

Southwest MLS, Inc. • 1635 University Blvd NE • Albuquerque, NM 87102 • Main: 505-843-8833•
idx@gaar.com

FAQ: Downloads for Third Party Companies

How does my company become an authorized provider for SWMLS?

New applicants can write to idx@gaar.com to request an application for the MLS content licensing agreement. With the request, you will need to submit a detailed description of your product or service and a reference letter or service request from a brokerage in the SWMLS service area.

Requests are reviewed by SWMLS executive staff and, in certain situations, the Board of Directors. Applicants passing the initial review will receive a copy of the agreement, a payment agreement form and instructions for completing the paperwork.

Once the documents are received by SWMLS they are reviewed and signed by the EVP or MLS Manager and access codes are generated. You will then receive additional instructions for logging on to the SWMLS RETS or API server.

How much does a data feed cost?

There are two pricing structures – one for Internet Data Exchange (IDX) websites and one for Custom or “Extended” access. Write to idx@gaar.com for current information.

What MLS content is included in the data feeds?

MLS content may be provided via FIVE main data sets, as determined by SWMLS – “IDX”, “VOW”, “AVM Only”, “Firm Internal Use”, and “Custom” feeds: The IDX fields consist of a limited subset of the MLS content, primarily common fields describing property listings. IDX content is available for all classes with an MLS status of Active, Pending, and Active Under Contract. Listings with (No) address indicators in the Internet options will not display full addresses.

Sale prices withheld from Internet display will not be available. Opted out listings are not included, although the IDX program has a 99 % opt-in rate. Custom data sets are created for most other service providers. The MLS content provided is determined by the approved use of the content and the license that is granted to the provider.

The “Extended” feed includes a broader set of data fields, including confidential “agent-only” fields, such as commission rate, showing instructions and owner information. All classes and statuses, all addresses and all listings are included. The extended information is ONLY for use by SWMLS subscribers or other authorized data partners. Any MLS information that is displayed to the public is strictly limited to the content provided in the IDX data set.

What access options are available?

MLS data available for export from SWMLS is available in RETS or API format. For more information about our RETS and API programs, write to idx@gaar.com, or contact SWMLS customer service at 505-843-3333.

Where do I find information about appropriate use of SWMLS content and IDX website design?

The SWMLS IDX and listing display rules are available upon request. To receive these documents, or if you have additional questions or aren't sure if your planned use of the MLS content is compliant, please write to idx@gaar.com or call Customer Service at 505-843-8833.

How does SWMLS ensure that the MLS content is used properly after it is downloaded?

All use of SWMLS content, whether through RETS or API data access, is subject to the *SWMLS Rules and Regulations* and the license display agreement between the vendor and SWMLS. Misuse of the content can result in citations, fines, and even termination of the download agreement. The SWMLS compliance department monitors Internet sites and public use of MLS content and is available to answer any questions that may arise regarding its use.