



## Encoded Features Defined

The encoded features field provides a quick glance look at some important features of the property. The field is automatically populated when the listing agent selects specific item(s) from the respective field. An entry may look like: 43FBDXSTHQALNO3G1C1S. The chart below describes each position, indicates the field from which it comes, and an example of what might be seen in the encoded features field for that item.

Position	Description	Field of origination	Example / Code
1	Number of bedrooms	Bedrooms	4
2	Number of bathrooms	Bathrooms	3
3	Family room	Other Rooms	F
4	Refrigeration, Both Evaporative and Refrigeration, Evaporative only	Cooling	R or B or E respectively
5	Formal Dining Room	Dining Area	D
6	Any fireplace feature excluding "NO"	Fireplace	X
7	Any private pool feature excluding "NO"	Pool – Private	P
8	Any private spa feature excluding "NO"	Spa – Private	S
9	Feature of Tennis Court	Exterior Features	T
10	Any Horse feature	Horse Features	H
11	Guest Quarters feature	Other Rooms	Q
12	Indicating Acreage	Apx Lot Size Range	A
13	The property is also available for lease, lease option, or lease purchase	New Financing	L
14	The property is 'to be built', 'under construction', or 'completed spec home'	Construction Status	N
15	Includes features: Great room, library, bonus/game room, Arizona room, loft, exercise room, separate workshop or media room	Other Rooms	O
16	Includes a Basement	Basement Y/N	O
17	Includes a Separate Den/Office (not a Bedroom)	Sep Den/Office Y/N	O
18	Number of car parking space allowance and type of parking	Parking Spaces	1G = 1 Garage Space 1C = 1 Carport Space 1S = 1 Slab Parking Space