Dynamic Risk

It is expected that all information in the sample MLS documents, will be collected and stored in a system that allows the information to be analyzed. Reference back to the source document shall be maintained in the system.

Information to be collected

Outlined in this section are the major categories of the sample documents and the expected data values to be collected. Where applicable, the unit of measure shall be maintained with all numeric numbers. The solution shall have the ability to manage English and French system of measurement along with metric and imperial units.

1) Document Details

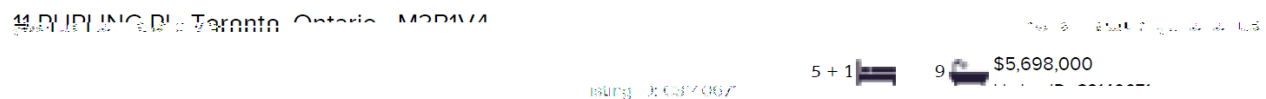The following information shall be collected and stored related to the document.

- Document Name (Text)
- Document Date (Text)
- Document Type (Text)
- Document Source (Text)
- Document Location (Text)

2) Photos

All photos shall be collected and stored individually.

3) Location, price, listing id

The following values shall be extracted from the documents.

- Street address (Text)
- City (Text) – Solution shall have the ability to group full and abbreviated names.
- Province (Text) – Solution shall have the ability to group full and abbreviated names.
- Postal code (Text)
- Price (Numeric)
- Listing id (Text)

4) Property, building, storeys, community, title, land and parking

Building Type	Storeys		Property Type
House	2		Single Family
Title	**Land Size**		**Community Name**
Freehold	106.17x163.56 FT		Bridle Path-Sunnybrook-York Mil
			Parking Type
			Garage

The following values shall be extracted from the documents.

- Property Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Building Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Storeys (Numeric)
- Community Name (Text) - Solution shall have the ability to group full and abbreviated names.
- Title (Title)
- Land Size Length (Numeric) – Solution shall manage English and French system of measurement.
- Land Size Length Unit (Text) - Solution shall have the ability to group full and abbreviated unit.
- Land Size Width (Numeric) - Solution shall manage English and French system of measurement.
- Land Size Width Unit (Text) - Solution shall have the ability to group full and abbreviated unit.
- Parking type (Text) - Solution shall have the ability to group full and abbreviated text.

5) System of measure and Home details

Show measurements in   Imperial

Description

ry Appts*Approx 7250 Sqft + Lower Level*Grand Entr W Intricate Marble Flr Patterns*Ext Millwrks Library W Herringbone Wood Flr *Grtrm W F/P Flr 2 Ceiling*Chef Dream Kitchen W Custom Cabinetry W Leaded Glass*Large Brkfast Area*Mb Feat.Dbl Sided F/P,Sitting Area,7Pc /Her W/l Closet*Home Theatre*Sauna*Elevator*Circ Drwy*4 Cars Garage*Stone Frnt W Cedar Shingles* **** EXTRAS **** 3Gb+E, Cac, Hrv, g+Rem, B/I Speak, Elfs, Win Cov, Cust B/I, Hdwd, Heated L/Lev. S/S Appl Incl: Viking B/I Oven, 6 Burn Cktp W/Dbl Oven, B/I Micro, F+F,Dw, *Large Grnite Island*

Finest Residence W Much Luxu Coffered Wood Ceiling*Marble Ensuite,Custom B/I Cabintry His Cvac, Security Sys W/Cams, Ed

The description information shall be collected and grouped in a logical manner that allows the data to be searched and analyzed. Abbreviated terms shall be group with the full word or words.

6) Property Details

es Nearby	Features	Parking Type	Ameniti
otal Parking Spaces		10	T

The following values shall be extracted from the documents.

- Amenities Nearby (Text) - Solution shall have the ability to group full and abbreviated text.
- Features (Text) - Solution shall have the ability to group full and abbreviated text.
- Parking Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Total Parking Spaces (Numeric)

7) Building Details
Building

Basement Features	Basement Type	Bathrooms (Total)
Walk-up	N/A (Finished)	9

The following values shall be extracted from the documents.

- Basement Features (Text) - Solution shall have the ability to group full and abbreviated text.
- Basement Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Bathrooms (Numeric)
- Bedrooms Above Grade (Numeric)
- Bedrooms Below Grade (Numeric)
- Cooling (Text) - Solution shall have the ability to group full and abbreviated text.
- Exterior Finish (Text) - Solution shall have the ability to group full and abbreviated text.
- Heating Fuel (Text) - Solution shall have the ability to group full and abbreviated text.
- Heating Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Style (Text) - Solution shall have the ability to group full and abbreviated text.

8) Room Details
Rooms

Level	Type	Dimensions	
	Master bedroom	25 ft ,1 in x 16 ft ,6 in	Second level
	Sitting room	19 ft ,5 in x 12 ft ,6 in	
	Bedroom 2	18 ft ,6 in x 11 ft ,6 in	
	Bedroom 3	16 ft ,6 in x 13 ft ,7 in	
	30 ft ,2 in x 24 ft ,6 in	Lower level	Recreational, Games room
			10 ft ,9 in x 16 ft
	Library	13 ft ,11 in x 11 ft ,10 in	

The following values shall be extracted from the documents.

- Room Level (Text) - Solution shall have the ability to group full and abbreviated text.
- Room Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Room Length (Numeric) - Solution shall manage English and French system of measurement
- Room Length Unit (Text) - Solution shall have the ability to group full and abbreviated unit.
- Room Width (Numeric) - Solution shall manage English and French system of measurement
- Room Width Unit (Text) - Solution shall have the ability to group full and abbreviated unit.

9) Property Score

Walk Score®

Walk Score®: Car-Dependent	_36_

The following values shall be extracted from the documents.

- Walk Score (Numeric)
- Dependence (Text)

10) Realtor and Real Estate Company

BILL THOM
Broker of record

📞 416-222-8600

ALTRON BILL THOM GROUP
C.

VDALE AVENUE

TORONTO, ON   M2N4Y9
📞 416-222-8600
Fax: 416-222-1237

RE/MAX RE
REALTY IN
Brokerage

183 WILLOW

The following values shall be extracted from the documents.

- Realtor name (Text) Solution shall have the ability to group full and abbreviated names.
- Realtor phone number (Numeric)
- Real Estate Company (Text) - Solution shall have the ability to group full and abbreviated names.
- Real Estate Address (Text)
- Real Estate City (Text) - Solution shall have the ability to group full and abbreviated names.
- Real Estate Province (Text) - Solution shall have the ability to group full and abbreviated names.
- Real Estate Postal Code (Text)
- Real Estate Phone Number (Numeric)
- Real Estate Fax Number (Numeric)

Sample Analysis

Questions like those shown below will be asked of the system. The data needs to be organized in such a manner that data elements can be combined to provide a solution to the question.

- Provide the address of all homes in British Columbia that are valued over $4,000,000 with a water front view and 4 bedrooms?
- Which city has the most homes for sale with a 3 car garage and a gas stove?
- Show me all homes with a master bedroom larger than 120 sq. ft.?
- Which home has the largest main level size?
- Provide a list of all realtors in Ontario that work for re/max?
- Provide a list of all the architects in BC?
- Provide a list of all the architects in British Columbia.
- Show me all the homes that have a home theatre room and elevator with a second level area greater than 10 meters squared?
- Show me all homes that have kitchens suited to chefs?
- What percentage of homes have a second level larger than the first level?
- What is the average price per square meter of homes in Alberta?
- What is the average lot size of homes greater than $3,000,000 in Ontario with a pool and a security system?
- What appliances are provided in homes valued between $2,000,000 and $3,000,000?