-patio>
<has-rv-parking>(yes|no)</has-rv-parking>
<has-sauna>(yes|no)</has-sauna>
<has-security-system>(yes|no)</has-security-system>
<has-skylight>(yes|no)</has-skylight>
<has-sportscourt>(yes|no)</has-sportscourt>
<has-sprinkler-system>(yes|no)</has-sprinkler-system>
<has-terrace>(yes|no)</has-terrace>
<has-vaulted-ceiling>(yes|no)</has-vaulted-ceiling>
<has-view>(yes|no)</has-view>
<has-washer-dryer-hookup>(yes|no)</has-washer-dryer-hookup>
<has-wet-bar>(yes|no)</has-wet-bar>
<has-window-coverings>(yes|no)</has-window-coverings>
<building-has-concierge>(yes|no)</building-has-concierge>
<building-has-doorman>(yes|no)</building-has-doorman>
<building-has-elevator>(yes|no)</building-has-elevator>
<building-has-fitness-center>(yes|no)</building-has-fitness-center>
<building-has-on-site-maintenance>(yes|no)</building-has-on-site-maintenance>
```

```xml
    <is-waterfront>(yes|no)</is-waterfront>
    <is-new-construction>(yes|no)</is-new-construction>
    <furnished>(yes|no)</furnished>
    <view-type></view-type>
    <other-amenities>
        <other-amenity></other-amenity><!-- repeatable tag -->
    </other-amenities>
</detailed-characteristics>
<rental-terms> (for rental listings only)
    <price-term>(night | week | month | year)</price-term>
    <rental-type>(standard | corporate | senior | military | campus | market rate apt | condo-
    minium | cooperative | assisted living | subsidized | nursing home | student | vacation |
    other)</rental-type>
    <lease-type>(sublet | month-to-month | annual | bi-annual)</lease-type>
    <lease-min-length-months></lease-min-length-months>
    <lease-max-length-months></lease-max-length-months>
    <lease-periods>
        <lease-period></lease-period>
    </lease-periods>
    <lease-details></lease-details>
    <security-deposit></security-deposit>
    <security-deposit-description></security-deposit-description>
    <application-fee></application-fee>
    <application-fee-description></application-fee-description>
    <credit-cards-accepted>(yes|no)</credit-cards-accepted>
    <credit-cards>
        <credit-card>(visa | mastercard | discover| american express | other)</credit-card><!--
        repeatable tag -->
    </credit-cards>
    <pets>
        <small-dogs-allowed>(yes|no)</small-dogs-allowed>
        <large-dogs-allowed>(yes|no)</large-dogs-allowed>
        <cats-allowed>(yes|no)</cats-allowed>
        <pet-other-allowed>(yes|no)</pet-other-allowed>
        <max-pets></max-pets>
        <pet-deposit></pet-deposit>
        <pet-fee></pet-fee>
        <pet-rent></pet-rent>
        <pet-weight></pet-weight>
        <pet-comments>
            <pet-comment></pet-comment><!-- repeatable tag -->
        </pet-comments>
    </pets>
    <utilities-included>
        <landlord-pays-aircon>(yes|no)</landlord-pays-aircon>
        <landlord-pays-broadbandinternet>(yes|no)</landlord-pays-broadbandinternet>
        <landlord-pays-cable>(yes|no)</landlord-pays-cable>
        <landlord-pays-electric>(yes|no)</landlord-pays-electric>
        <landlord-pays-gas>(yes|no)</landlord-pays-gas>
        <landlord-pays-heat>(yes|no)</landlord-pays-heat>
        <landlord-pays-hotwater>(yes|no)</landlord-pays-hotwater>
        <landlord-pays-satellite>(yes|no)</landlord-pays-satellite>
        <landlord-pays-sewer>(yes|no)</landlord-pays-sewer>
        <landlord-pays-telephone>(yes|no)</landlord-pays-telephone>
        <landlord-pays-trash>(yes|no)</landlord-pays-trash>
        <landlord-pays-water>(yes|no)</landlord-pays-water>
        <landlord-utilities-portion-included></landlord-utilities-portion-included>
        <utilities-comments>
            <utilities-comment></utilities-comment><!-- repeatable tag -->
        </utilities-comments>
    </utilities-included>
    <property-manager-on-site>(yes|no)</property-manager-on-site>
    <rent-control>(yes|no)</rent-control>
    <subletting-allowed>(yes|no)</subletting-allowed>
    <rental-broker-fee>(yes|no)</rental-broker-fee>
    <rental-broker-fee-amount></rental-broker-fee-amount>
```

```xml
        </rental-terms>
        <advertise-with-us>
            <channel></channel>
            <featured>(yes|no)</featured>
            <branded>(yes|no)</branded>
            <branded-logo-url></branded-logo-url>
        </advertise-with-us>
    </property>
</properties>
```

CHAPTER 4:
SAMPLE XML FEED SPEC
*This sample feed contains a for sale listing and a for rent listing

```xml
<properties>
    <property>><!-- for sale listing -->
        <listing-type>resale</listing-type>
        <status>for sale</status>
        <foreclosure-status></foreclosure-status>
        <location>
            <unit-number>301</unit-number>
            <street-address>123 Main St</street-address>
            <display-address>yes</display-address>
            <city-name>San Francisco</city-name>
            <zipcode>94123</zipcode>
            <county>San Francisco</county>
            <state-code>CA</state-code>
            <street-intersection>Broadway and Market</street-intersection>
            <parcel-id>359-02-4158</parcel-id>
            <building-name>The Avalon</building-name>
            <subdivision>Cottonwood</subdivision>
            <neighborhood-name>Marina</neighborhood-name>
            <neighborhood-description>The Marina is a neighborhood on the Northern part of San Fran-
cisco</neighborhood-description>
            <elevation>10</elevation>
            <longitude>-70.1200</longitude>
            <latitude>30.0000</latitude>
            <geocode-type>exact</geocode-type>
            <directions>Take 101 North to Lombard St. Make a left on Lombard and 3rd right onto Main.
123 is at the end of the block on the right.</directions>
        </location>
        <details>
            <price>72500</price>
            <num-bedrooms>3</num-bedrooms>
            <num-full-bathrooms>2</num-full-bathrooms>
            <num-half-bathrooms>1</num-half-bathrooms>
            <num-bathrooms>3</num-bathrooms>
            <living-area-square-feet>1720 sqft</living-area-square-feet>
            <date-listed>2013-02-05</date-listed>
            <property-type>condo</property-type>
            <description>Newly remodeled condo in great location.</description>
            <mlsId>582649</mlsId>
            <mlsName>SFAR</mlsName>
            <provider-listingid>258136842</provider-listingid>
            <lot-size>1.60 acres</lot-size>
            <listing-title>A great deal in the Marina</listing-title>
            <year-built>1928</year-built>
            <date-available>2013-02-05</date-available>
            <date-sold></date-sold>
            <sale-price></sale-price>
        </details>
        <landing-page>
            <lp-url>http://www.BrokerRealty.com/listing?id=123456&amp;source=Trulia</lp-url>
        </landing-page>
        <site>
            <site-url>http://www.BrokerRealty.com</site-url>
            <site-name>Broker Realty</site-name>
        </site>
        <pictures>
            <picture>
                <picture-url>http://images.brokerrealty.com/223457/1.jpg</picture-url>
                <picture-caption>Kitchen was remodeled in 2005</picture-caption>
                <picture-description>View of the kitchen</picture-description>
```

```xml
            <picture-seq-number>1</picture-seq-number>
        </picture>
        <picture>
            <picture-url>http://images.brokerrealty.com/229456/2.jpg</picture-url>
            <picture-caption>Bathroom was remodeled in 2009</picture-caption>
            <picture-description>View of the bathroom</picture-description>
            <picture-seq-number>2</picture-seq-number>
        </picture>
    </pictures>
    <virtual-tours>
        <virtual-tour>
            <virtual-tour-url>http://www.sampleurl.com/lr</virtual-tour-url>
            <virtual-tour-caption>Living room area</virtual-tour-caption>
            <virtual-tour-description>Tour shows the living room.</virtual-tour-description>
            <virtual-tour-seq-number>1</virtual-tour-seq-number>
        </virtual-tour>
        <virtual-tour>
            <virtual-tour-url>http://www.sampleurl.com/backyard</virtual-tour-url>
            <virtual-tour-caption>Backyard</virtual-tour-caption>
            <virtual-tour-description>Tour shows the backyard.</virtual-tour-description>
            <virtual-tour-seq-number>2</virtual-tour-seq-number>
        </virtual-tour>
    </virtual-tours>
    <videos>
        <video>
            <video-url>http://www.videourl.com/video1</video-url>
            <video-caption>Living room and Kitchen</video-caption>
            <video-description>Video shows the living room and kitchen.</video-description>
            <video-seq-number>1</video-seq-number>
        </video>
    </videos>
    <open-homes>
        <open-home>
            <start-time>14:00</start-time>
            <end-time>15:30</end-time>
            <date>2013-05-20</date>
            <details>Accepting offers</details>
            <open-home-appointment-required>no</open-home-appointment-required>
        </open-home>
        <open-home>
            <start-time>09:00</start-time>
            <end-time>11:00</end-time>
            <date>2013-06-02</date>
            <details>Listing agent will be present to answer any question.</details>
            <open-home-appointment-required>no</open-home-appointment-required>
        </open-home>
    </open-homes>
    <taxes>
        <tax>
            <tax-type>Property Tax</tax-type>
            <tax-year>2013</tax-year>
            <tax-amount>8000</tax-amount>
            <tax-description>Annual property taxes</tax-description>
        </tax>
    </taxes>
    <hoa-fees>
        <hoa-fee>325</hoa-fee>
        <hoa-period>monthly</hoa-period>
        <hoa-description>HOA fees include water and garbage</hoa-description>
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```

```xml
            </fee>
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            <brokerage-mls-code>MS9876542</brokerage-mls-code>
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   <office-website>www.marinaremaxsite.com</office-website>
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   <property-management-company-name>SF Prop Management</property-management-company-name>
   <property-manager-phone>415-123-5698</property-manager-phone>
   <property-manager-email>jsmith@propmanager.com</property-manager-email>
   <property-manager-lead-email>jsmith@leadroutingemail.com</property-manager-lead-email>
   <property-manager-website>www.sfpropmanagmentsite.com</property-manager-website>
   <property-manager-logo-url>www.sfpropmanagmentsite.com/logo</property-manager-logo-url>
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         <office-end-time>16:00</office-end-time>
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```xml
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            <has-disposal>no</has-disposal>
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               <room-size>450 sqft</room-size>
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```xml
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        <has-intercom>yes</has-intercom>
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        <has-lawn>no</has-lawn>
        <has-mother-in-law>no</has-mother-in-law>
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        <has-pond>no</has-pond>
        <has-pool>no</has-pool>
        <has-porch>no</has-porch>
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        <has-private-patio>no</has-private-patio>
        <has-rv-parking>no</has-rv-parking>
        <has-sauna>no</has-sauna>
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        <has-skylight>yes</has-skylight>
        <has-sportscourt>no</has-sportscourt>
        <has-sprinkler-system>no</has-sprinkler-system>
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        <has-vaulted-ceiling>no</has-vaulted-ceiling>
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        <has-window-coverings>no</has-window-coverings>
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        <building-has-fitness-center>no</building-has-fitness-center>
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```xml
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        <display-address>yes</display-address>
        <city-name>San Francisco</city-name>
        <zipcode>94123</zipcode>
        <county>San Francisco</county>
        <state-code>CA</state-code>
        <street-intersection>Market and Clay</street-intersection>
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        <building-name>Crestwood Apartments</building-name>
        <subdivision>San Francisco</subdivision>
        <neighborhood-name>Tenderloin</neighborhood-name>
        <neighborhood-description>Central location close to all forms of public
    transportation.</neighborhood-description>
        <elevation>60</elevation>
        <longitude>-65.1200</longitude>
        <latitude>32.0000</latitude>
        <geocode-type>approximate</geocode-type>
        <directions>Take the Mission Ave exit off 280, left on Clay, the apartment complex is
right past Market Ave. </directions>
    </location>
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```xml
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    <num-half-bathrooms>1</num-half-bathrooms>
    <num-bathrooms>2</num-bathrooms>
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    <property-type>apartment</property-type>
    <description>Modern apartment, minimum 1 year lease.</description>
    <mlsId>45632</mlsId>
    <mlsName>SFAR</mlsName>
    <provider-listingid>98136842</provider-listingid>
    <lot-size></lot-size>
    <listing-title>Beautiful modern apartment in heart of Tenderloin</listing-title>
    <year-built>1955</year-built>
    <date-available>2013-05-01</date-available>
    <date-sold></date-sold>
    <sale-price></sale-price>
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</site>
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        <picture-url>http://images.brokerrealty.com/99644/1.jpg</picture-url>
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        <picture-description>Picture taken from living room window</picture-description>
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    </picture>
    <picture>
        <picture-url>http://images.brokerrealty.com/25653/2.jpg</picture-url>
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        <picture-description>Fully furnished</picture-description>
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        <video-description>Video shows the living room and kitchen.</video-description>
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```

```xml
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        <open-home-appointment-required>no</open-home-appointment-required>
    </open-home>
    <open-home>
        <start-time>015:00</start-time>
        <end-time>17:00</end-time>
        <date>2013-06-27</date>
        <details>Interview required</details>
        <open-home-appointment-required>no</open-home-appointment-required>
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        <fee-description>Full cleaning service</fee-description>
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        <middle>Logan Middle School</middle>
        <juniorhigh></juniorhigh>
        <high>San Francisco High School</high>
        <district-name>San Francisco Unified School District</district-name>
        <district-website>www.sfusd.edu</district-website>
        <district-phone-number>415-123-7777</district-phone-number>
    </school-district>
</schools>
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        <floorplan-layout-description> Model drawing of aparment with sqft
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```xml
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         <agent-license-state>CA</agent-license-state>
      </agent-license>
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   <brokerage-broker-name>Martha Johnson</brokerage-broker-name>
   <brokerage-id>12345567</brokerage-id>
   <brokerage-mls-code>MS9876542</brokerage-mls-code>
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   <office-broker-id>321654</office-broker-id>
   <office-phone>415-656-6222</office-phone>
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   <office-website>www.marinaremaxsite.com</office-website>
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   <builder-address>
```

```xml
        <builder-street-address></builder-street-address>
        <builder-city-name></builder-city-name>
        <builder-zipcode></builder-zipcode>
        <builder-state-code></builder-state-code>
    </builder-address>
</builder>
<property-manager>
    <property-manager-name>John Smith</property-manager-name>
    <property-management-company-name>SF Prop Management</property-management-company-name>
    <property-manager-phone>415-123-5698</property-manager-phone>
    <property-manager-email>jsmith@propmanager.com</property-manager-email>
    <property-manager-lead-email>jsmith@leadroutingemail.com</property-manager-lead-email>
    <property-manager-website>www.sfpropmanagmentsite.com</property-manager-website>
    <property-manager-logo-url>www.sfpropmanagmentsite.com/logo</property-manager-logo-url>
    <property-manager-office-hours>
        <office-day>
            <day-of-the-week>mon</day-of-the-week>
            <office-start-time>09:00</office-start-time>
            <office-end-time>10:00</office-end-time>
            <comment>By appointment only</comment>
        </office-day>
        <office-day>
            <day-of-the-week>wed</day-of-the-week>
            <office-start-time>14:00</office-start-time>
            <office-end-time>16:00</office-end-time>
            <comment>No appointment needed on Wednesdays.</comment>
        </office-day>
    </property-manager-office-hours>
</property-manager>
<detailed-characteristics>
    <appliances>
        <has-washer>yes</has-washer>
        <has-dryer>yes</has-dryer>
        <has-dishwasher>yes</has-dishwasher>
        <has-refrigerator>no</has-refrigerator>
        <has-disposal>no</has-disposal>
        <has-microwave>no</has-microwave>
        <range-type>electric</range-type>
        <appliances-comments></appliances-comments>
        <additional-appliances>
            <additional-appliance>
                <additional-appliance-name>Blender</additional-appliance-name>
                <additional-appliance-description>Blender provided with the home.</additional-appliance-description>
            </additional-appliance>
        </additional-appliances>
    </appliances>
    <cooling-systems>
        <has-air-conditioning>no</has-air-conditioning>
        <has-ceiling-fan>yes</has-ceiling-fan>
        <other-cooling>Wall unit</other-cooling>
    </cooling-systems>
    <heating-systems>
        <has-fireplace>no</has-fireplace>
        <fireplace-type>gas</fireplace-type>
        <heating-system>electric</heating-system>
        <heating-fuel>electric</heating-fuel>
    </heating-systems>
    <floor-coverings>tile</floor-coverings>
    <total-unit-parking-spaces>3</total-unit-parking-spaces>
    <has-garage>no</has-garage>
    <garage-type>attached</garage-type>
    <parking-types>
        <parking-type>none</parking-type>
    </parking-types>
    <has-assigned-parking-space>yes</has-assigned-parking-space>
```

```xml
<parking-space-fee>300</parking-space-fee>
<assigned-parking-space-cost>200</assigned-parking-space-cost>
<parking-comment>Compact cars only.</parking-comment>
<foundation-type>Slab</foundation-type>
<roof-type>Shingle</roof-type>
<architecture-style>Victorian</architecture-style>
<exterior-type>Concrete, Wood</exterior-type>
<room-count>5</room-count>
<rooms>
   <room>
      <room-type>Kitchen</room-type>
      <room-size>340 sqft</room-size>
      <room-description>Brand new tile floor and wood cabinets.</room-description>
   </room>
   <room>
      <room-type>Living Room</room-type>
      <room-size>450 sqft</room-size>
      <room-description>Walls freshly painted and has a ceiling fan</room-description>
   </room>
</rooms>
<year-updated>2013</year-updated>
<total-units-in-building>5</total-units-in-building>
<total-floors-in-building>3</total-floors-in-building>
<num-floors-in-unit>1</num-floors-in-unit>
<has-attic>no</has-attic>
<has-balcony>yes</has-balcony>
<has-barbeque-area>no</has-barbeque-area>
<has-basement>no</has-basement>
<has-cable-satellite>no</has-cable-satellite>
<has-courtyard></has-courtyard>
<has-deck>yes</has-deck>
<has-disabled-access>yes</has-disabled-access>
<has-dock>no</has-dock>
<has-doublepane-windows>no</has-doublepane-windows>
<has-garden>no</has-garden>
<has-gated-entry>no</has-gated-entry>
<has-greenhouse>no</has-greenhouse>
<has-handrails>yes</has-handrails>
<has-hot-tub-spa>no</has-hot-tub-spa>
<has-intercom>yes</has-intercom>
<has-jetted-bath-tub>no</has-jetted-bath-tub>
<has-lawn>no</has-lawn>
<has-mother-in-law>no</has-mother-in-law>
<has-patio>yes</has-patio>
<has-pond>no</has-pond>
<has-pool>no</has-pool>
<has-porch>no</has-porch>
<has-private-balcony>yes</has-private-balcony>
<has-private-patio>no</has-private-patio>
<has-rv-parking>no</has-rv-parking>
<has-sauna>no</has-sauna>
<has-security-system>no</has-security-system>
<has-skylight>yes</has-skylight>
<has-sportscourt>no</has-sportscourt>
<has-sprinkler-system>no</has-sprinkler-system>
<has-terrace>yes</has-terrace>
<has-vaulted-ceiling>no</has-vaulted-ceiling>
<has-view>yes</has-view>
<has-washer-dryer-hookup>yes</has-washer-dryer-hookup>
<has-wet-bar>no</has-wet-bar>
<has-window-coverings>no</has-window-coverings>
<building-has-concierge>yes</building-has-concierge>
<building-has-doorman>yes</building-has-doorman>
<building-has-elevator>yes</building-has-elevator>
<building-has-fitness-center>no</building-has-fitness-center>
<building-has-on-site-maintenance>no</building-has-on-site-maintenance>
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```xml
            <is-waterfront>no</is-waterfront>
            <is-new-construction>no</is-new-construction>
            <furnished>yes</furnished>
            <view-type>Ocean</view-type>
            <other-amenities>
                <other-amenity></other-amenity>
            </other-amenities>
        </detailed-characteristics>
        <rental-terms>
            <price-term>monthly</price-term>
            <rental-type>standard</rental-type>
            <lease-type>annual</lease-type>
            <lease-min-length-months>12</lease-min-length-months>
            <lease-max-length-months>36</lease-max-length-months>
            <lease-periods>
                <lease-period>12</lease-period>
            </lease-periods>
            <lease-details></lease-details>
            <security-deposit>2200</security-deposit>
            <security-deposit-description>deposit paid back in full at termination of lease</security-deposit-description>
            <application-fee>30</application-fee>
            <application-fee-description>check or cash accepted</application-fee-description>
            <credit-cards-accepted>yes</credit-cards-accepted>
            <credit-cards>
                <credit-card>mastercard</credit-card>
            </credit-cards>
            <pets>
                <small-dogs-allowed>yes</small-dogs-allowed>
                <large-dogs-allowed>no</large-dogs-allowed>
                <cats-allowed>yes</cats-allowed>
                <pet-other-allowed>none</pet-other-allowed>
                <max-pets>2</max-pets>
                <pet-deposit>500</pet-deposit>
                <pet-fee>50</pet-fee>
                <pet-rent>100</pet-rent>
                <pet-weight>75 pounds</pet-weight>
                <pet-comments>
                    <pet-comment>pet deposit returned at termination of lease</pet-comment>
                </pet-comments>
            </pets>
            <utilities-included>
                <landlord-pays-aircon>no</landlord-pays-aircon>
                <landlord-pays-broadbandinternet>yes</landlord-pays-broadbandinternet>
                <landlord-pays-cable>yes</landlord-pays-cable>
                <landlord-pays-electric>yes</landlord-pays-electric>
                <landlord-pays-gas>yes</landlord-pays-gas>
                <landlord-pays-heat>yes</landlord-pays-heat>
                <landlord-pays-hotwater>no</landlord-pays-hotwater>
                <landlord-pays-satellite>no</landlord-pays-satellite>
                <landlord-pays-sewer>no</landlord-pays-sewer>
                <landlord-pays-telephone>no</landlord-pays-telephone>
                <landlord-pays-trash>no</landlord-pays-trash>
                <landlord-pays-water>no</landlord-pays-water>
                <landlord-utilities-portion-included>yes</landlord-utilities-portion-included>
                <utilities-comments>
                    <utilities-comment>tenant to create account with PG&amp;E</utilities-comment>
                </utilities-comments>
            </utilities-included>
            <property-manager-on-site>yes</property-manager-on-site>
            <rent-control>no</rent-control>
            <subletting-allowed>no</subletting-allowed>
            <rental-broker-fee>yes</rental-broker-fee>
            <rental-broker-fee-amount>100</rental-broker-fee-amount>
        </rental-terms>
        <advertise-with-us>
```

```xml
        <channel></channel>
        <featured>no</featured>
        <branded>no</branded>
        <branded-logo-url></branded-logo-url>
      </advertise-with-us>
    </property>
</properties>
```