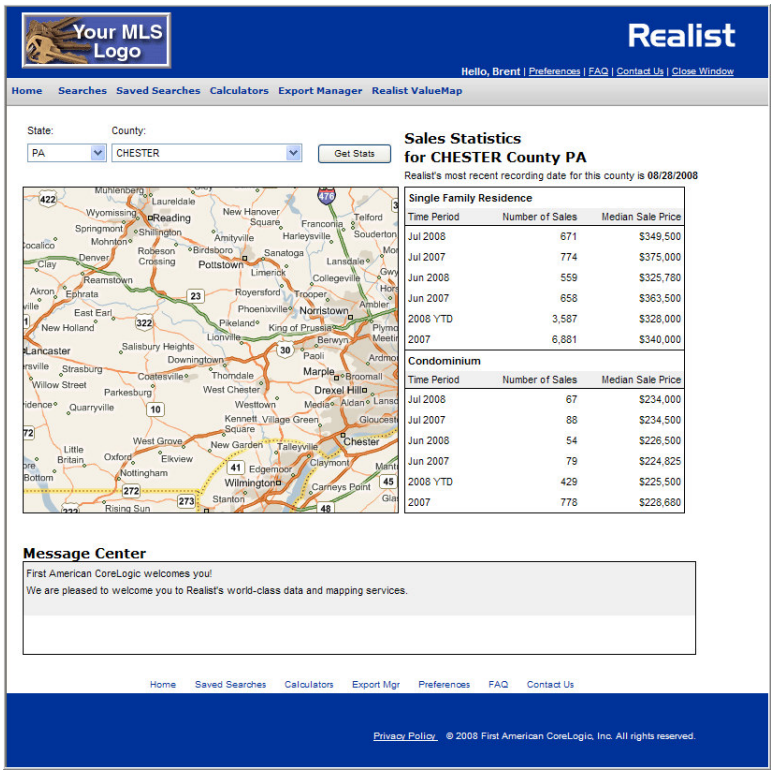
First American CoreLogic

Realist

A Quick Start Guide for New Users



Realist is a service from:
First American CoreLogic
4 First American Way
Santa Ana, CA 92707

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1. Welcome To Realist

Realist is a richly featured, public record service that is fully integrated with your MLS system. Realist offers powerful software and eye-popping reports, all available in an easy-to-use interface. Realist will help you list and sell more efficiently, farm for new prospects more effectively, and increase your market knowledge. Welcome aboard!

This Realist Quick Start Guide is not an exhaustive guide to the service; rather it is written to help you become familiar and productive with core features as rapidly as possible.

Here are a few basics you need to know about the information and services typically contained in Realist.

Property data includes:
- Assessor data
- Sale and mortgage data
- Phone numbers
- Privacy encoding (National Do-Not-Call List, Direct Marketing Association opt-out, and state non-solicitation lists)
- Geo-coded data

Software services include:
- Address, street, owner, tax-id, and phone searches
- General query search
- Realist Maps, with support for searching, labels, identify, aerial and parcel views
- Saved searches
- Personally customize list and detail reports
- Personal preferences to control a variety of system services, such as the automatic comparable and neighbor searches
- Auto-population of new listings
- Link from listing directly to corresponding property in public records

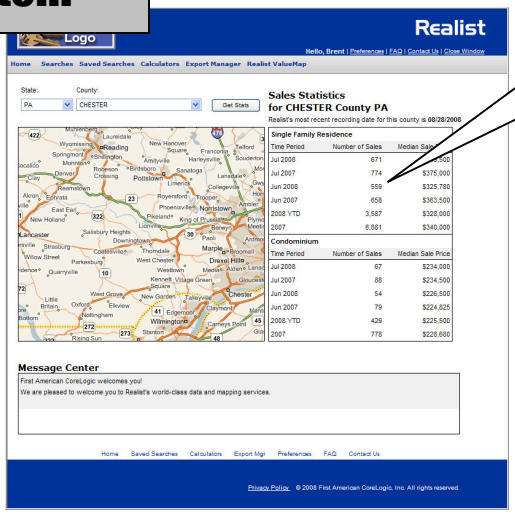
Additional services include:
- Realist Maps, available in some locales with aerial and parcel overlays, Birds Eye images, and point-to-point driving directions
- Automatic comparable sales searches and enhanced reports
- Neighbor search for radius based searches for comps and marketing
- Realist ValueMap delivers automated home valuations and sparkling Web services

Export services include:
- Mailing labels exported to MS Word documents
- Exports to MS Excel or text for labels, brief or full records

2. How To Access Realist

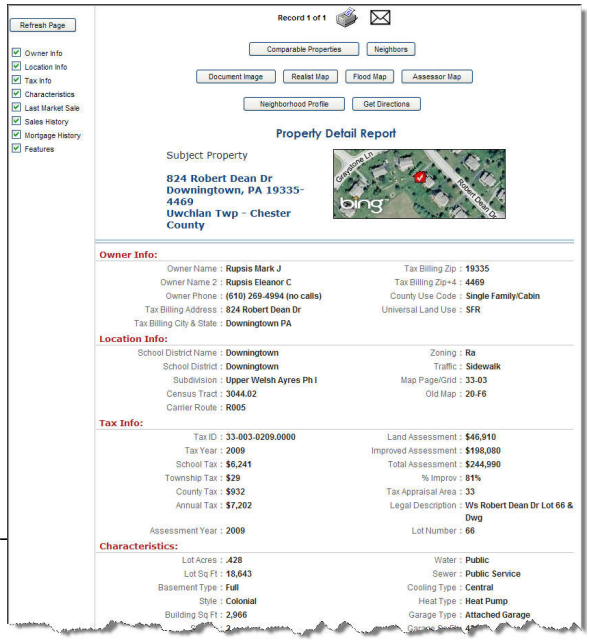
You can only access Realist by logging into the MLS system, and then linking into Realist. The primary links from the MLS to Realist are:

From Your MLS System



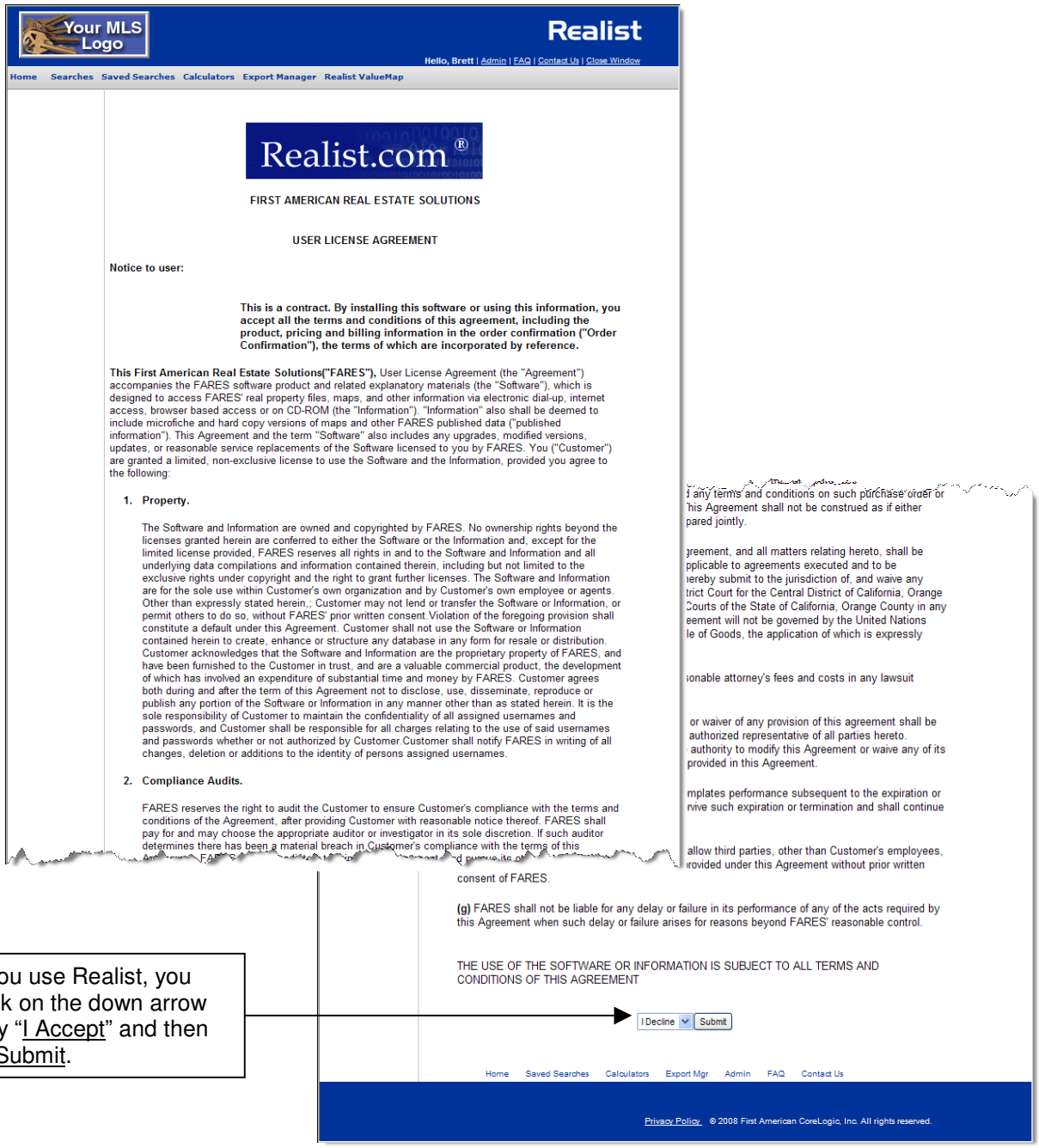
The Realist Home Page is your gateway to searches, reports, and marketing.

From an MLS Listing



3. Your First Time Visiting Realist

Similar to other systems, the first time you visit Realist, you will see an End User License Agreement. Please read the agreement carefully. You must click on "I Accept" at the bottom of the page before you gain access to the system.



Before you use Realist, you must click on the down arrow to display "I Accept" and then click on Submit.

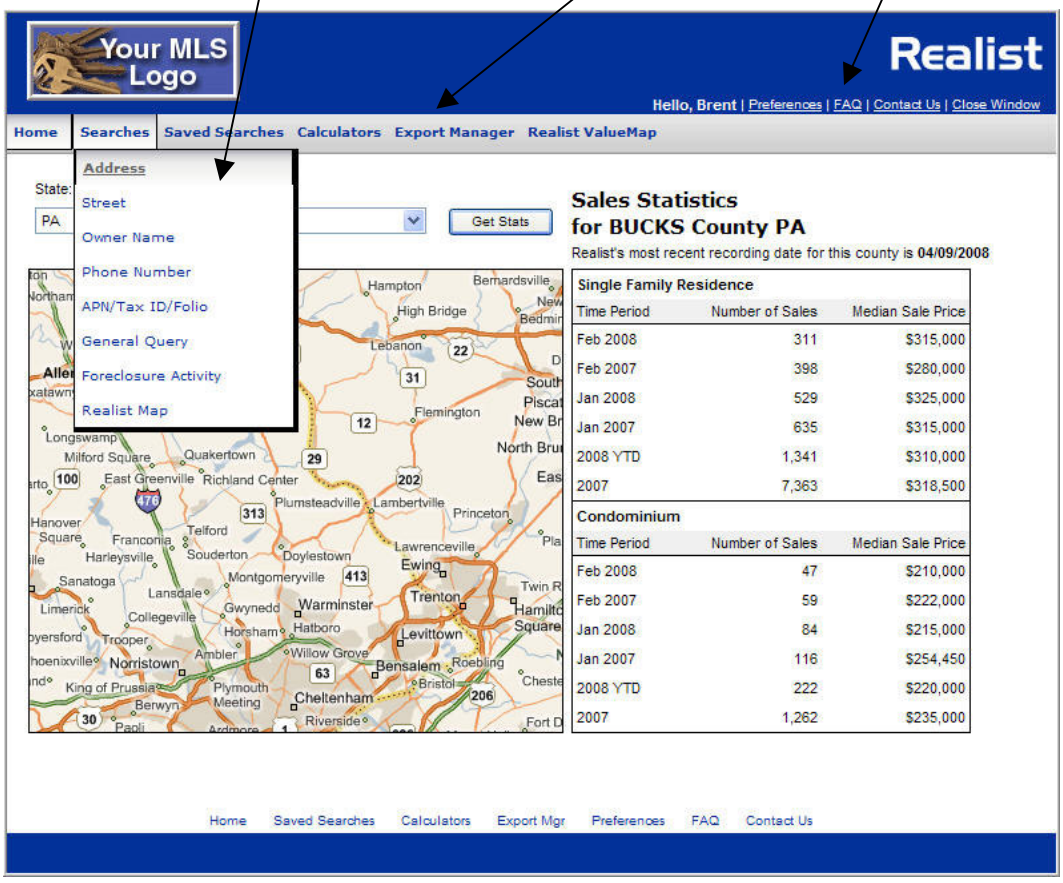
4. The Realist Home Page

The Realist home page is your gateway to public record information. You can check sales statistics for counties served by the MLS, start searches, or access other Realist services from the menu bar.

Click on Searches from the Realist home page to instantly begin any type of search you wish to perform.

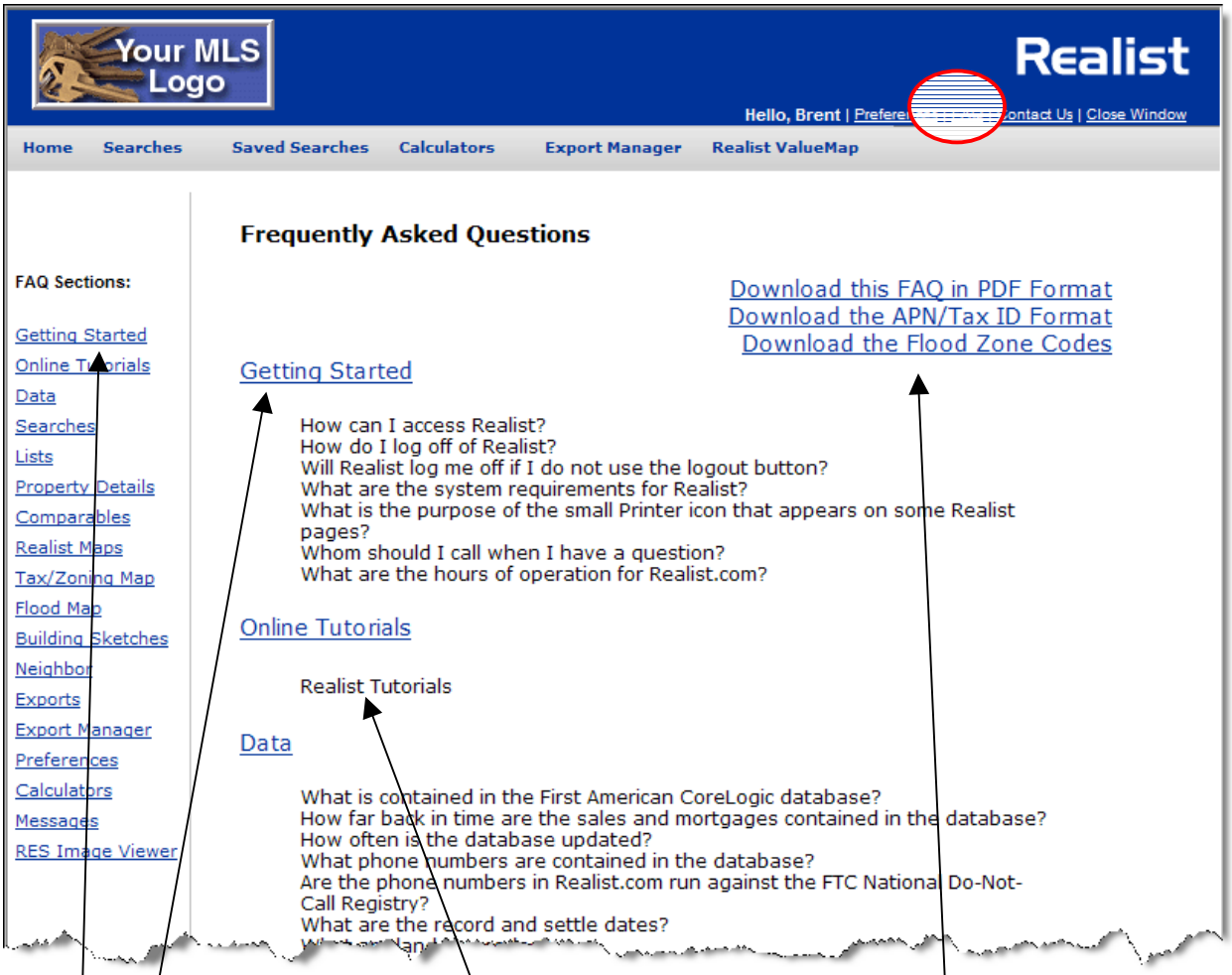
The menu bar at the top of the home page is always visible and offers quick access to all main Realist functions, such as Saved Searches and the Export Manager.

Preferences and other help services appear above the main menu bar. The FAQ is a comprehensive online help facility that also offers a printable PDF file.



5. Frequently Asked Questions Page

The place to go for any questions you may have about Realist!



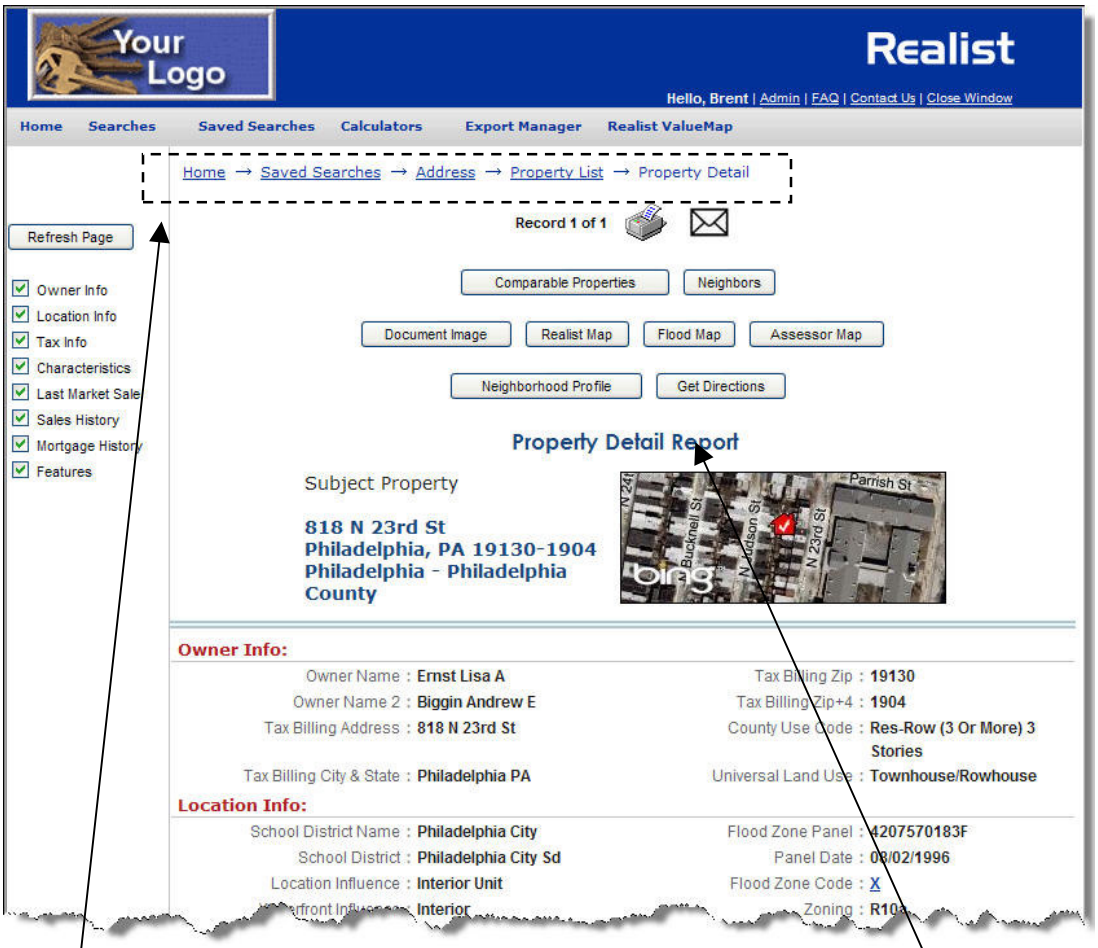
The FAQ page is organized into sections that are hyperlinked on the list to the right. Just click on the topic to go right to any questions you have about that topic! Each question is hyperlinked in the same manner for quick access to answers.

The Realist FAQ page contains a link to the Realist online training tutorials series. Tutorials are about ten minutes. Broadband access to the Internet is recommended to use this feature. Tutorials require that users are able to open Shockwave Flash files (SWF) format.

The FAQ section is also able to be downloaded in PDF format and includes tables that include formats for APN/Tax ID/Parcel ID's and Flood Zone Codes.

6. Navigating Realist

A few tips will enable you to move around Realist in a jiffy!



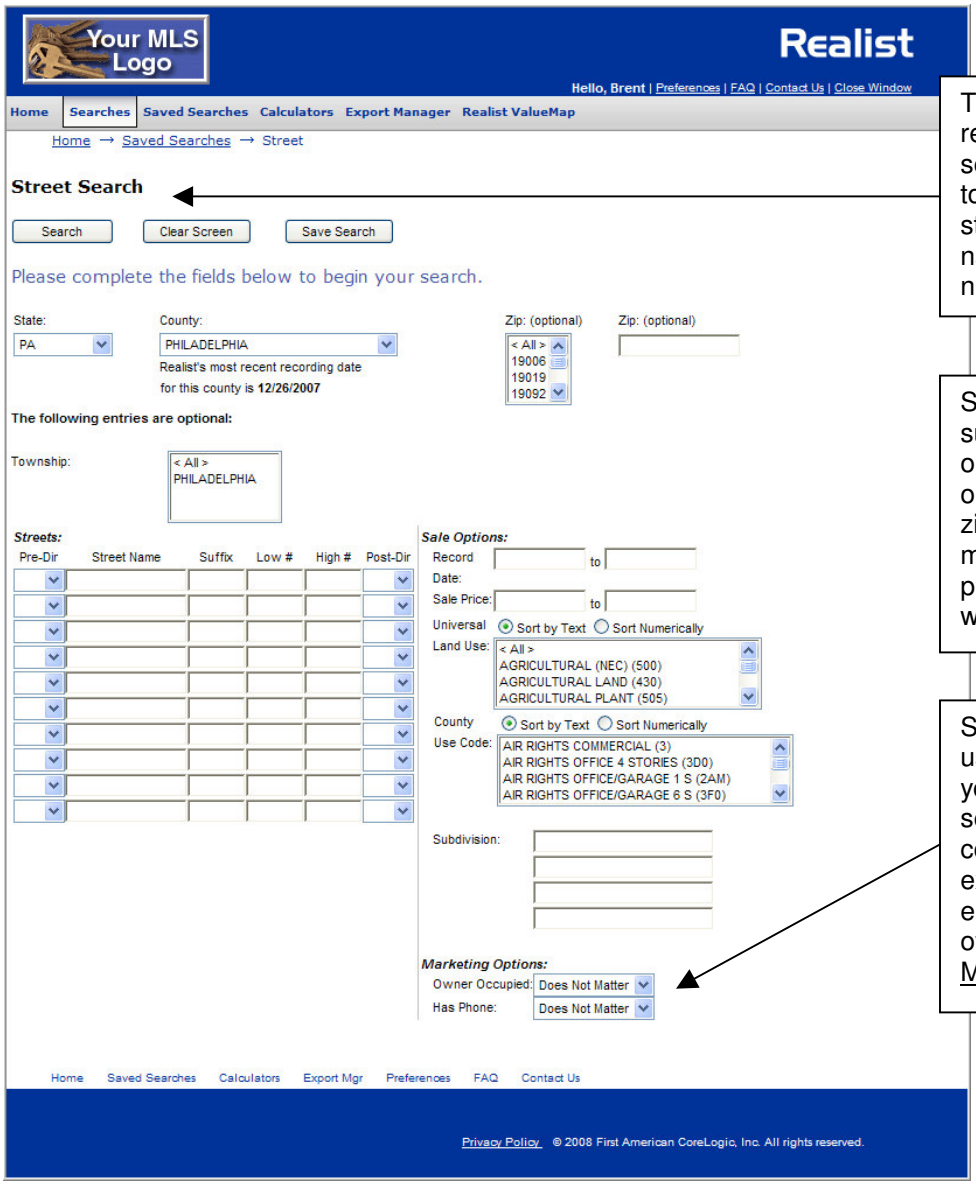
You should not use the browser's back and forward buttons to navigate Realist. Rather, use the "breadcrumbs" that appear on each page to navigate to any page you visited in route to the one you are viewing.

Buttons such as those pictured here enable you to navigate to the next or previous record, or to additional reports and features.

Note that available buttons will vary from MLS to MLS.

7. Search Pages

Realist offers many useful searches, including the Street Search pictured here. All search pages are clearly organized for easy use. Click Search to get instant results or click Save Search to confidentially store the search parameters for re-use.



The Street Search is a representative Realist search page. It enables you to search up to ten (10) streets in one search, while narrowing the results by a number of other key criteria.

Some drop down boxes, such as state and county, only allow you to make just one choice. Others, such as zip code allow you to select more than one choice by pressing the Control key while clicking each choice.

Search pages offer many useful parameters to help you conduct more effective searches for marketing and comparable activities. For example, the Street Search enables you to pinpoint owners using advanced Marketing Options

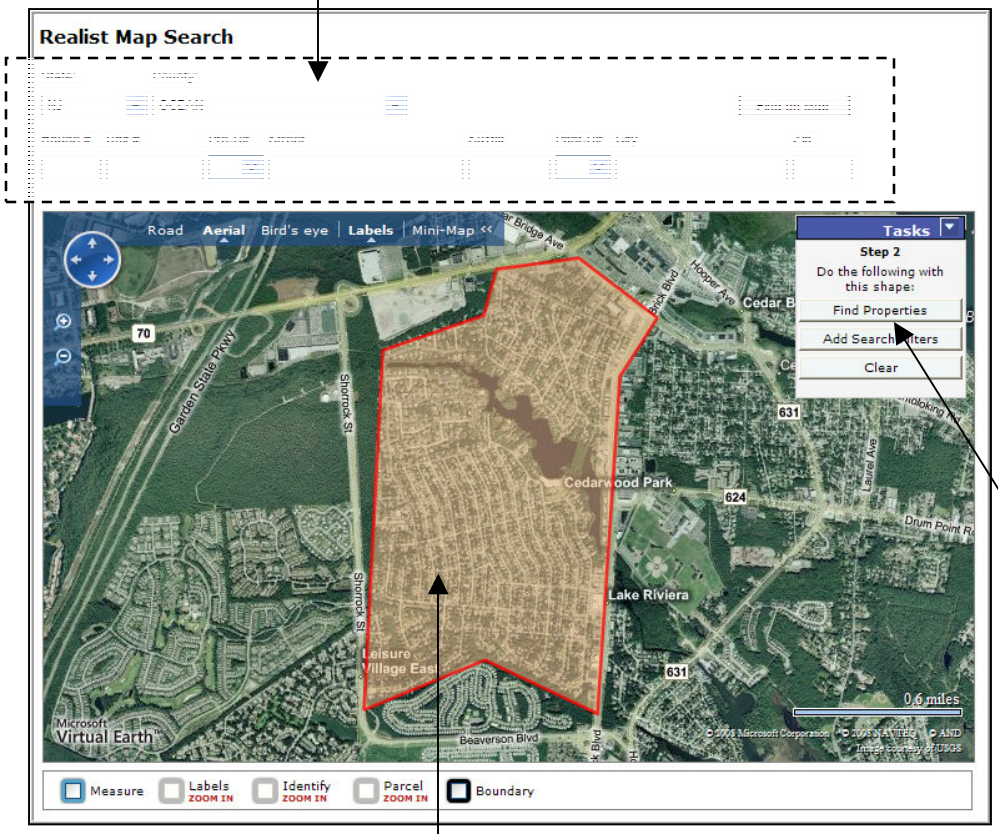
All of the following searches enable you to store and recall search parameters:

- Address
- Street
- Owner Name
- Foreclosure
- Phone Number
- APN/Tax-ID
- General Query

8. Realist Map Search

The Realist Map Search enables you to paint a search geographically. Use "Find on Map" to instantly zoom to a locale in which you wish to search. Then draw the exact area in which you wish to retrieve properties using a radius, rectangle, and even polygon. In addition, Search Filters enable you to narrow the geographically-based results by other parameters such as bedrooms, sale price or sale date.

To center the map on a specific location, change the county if you wish, then enter the house number and street name, and city or zip code. If you wish, simply enter a city or zip code to find the general area. Once your choices are entered, click Find on Map!



Polygon searching enables you to find properties in irregularly shaped locales. For example, you can trace the boundaries of a lake or areas featuring a particular home model for a search. To draw the polygon, simply click on each corner of the search area.

Once the boundaries of your search area are defined, start a search by clicking Find Properties.

Or click Add Search Filters if you wish to narrow the returned properties using other criteria such as purchase price, purchase date, type of home or even homes with a foreclosure action.

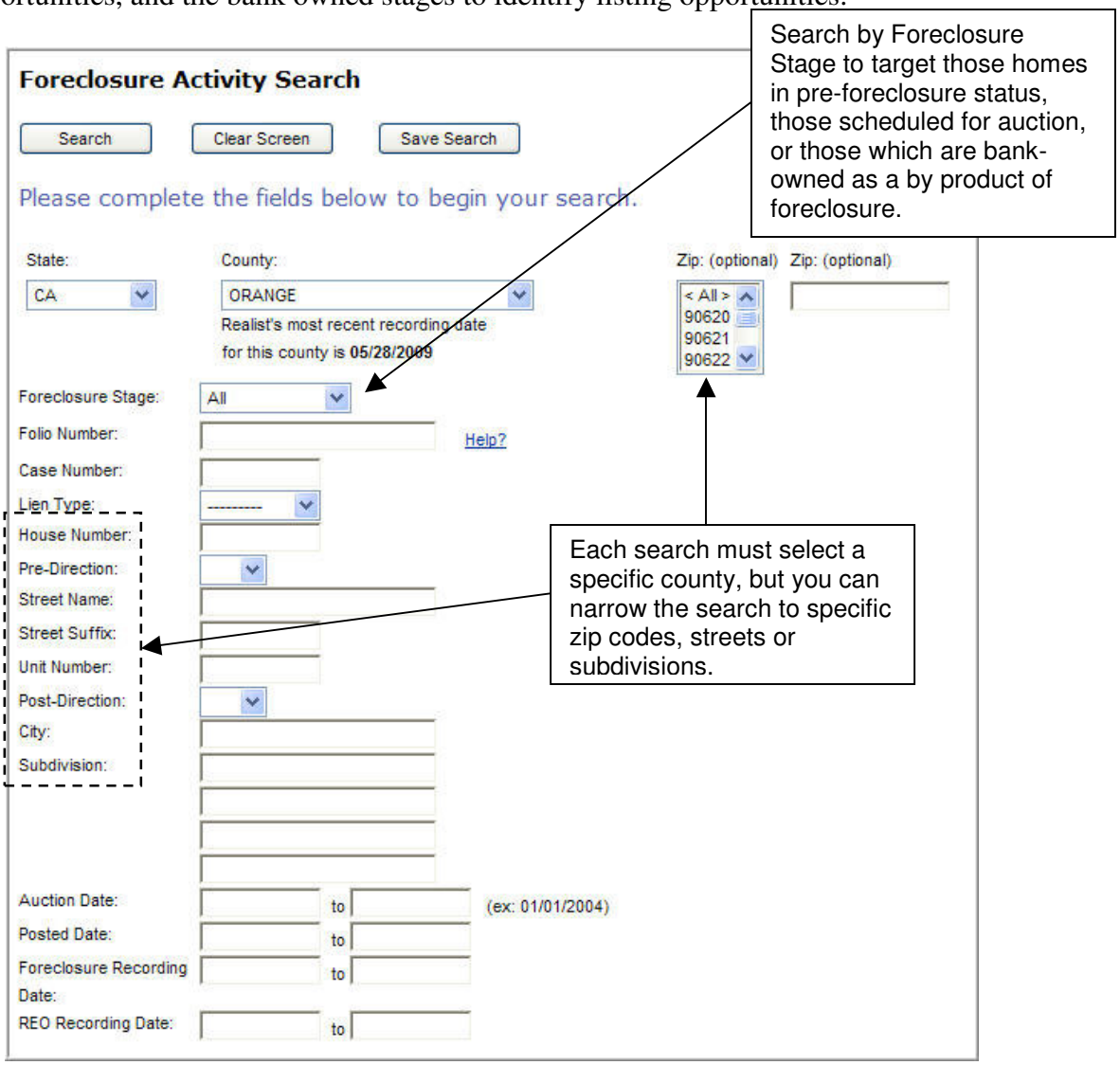
For a polygon search like the one above, simply click each corner of the area you wish to search. For rectangle search, simply click the opposite corners of the perimeter you wish to search. And for a radius search, click the center point and outer perimeter of the circle you wish to search.

9. Foreclosure Search

It is often said that one man's misfortune is another's opportunity. Use the Realist Foreclosure Activity Search to find such opportunities!

Please note that foreclosure services are a Realist option and are not available in all locales. Please check with your MLS to determine if they are part of your Realist solution.

Within Realist, foreclosure activity is divided into three stages: Pre-foreclosure, Auction, and Bank Owned. A simple view of using each stage suggests searching pre-foreclosure to identify short sale opportunities, search the auction stage to identify investment opportunities, and the bank owned stages to identify listing opportunities.



10. Multi Line Lists

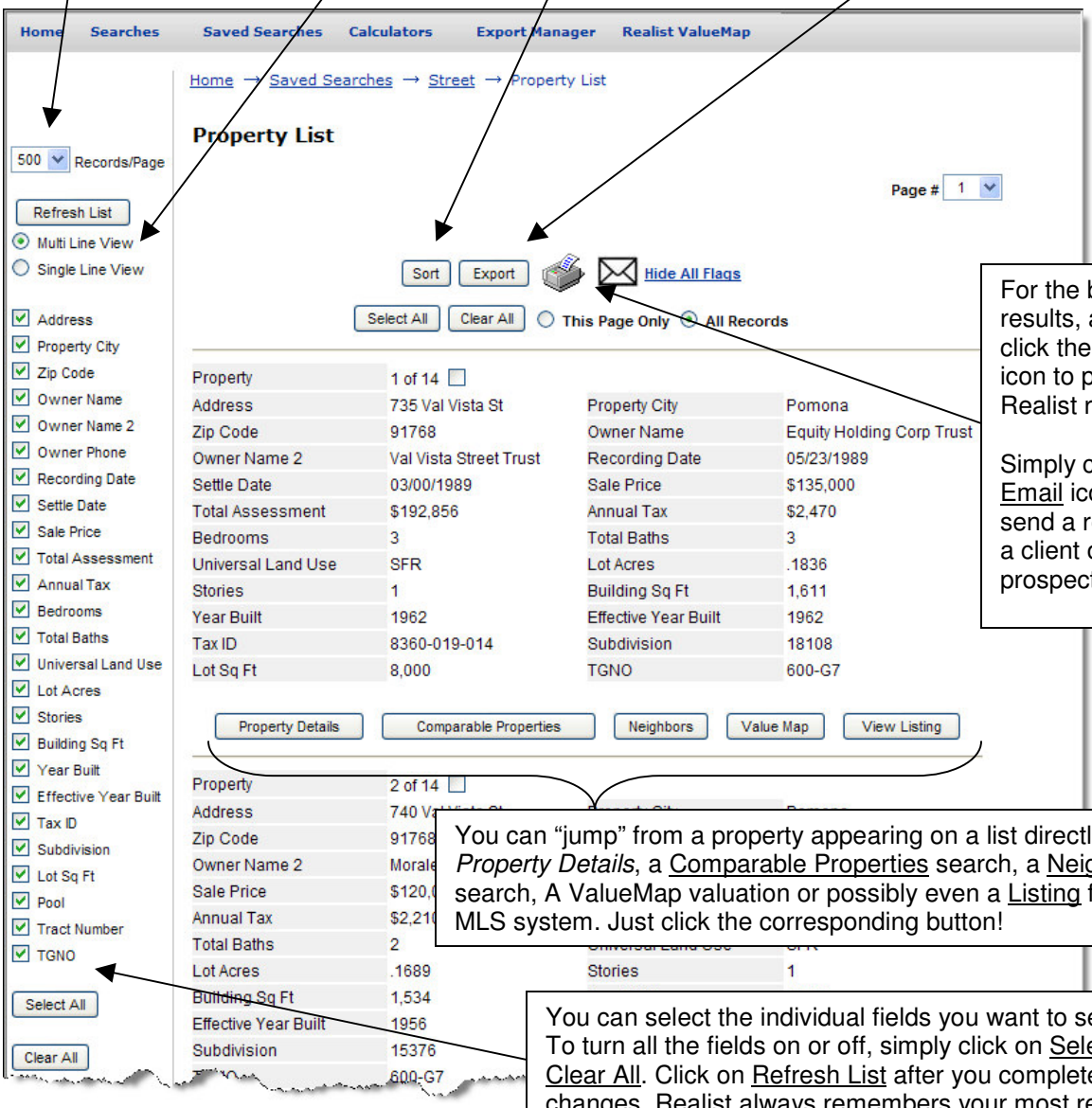
Multi-line lists are ideal for creating custom reports and printing.

Lists are presented in pages. You can view up to 500 properties per page.

You can view lists in Multi or Single Line formats. The page below is a Multi-line list.

You can Sort property lists on any field available on the list.

You can export records on any list to mailing labels, Excel or an ASCII file. Just click on the Export button!



For the best results, always click the Printer icon to print Realist reports.

Simply click the Email icon to send a report to a client or prospect!

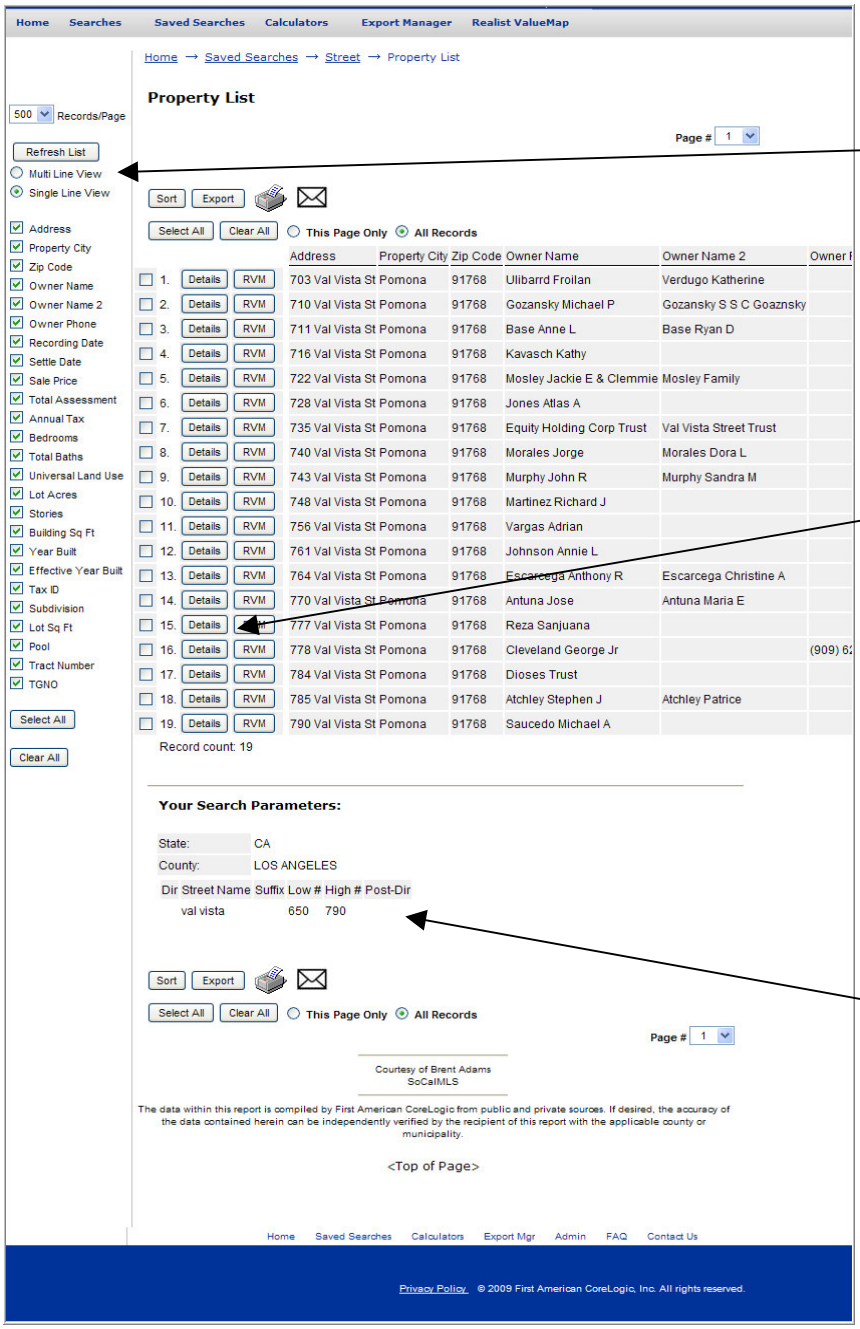
You can "jump" from a property appearing on a list directly to the *Property Details*, a Comparable Properties search, a Neighbors search, A ValueMap valuation or possibly even a Listing from the MLS system. Just click the corresponding button!

You can select the individual fields you want to see on a list. To turn all the fields on or off, simply click on Select All or Clear All. Click on Refresh List after you complete your changes. Realist always remembers your most recent field selections.

11. Single Line Lists

Single line lists are ideal for comparing data in a spreadsheet style. They offer all the popular features available from multi-line lists.

Through Realist preferences, you can set your default list format to the multi or single line view.



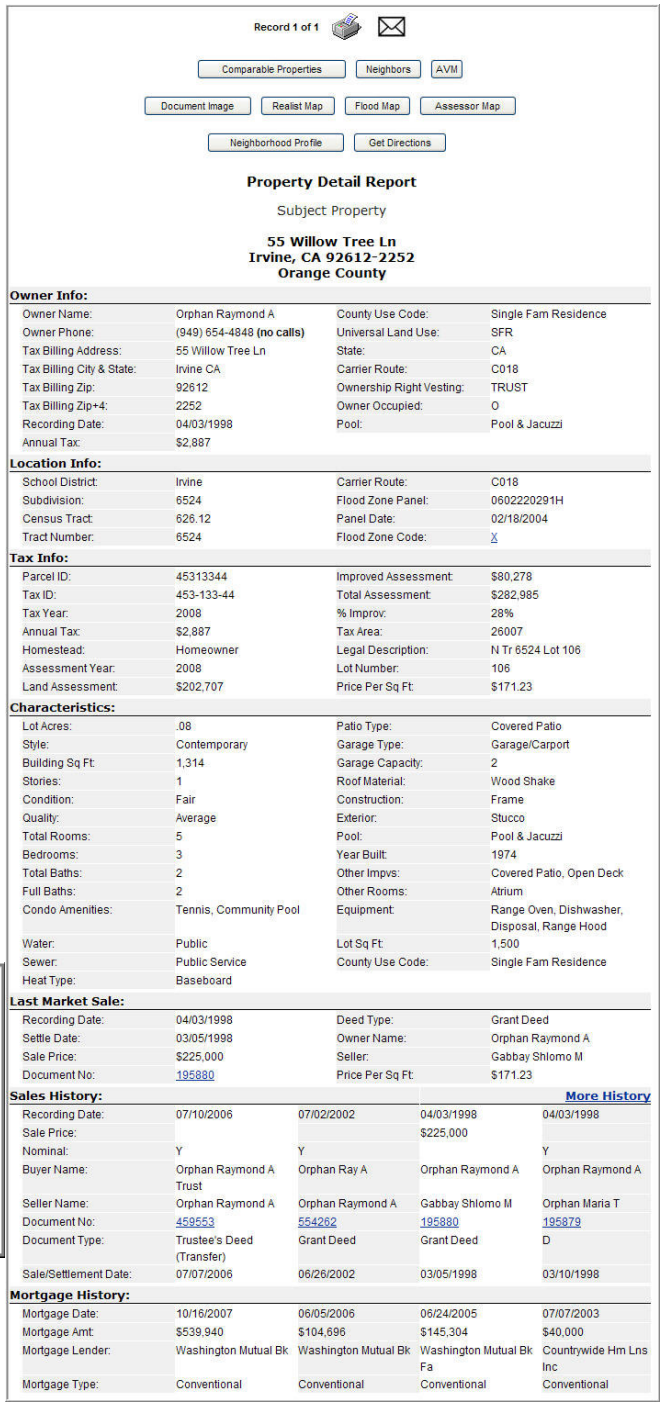
Click on Single Line View and then on Refresh List to View lists in a format like this!

From the Single Line View, click on the Details button to view complete property information. Or click RVM to get an Automated Valuation on the property.

Search parameters always appear at the bottom of each page in a Realist list.

12. Property Detail Reports

Property detail reports provide the most complete information available on each property in the Realist database. The report is organized into logical sections of information. Note that the best available property address appears at the top of each report.



Record 1 of 1

Comparable Properties | Neighbors | AVM | Document Image | Realist Map | Flood Map | Assessor Map | Neighborhood Profile | Get Directions

Property Detail Report

Subject Property

55 Willow Tree Ln
Irvine, CA 92612-2252
Orange County

Owner Info:

Owner Name:	Orphan Raymond A	County Use Code:	Single Fam Residence
Owner Phone:	(949) 654-4848 **(no calls)**	Universal Land Use:	SFR
Tax Billing Address:	55 Willow Tree Ln	State:	CA
Tax Billing City & State:	Irvine CA	Carrier Route:	C018
Tax Billing Zip:	92612	Ownership Right Vesting:	TRUST
Tax Billing Zip+4:	2252	Owner Occupied:	O
Recording Date:	04/03/1998	Pool:	Pool & Jacuzzi
Annual Tax:	$2,887		

Location Info:

School District:	Irvine	Carrier Route:	C018
Subdivision:	6524	Flood Zone Panel:	0602220291H
Census Tract:	626.12	Panel Date:	02/18/2004
Tract Number:	6524	Flood Zone Code:	X

Tax Info:

Parcel ID:	45313344	Improved Assessment:	$80,278
Tax ID:	453-133-44	Total Assessment:	$282,985
Tax Year:	2008	% Improv:	28%
Annual Tax:	$2,887	Tax Area:	26007
Homestead:	Homeowner	Legal Description:	N Tr 6524 Lot 106
Assessment Year:	2008	Lot Number:	106
Land Assessment:	$202,707	Price Per Sq Ft:	$171.23

Characteristics:

Lot Acres:	.08	Patio Type:	Covered Patio
Style:	Contemporary	Garage Type:	Garage/Carport
Building Sq Ft:	1,314	Garage Capacity:	2
Stories:	1	Roof Material:	Wood Shake
Condition:	Fair	Construction:	Frame
Quality:	Average	Exterior:	Stucco
Total Rooms:	5	Pool:	Pool & Jacuzzi
Bedrooms:	3	Year Built:	1974
Total Baths:	2	Other Impvs:	Covered Patio, Open Deck
Full Baths:	2	Other Rooms:	Atrium
Condo Amenities:	Tennis, Community Pool	Equipment:	Range Oven, Dishwasher, Disposal, Range Hood
Water:	Public	Lot Sq Ft:	1,500
Sewer:	Public Service	County Use Code:	Single Fam Residence
Heat Type:	Baseboard		

Last Market Sale:

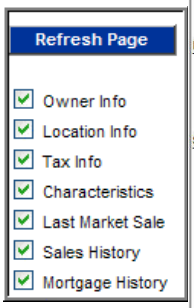
Recording Date:	04/03/1998	Deed Type:	Grant Deed
Settle Date:	03/05/1998	Owner Name:	Orphan Raymond A
Sale Price:	$225,000	Seller:	Gabbay Shlomo M
Document No:	195880	Price Per Sq Ft:	$171.23

Sales History: More History

Recording Date:	07/10/2006	07/02/2002	04/03/1998	04/03/1998
Sale Price:			$225,000	
Nominal:	Y	Y		Y
Buyer Name:	Orphan Raymond A Trust	Orphan Ray A	Orphan Raymond A	Orphan Raymond A
Seller Name:	Orphan Raymond A	Orphan Raymond A	Gabbay Shlomo M	Orphan Maria T
Document No:	459553	554262	195880	195879
Document Type:	Trustee's Deed (Transfer)	Grant Deed	Grant Deed	D
Sale/Settlement Date:	07/07/2006	06/26/2002	03/05/1998	03/10/1998

Mortgage History:

Mortgage Date:	10/16/2007	06/05/2006	06/24/2005	07/07/2003
Mortgage Amt:	$539,940	$104,696	$145,304	$40,000
Mortgage Lender:	Washington Mutual Bk	Washington Mutual Bk	Washington Mutual Bk Fa	Countrywide Hm Lns Inc
Mortgage Type:	Conventional	Conventional	Conventional	Conventional



Refresh Page

- Owner Info
- Location Info
- Tax Info
- Characteristics
- Last Market Sale
- Sales History
- Mortgage History

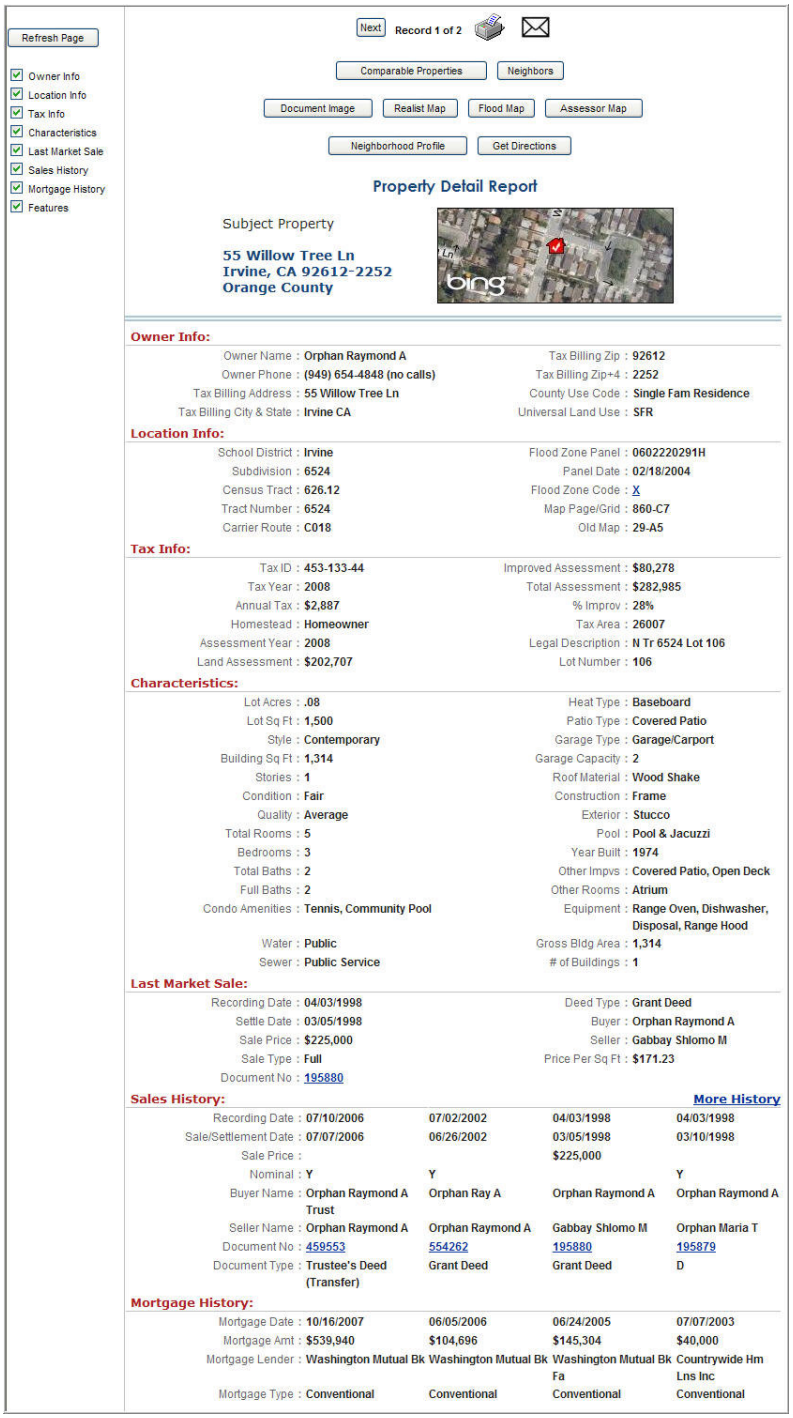
Buttons appearing above the property information enable you to navigate to other Realist reports and features.

For example, just click Comparable Properties to prepare a comp report.

Please note that the buttons appearing above the report may vary for your MLS.

Realist also memorizes the sections of the detailed property report you like to display and print. Tag each section of the report you wish to display or print, then click Refresh to re-display the report with your new preferences.

Realist also gives each user the ability to customize the format of Property & Foreclosure Detail reports. The report above is pictured in Classic View. You may also choose Contemporary View – a new look! Contemporary View gives you the option of showing a thumbnail aerial or road map image at the top of the report. Each of these features is controlled from the Preferences Page.



Refresh Page

- Owner Info
- Location Info
- Tax Info
- Characteristics
- Last Market Sale
- Sales History
- Mortgage History
- Features

Next Record 1 of 2

Comparable Properties | Neighbors

Document Image | Realist Map | Flood Map | Assessor Map

Neighborhood Profile | Get Directions

Property Detail Report

Subject Property

55 Willow Tree Ln
Irvine, CA 92612-2252
Orange County

Owner Info:

Owner Name	Orphan Raymond A	Tax Billing Zip	92612
Owner Phone	(949) 654-4848 (no calls)	Tax Billing Zip+4	2252
Tax Billing Address	55 Willow Tree Ln	County Use Code	Single Fam Residence
Tax Billing City & State	Irvine CA	Universal Land Use	SFR

Location Info:

School District	Irvine	Flood Zone Panel	0602220291H
Subdivision	6524	Panel Date	02/18/2004
Census Tract	626.12	Flood Zone Code	X
Tract Number	6524	Map Page/Grid	860-C7
Carrier Route	C018	Old Map	29-A5

Tax Info:

Tax ID	453-133-44	Improved Assessment	$80,278
Tax Year	2008	Total Assessment	$282,985
Annual Tax	$2,887	% Improv	28%
Homestead	Homeowner	Tax Area	26007
Assessment Year	2008	Legal Description	N Tr 6524 Lot 106
Land Assessment	$202,707	Lot Number	106

Characteristics:

Lot Acres	.08	Heat Type	Baseboard
Lot Sq Ft	1,500	Patio Type	Covered Patio
Style	Contemporary	Garage Type	Garage/Carport
Building Sq Ft	1,314	Garage Capacity	2
Stories	1	Roof Material	Wood Shake
Condition	Fair	Construction	Frame
Quality	Average	Exterior	Stucco
Total Rooms	5	Pool	Pool & Jacuzzi
Bedrooms	3	Year Built	1974
Total Baths	2	Other Impvs	Covered Patio, Open Deck
Full Baths	2	Other Rooms	Atrium
Condo Amenities	Tennis, Community Pool	Equipment	Range Oven, Dishwasher, Disposal, Range Hood
Water	Public	Gross Bldg Area	1,314
Sewer	Public Service	# of Buildings	1

Last Market Sale:

Recording Date	04/03/1998	Deed Type	Grant Deed
Settle Date	03/05/1998	Buyer	Orphan Raymond A
Sale Price	$225,000	Seller	Gabbay Shlomo M
Sale Type	Full	Price Per Sq Ft	$171.23
Document No	195880		

Sales History: More History

Recording Date	07/10/2006	07/02/2002	04/03/1998	04/03/1998
Sale/Settlement Date	07/07/2006	06/26/2002	03/05/1998	03/10/1998
Sale Price			$225,000	
Nominal	Y	Y		Y
Buyer Name	Orphan Raymond A Trust	Orphan Ray A	Orphan Raymond A	Orphan Raymond A
Seller Name	Orphan Raymond A	Orphan Raymond A	Gabbay Shlomo M	Orphan Maria T
Document No	459553	554262	195880	195879
Document Type	Trustee's Deed (Transfer)	Grant Deed	Grant Deed	D

Mortgage History:

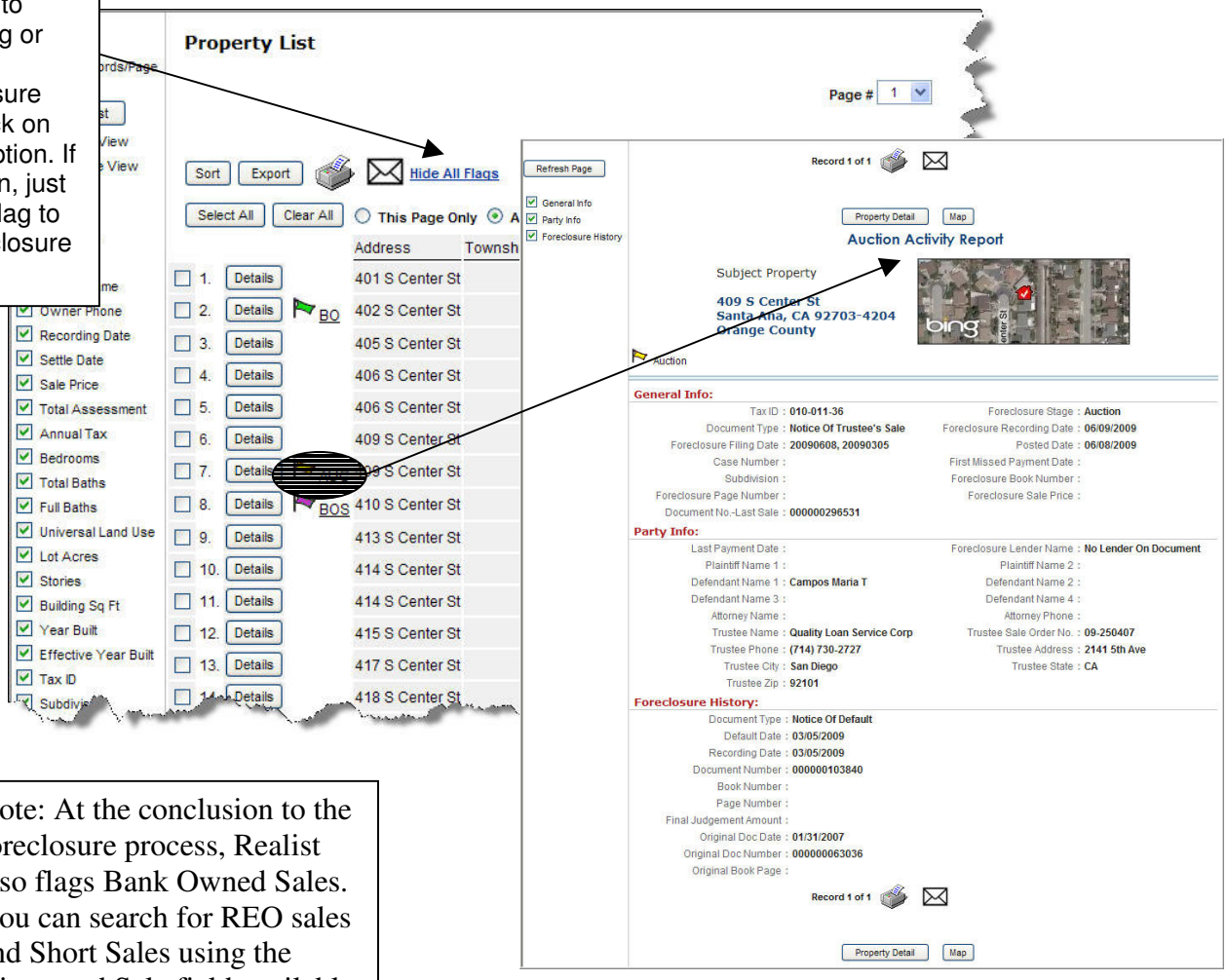
Mortgage Date	10/16/2007	06/05/2006	06/24/2005	07/07/2003
Mortgage Amt	$539,940	$104,696	$145,304	$40,000
Mortgage Lender	Washington Mutual Bk	Washington Mutual Bk	Washington Mutual Bk Fa	Countrywide Hm Lns Inc
Mortgage Type	Conventional	Conventional	Conventional	Conventional

13. Foreclosure Reports

Each Realist property report flags the presence of a pre-foreclosure action against the property. Before you schedule a listing appointment or include a home on a buyer's tour, check if your subject property or nearby homes are involved in a foreclosure action.

Foreclosures through Realist are categorized in three basic stages -- Pre-foreclosure (PRE), Auction (AUC), and Bank Owned (BO) – which are flagged on one and multi-line property lists. One click on the flag like those pictured below and Realist will immediately display a detailed foreclosure report.

You might want to suppress printing or emailing reports flagging foreclosure information. Click on the Hide Flag option. If the flag is hidden, just click on Show Flag to re-activate foreclosure display.



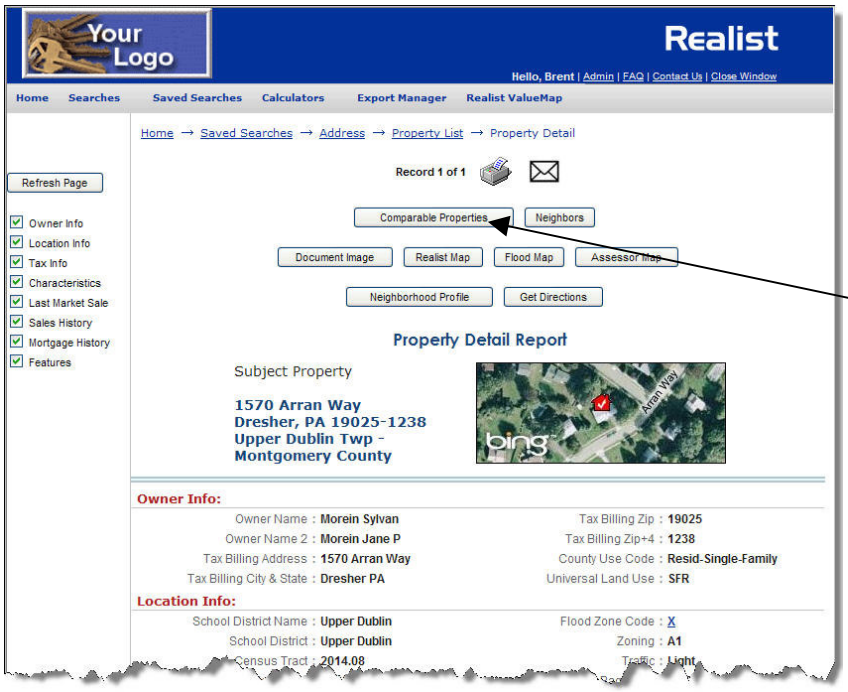
Note: At the conclusion to the foreclosure process, Realist also flags Bank Owned Sales. You can search for REO sales and Short Sales using the Distressed Sale field available in General Query and Comparable Searches.

Foreclosure services are a Realist option and are not available in all locales. Please check with your MLS to determine if they are part of your Realist solution.

14. Comparable Properties

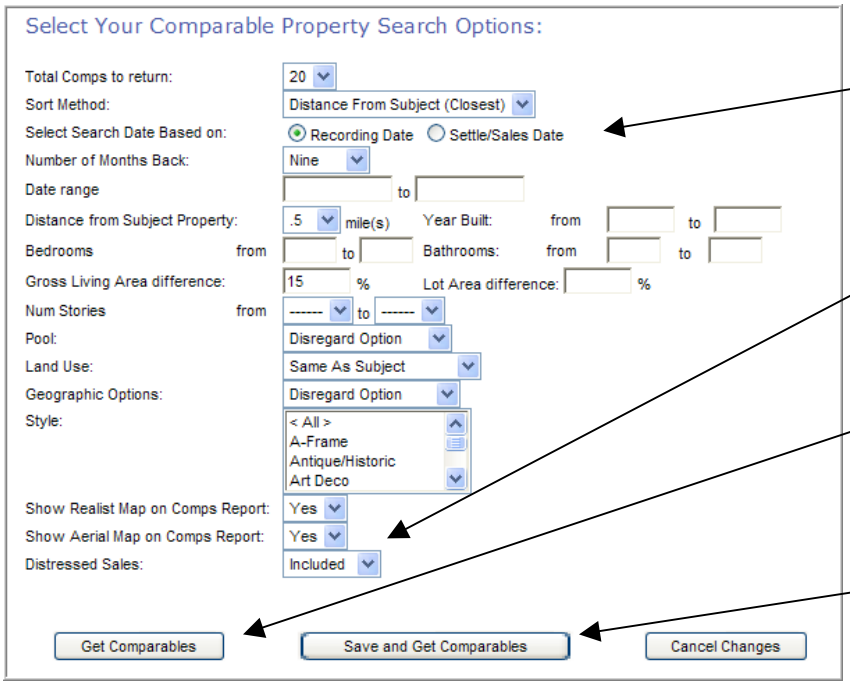
Creating a comparable properties report is quick and easy. Once you get the hang of it, you'll be creating stylish, informative reports in a jiffy. Here are the easy steps:

Step 1: Click Comparable Properties



Click the Comparable Properties button to start creating your comp report.

Step 2: Select your Search Criteria and Click Get Comparables



Adjust your search options to retrieve the best possible results.

You may choose to include or exclude distressed sales in your results.

Once your personal search options are set, click Get Comparables to search.

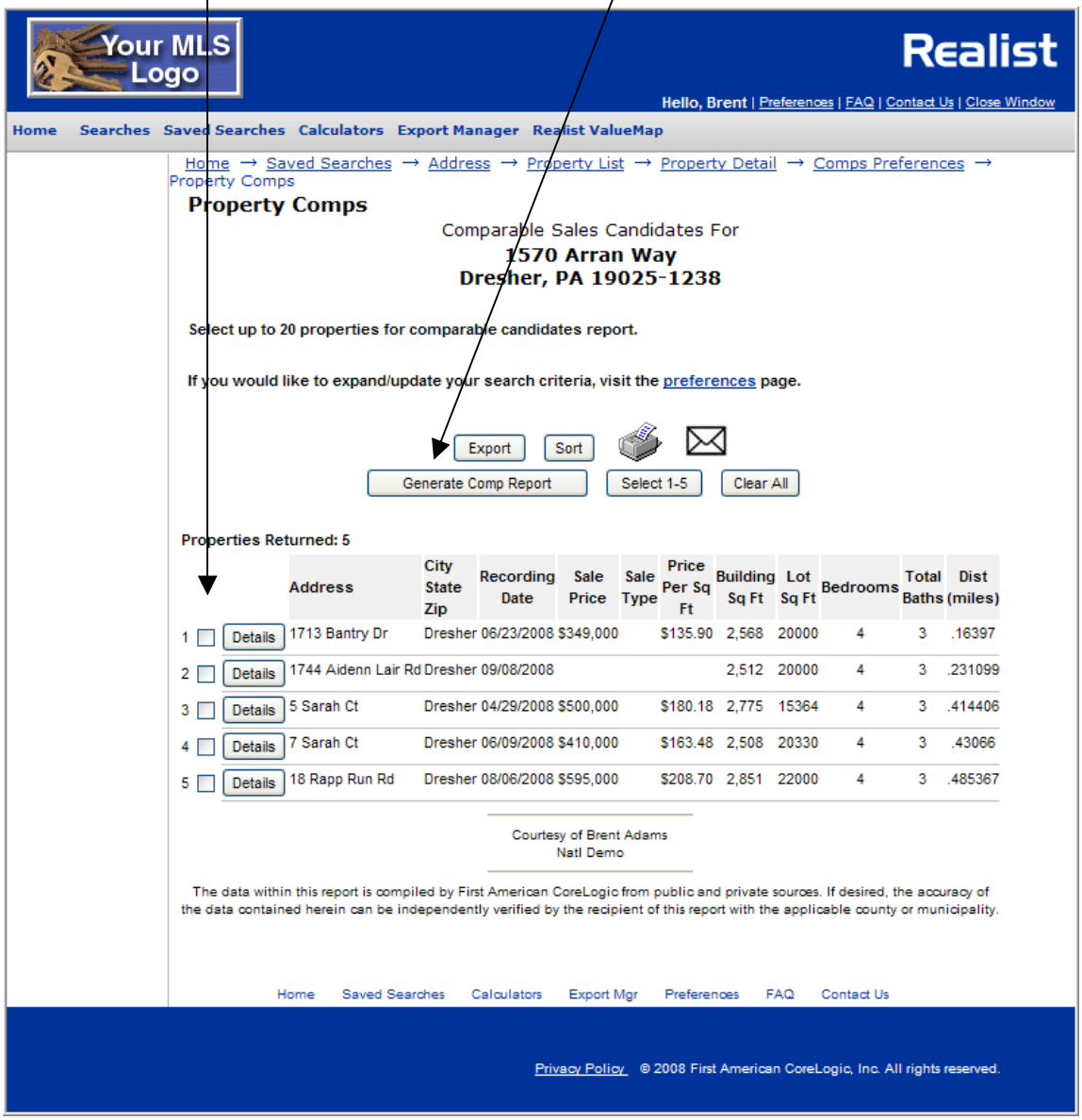
To save your search options as a default for future searches, click here.

Step 3: Select Comparable Sales Candidates and click Generate Comp Report

When the search is completed, Realist displays Comparable Sales Candidates. Since you know the local market best, Realist allows you to tag the properties to actually include in your comparable report.

Click on each property you want to include in your comp report. To include all the candidates, simply click on the Select All button.

Click Generate Comp Report to prepare the final report to share with your buyers and sellers.



Step 4: Print or Email your Comparable Sales Report

Close Window

Comparable Sales For
1570 Arran Way, Dresher, PA 19025-1238

Projected Values Calculated by:

Assessed value	Sq Footage
$459,201.20	$430,304.34

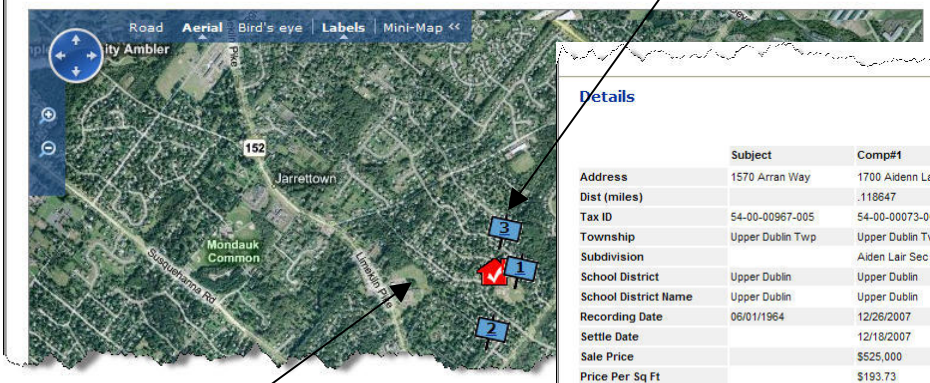
Comparable Statistics:

	Subject Property	High	Low	Median	Average
Assessed Value	$214,580.00	$225,150.00	$198,000.00	$210,220.00	$211,123.33
Assessed Value Ratio	0.00	2.33	1.76	2.33	2.14
Sq Footage	2,482	2,710	2,568	2,572	2,617
Sale Price	$0.00	$525,000.00	$349,000.00	$489,900.00	$454,633.33
Price/Sq Footage	$0.00	$193.73	$135.90	$190.47	$173.37

Summary

	Address	City State Zip	Recording Date	Sale Price	Sale Type	Price Per Sq Ft	Building Sq Ft	Lot Sq Ft	Bedrooms	Total Baths	Dist (miles)
1.	1700 Aidenn Lair Rd	Dresher	12/26/2007	$525,000		$193.73	2,710	22848	4	3	.118647
2.	1713 Bantry Dr	Dresher	06/23/2008	$349,000		$135.90	2,568	20000	4	3	.16397
3.	1652 Dublin Rd	Dresher	04/02/2008	$489,900		$190.47	2,572	22208	4	3	.221098

Realist Map



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Details

	Subject	Comp#1	Comp#2	Comp#3
Address	1570 Arran Way	1700 Aidenn Lair Rd	1713 Bantry Dr	1652 Dublin Rd
Dist (miles)		.118647	.16397	.221098
Tax ID	54-00-00967-005	54-00-00073-008	54-00-01726-002	54-00-05638-005
Township	Upper Dublin Twp	Upper Dublin Twp	Upper Dublin Twp	Upper Dublin Twp
Subdivision		Aiden Lair Sec 05 Plan	Aidenn Lair Sec 02	Division Aidenn Lair Ext 01 Su
School District	Upper Dublin	Upper Dublin	Upper Dublin	Upper Dublin
School District Name	Upper Dublin	Upper Dublin	Upper Dublin	Upper Dublin
Recording Date	06/01/1964	12/26/2007	06/23/2008	04/02/2008
Settle Date		12/18/2007	06/12/2008	03/28/2008
Sale Price		$525,000	$349,000	$489,900
Price Per Sq Ft		$193.73	$135.90	$190.47
Building Sq Ft	2,482	2,710	2,568	2,572
Style	Colonial	Colonial	Split Level	Colonial
Stories	2	2	1	2
Total Rooms	8	9	8	9
Bedrooms	4	4	4	4
Total Baths	3	3	3	3
Full Baths	2	2	2	2
Half Baths	1	1	1	1
Fireplaces	1	1	1	1
Exterior	Aluminum/Vinyl	Aluminum/Vinyl	Aluminum/Vinyl	Asbestos
Garage Type	Garage	Garage	Garage	Garage
Garage Capacity	3	2	1	2

Click the icons for Print or Email to create the report format you need for your client.

A red check pinpoints the subject parcel and numbers on the map correspond to each comparable on the summary and detail reports.

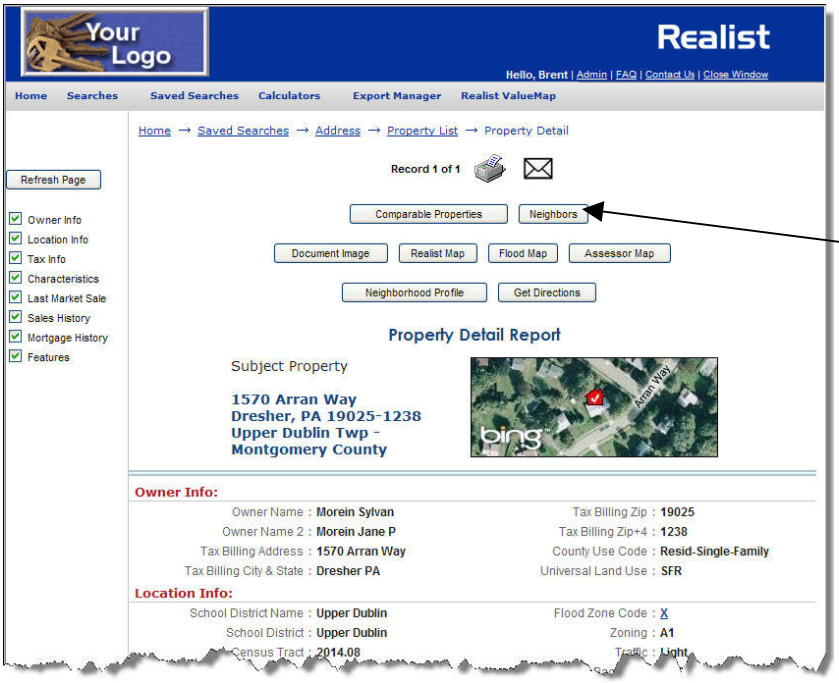
Each comparable sales report includes: projected values; statistics; a summary section; a Realist Map; and a detailed comparison of subject and comps.

Add Aerial and Parcel views to the Realist Map before you print or email the report.

15. Neighbors

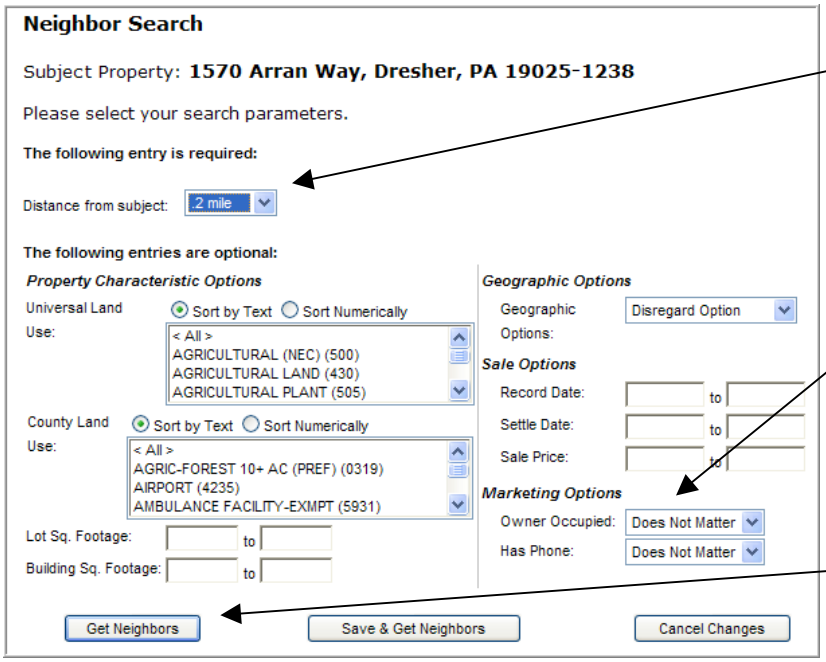
In a few clicks, find all the neighbors located within a specified radius of a property. Neighbor searches are an ideal way to prepare mailing lists for just-listed and just-sold cards. Here's how to prepare a mailing list in 3 easy steps.

Step 1: Click on the Neighbors Button



Click on the Neighbors button to begin a search.

Step 2: Select your Search Criteria and Click Get Neighbors



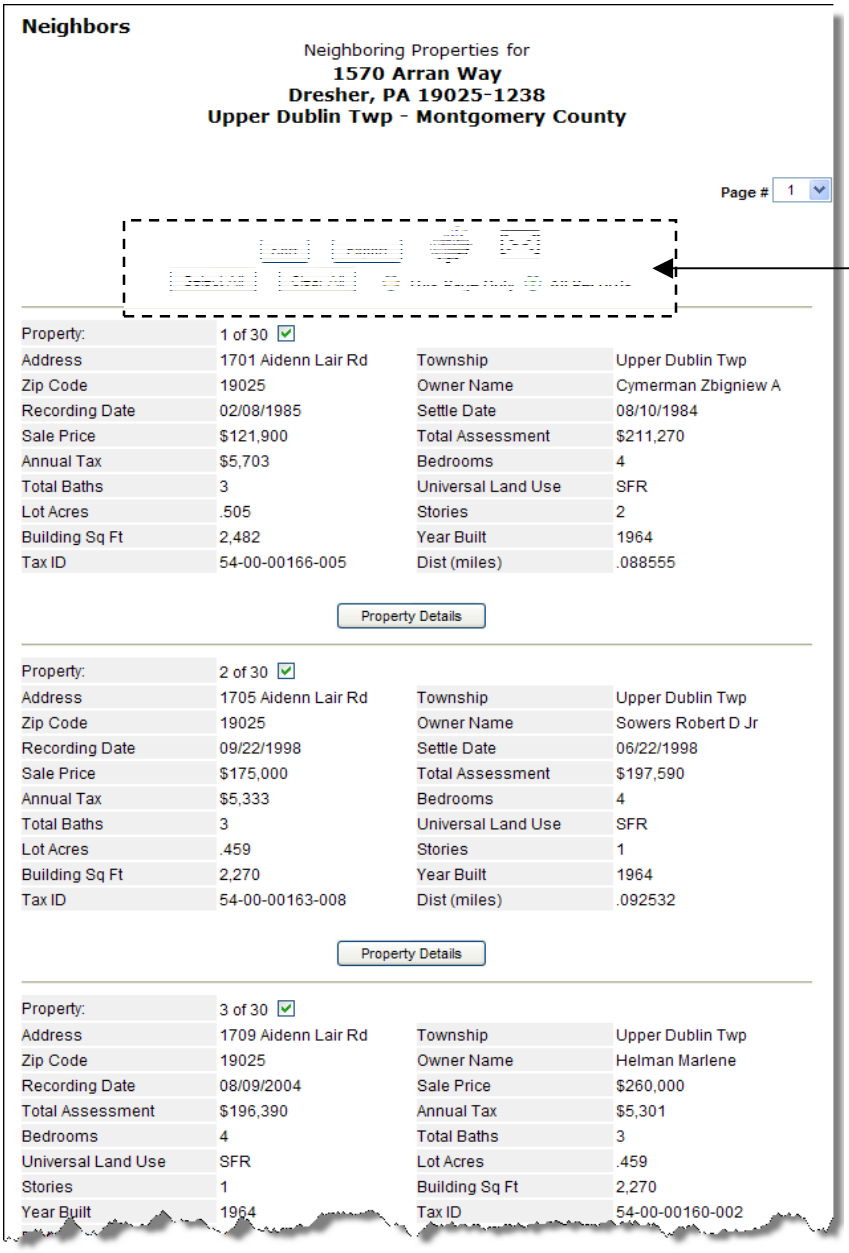
The Neighbor Search is a radius search, selecting neighbors within a distance from the property you select.

Marketing options enable you to prepare mailing lists for resident owners, investors, or even telemarketing lists.

Once your personal search options are set, click Get Neighbors to start the search.

Step 3: Select Neighbors for your Mailing List and click Export

When the search is completed, Realist displays the Neighbors matching your search options.



Neighbors

Neighboring Properties for
1570 Arran Way
Dresher, PA 19025-1238
Upper Dublin Twp - Montgomery County

Page # 1

Property:	1 of 30 ☑		
Address	1701 Aidenn Lair Rd	Township	Upper Dublin Twp
Zip Code	19025	Owner Name	Cymerman Zbigniew A
Recording Date	02/08/1985	Settle Date	08/10/1984
Sale Price	$121,900	Total Assessment	$211,270
Annual Tax	$5,703	Bedrooms	4
Total Baths	3	Universal Land Use	SFR
Lot Acres	.505	Stories	2
Building Sq Ft	2,482	Year Built	1964
Tax ID	54-00-00166-005	Dist (miles)	.088555

Property Details

Property:	2 of 30 ☑		
Address	1705 Aidenn Lair Rd	Township	Upper Dublin Twp
Zip Code	19025	Owner Name	Sowers Robert D Jr
Recording Date	09/22/1998	Settle Date	06/22/1998
Sale Price	$175,000	Total Assessment	$197,590
Annual Tax	$5,333	Bedrooms	4
Total Baths	3	Universal Land Use	SFR
Lot Acres	.459	Stories	1
Building Sq Ft	2,270	Year Built	1964
Tax ID	54-00-00163-008	Dist (miles)	.092532

Property Details

Property:	3 of 30 ☑		
Address	1709 Aidenn Lair Rd	Township	Upper Dublin Twp
Zip Code	19025	Owner Name	Helman Marlene
Recording Date	08/09/2004	Sale Price	$260,000
Total Assessment	$196,390	Annual Tax	$5,301
Bedrooms	4	Total Baths	3
Universal Land Use	SFR	Lot Acres	.459
Stories	1	Building Sq Ft	2,270
Year Built	1964	Tax ID	54-00-00160-002

You can individually un-tag any individual records you wish to exclude from your export file.

For a short cut you can tag all the records on the page you are viewing, or even all the records contained in the search results.

Once you have selected the records you want, simply click the Export button.

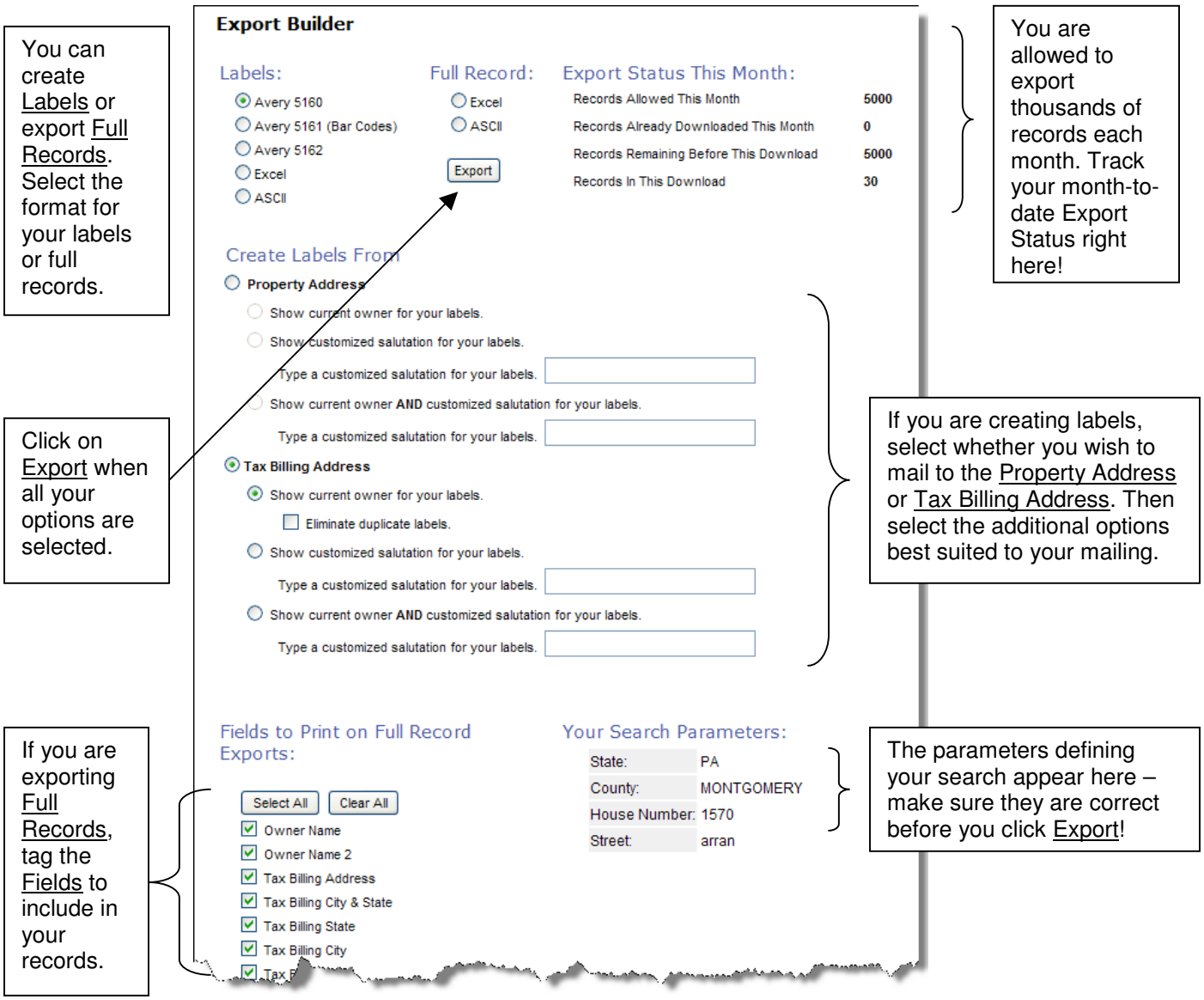
For more information on creating and working with Export files, check out the next chapter!

16. Mailing Lists & Exports

Mailing lists and data exports are a breeze. Just point at the export file and click to download or open. Mailing lists can be opened with popular word processors and exports are formatted for popular spreadsheet software or as ASCII files.

Step 1: Click on Exports from any Realist list

Step 2: Choose your Export options, and then Click on Export



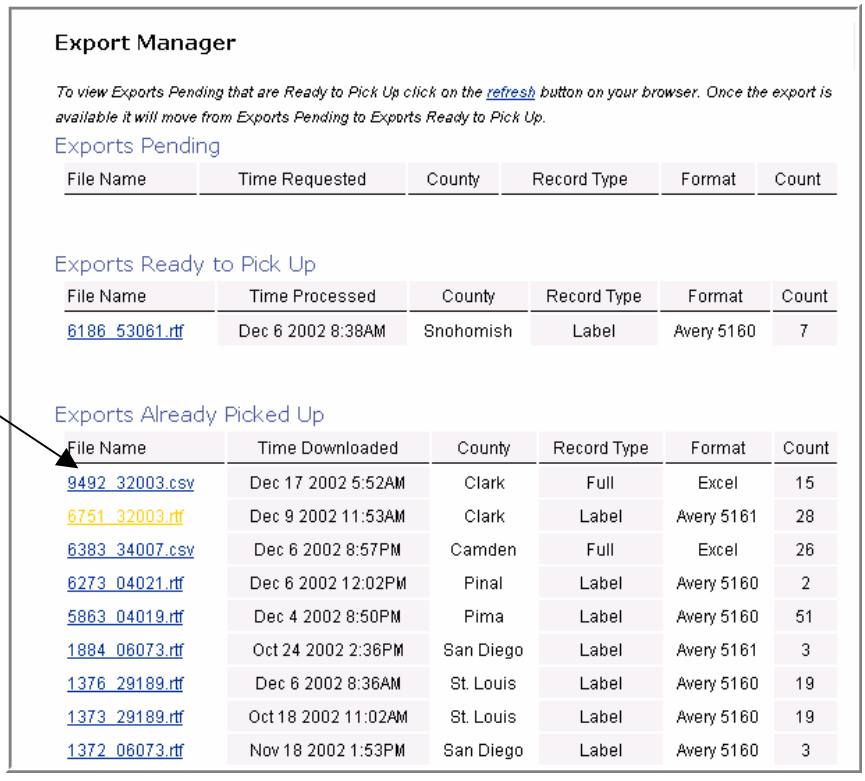
Step 3: Download your File from the Export Manager

Realist starts creating an export file immediately after the Export button is clicked. While small jobs are often done very quickly, larger exports may take some time to produce. Check in the *Export Manager* to determine if the file is still processing or if it is ready to pick up. If your export is still processing, click Refresh button on the browser to update the page and determine if the export is now ready to pick up. Export files are saved for up to 90 days and can be downloaded more than once. Export files that you have already picked up can also be deleted through the Export Manager.

The *Export Manager* page allows you to pick up or download previously prepared data files. The *Export Manager* is divided into four main sections:

- Exports Pending
- Exports Ready to Pick Up
- Exports Already Picked Up
- My Export Status This Month

The file name assigned to your export is a link. Click on the file name to download the export file to your computer.



Export Manager

To view Exports Pending that are Ready to Pick Up click on the refresh button on your browser. Once the export is available it will move from Exports Pending to Exports Ready to Pick Up.

Exports Pending

File Name	Time Requested	County	Record Type	Format	Count

Exports Ready to Pick Up

File Name	Time Processed	County	Record Type	Format	Count
6186_53061.rtf	Dec 6 2002 8:38AM	Snohomish	Label	Avery 5160	7

Exports Already Picked Up

File Name	Time Downloaded	County	Record Type	Format	Count
9492_32003.csv	Dec 17 2002 5:52AM	Clark	Full	Excel	15
6751_32003.rtf	Dec 9 2002 11:53AM	Clark	Label	Avery 5161	28
6383_34007.csv	Dec 6 2002 8:57PM	Camden	Full	Excel	26
6273_04021.rtf	Dec 6 2002 12:02PM	Pinal	Label	Avery 5160	2
5863_04019.rtf	Dec 4 2002 8:50PM	Pima	Label	Avery 5160	51
1884_06073.rtf	Oct 24 2002 2:36PM	San Diego	Label	Avery 5161	3
1376_29189.rtf	Dec 6 2002 8:36AM	St. Louis	Label	Avery 5160	19
1373_29189.rtf	Oct 18 2002 11:02AM	St. Louis	Label	Avery 5160	19
1372_06073.rtf	Nov 18 2002 1:53PM	San Diego	Label	Avery 5160	3

17. Neighborhood Profiles

Instantly develop a snapshot of a property's neighborhood to share with prospective buyers.

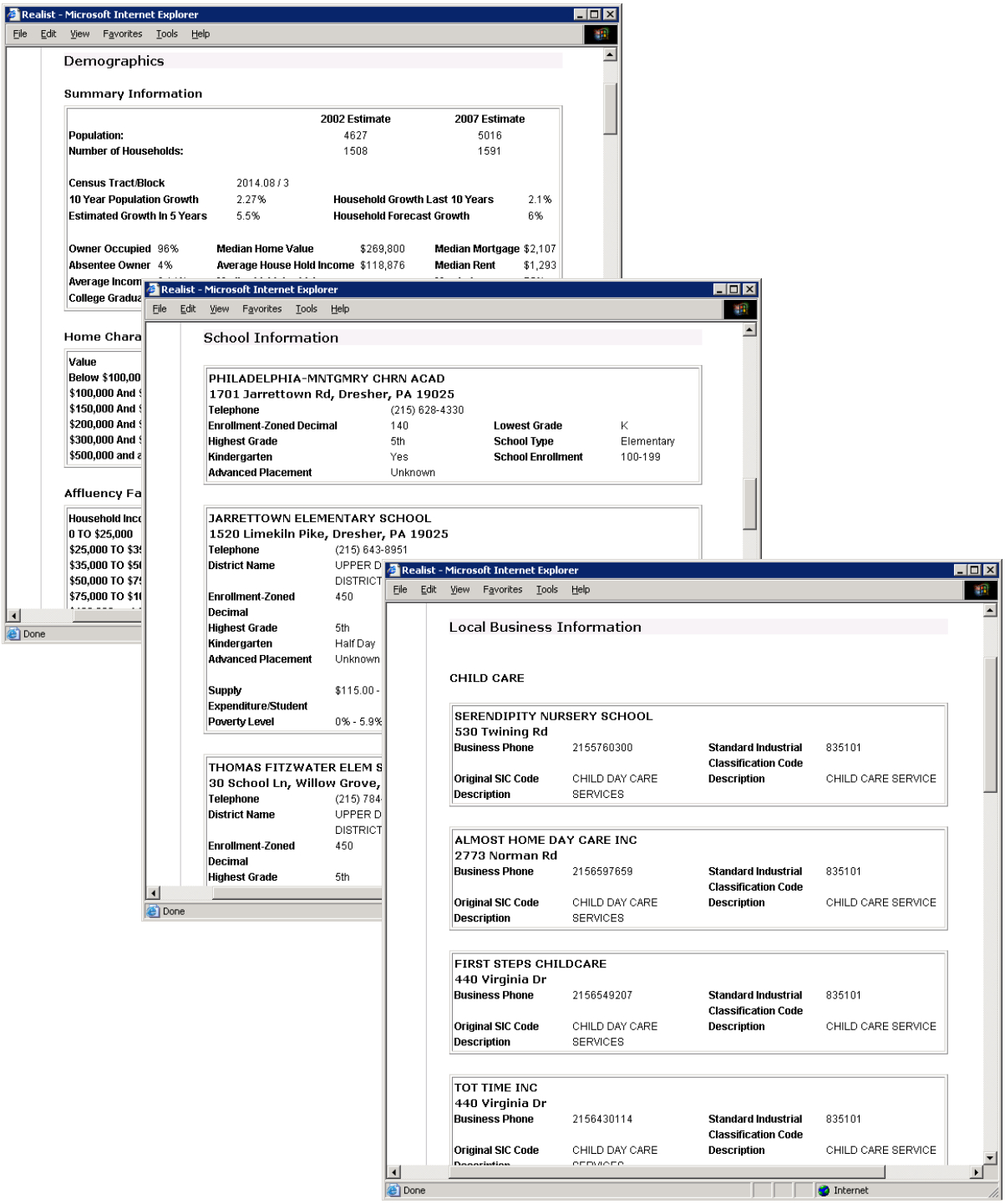
Please check with your MLS to determine your level of services for Neighborhood data.

Step 1: Select the sections and content you wish to include in a report, and then click Submit.

At your discretion, Neighborhood Profiles can include demographics, school information, local business information, and crime data.

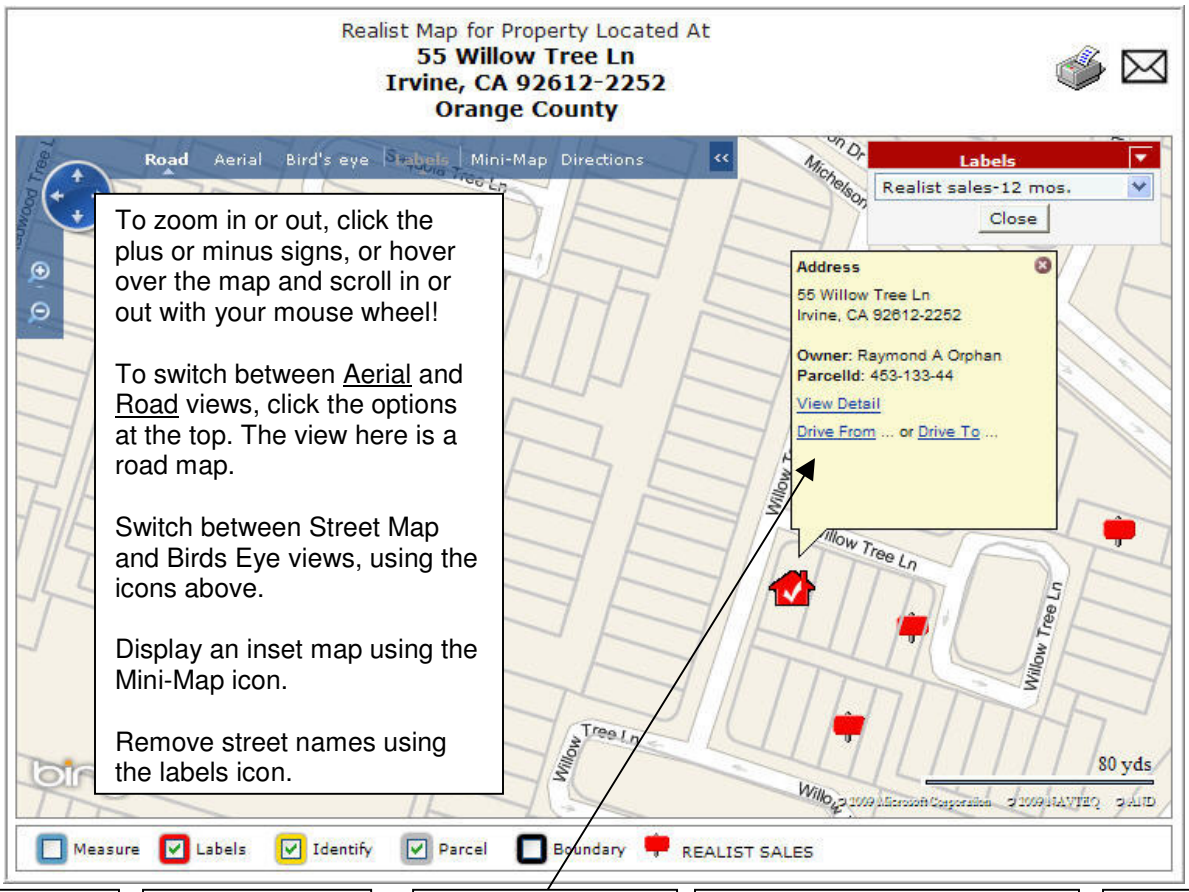
Select multiple business types by pressing the control key and clicking simultaneously.

Step 2: View, print or email your report.



18. Realist Map Views

Realist Maps offer Map and Birds Eye views. Map views support street, aerial and parcel layers. Aerial and parcel views vary from county to county and are not always available for all multiple listing organizations. Please check with your MLS to determine your level of services. A Map View is pictured below and Birds Eye images are discussed on the following page.



To zoom in or out, click the plus or minus signs, or hover over the map and scroll in or out with your mouse wheel!

To switch between Aerial and Road views, click the options at the top. The view here is a road map.

Switch between Street Map and Birds Eye views, using the icons above.

Display an inset map using the Mini-Map icon.

Remove street names using the labels icon.

The Measure feature enables you to measure the length of any line segment, as well as to determine the interior area of any shape.

The Labels feature enables you to display many property attributes on the map. This sample map shows red flags indicating each property sold in the past year.

Click on Identify to click on a parcel and show thumbnail property data overlaying the map. From the thumbnail, click View Detail to see the property detail report or Directions to plot a driving route to or from the property.

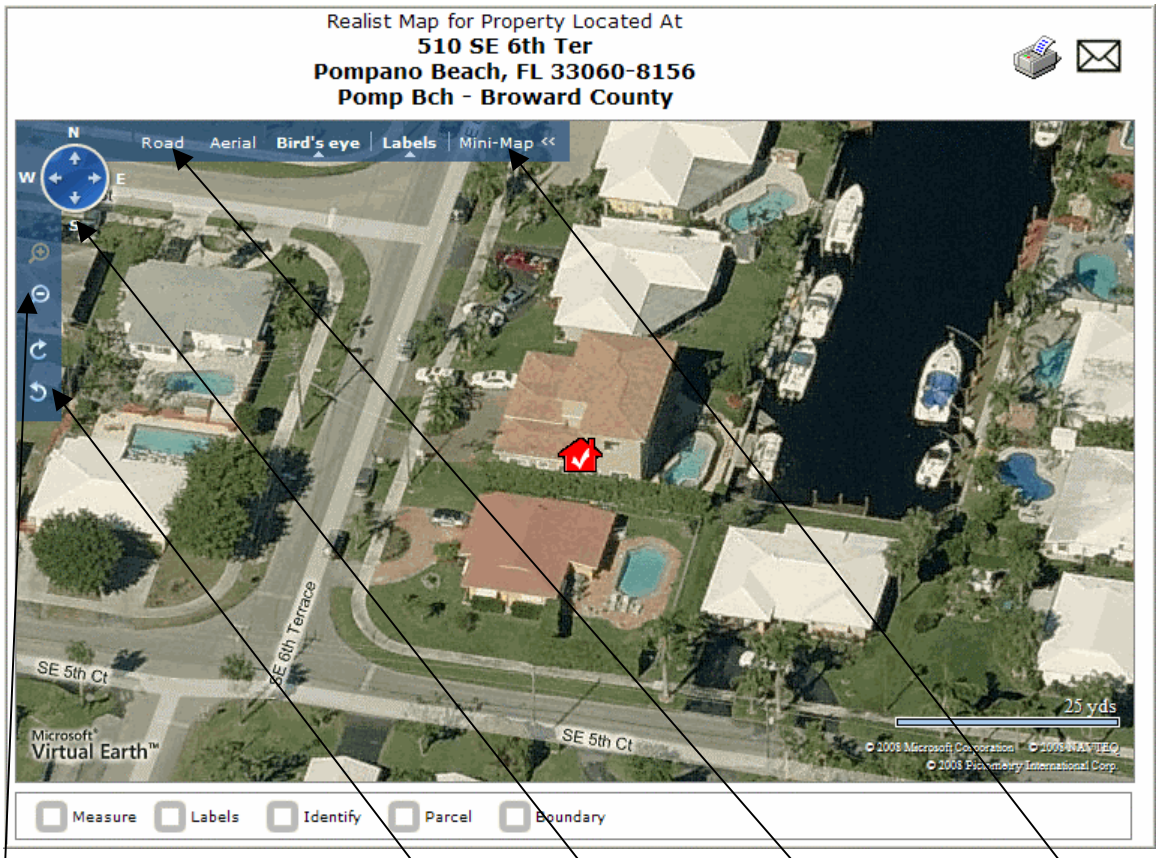
When the Realist Map initially loads the street and aerial layers will appear.

Click Parcel to add that lot lines to the Realist Map.

Note that display aerial images may not be available at the most detailed the zoom levels and that parcels are not available at too large a zoom level.

The Boundary feature enables you to overlay zip code, city and county lines.

A Birds Eye image enables you to view a property from a new slant, so to speak! These high resolution images are available in numerous metro areas and enable you to select north, south, east and west perspectives on a property.



Click the plus or minus sign to zoom in or out on the Birds Eye image.

Birds Eye only supports two zoom levels.

To rotate a Birds Eye image through the points of a compass, click on the perspective from which you wish to see the home.

You may also use the clockwise and counter-clockwise rotating arrows underneath the zoom controls.

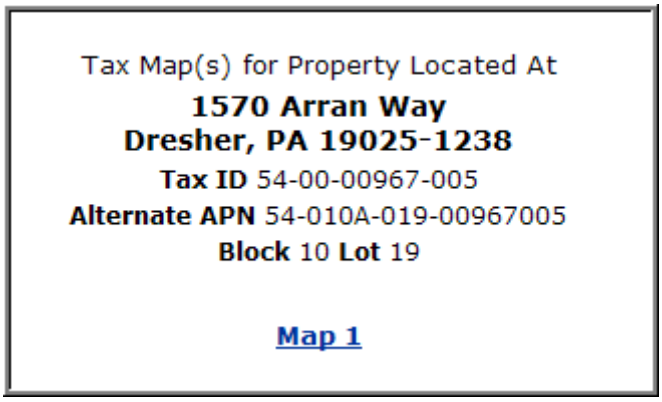
Click Road Map View to return to a standard map where you can use the Measure, Label, Identify and Parcel features.

Click Mini Map to display an inset map that will shade the area you are searching and lay it over a larger zoom level.

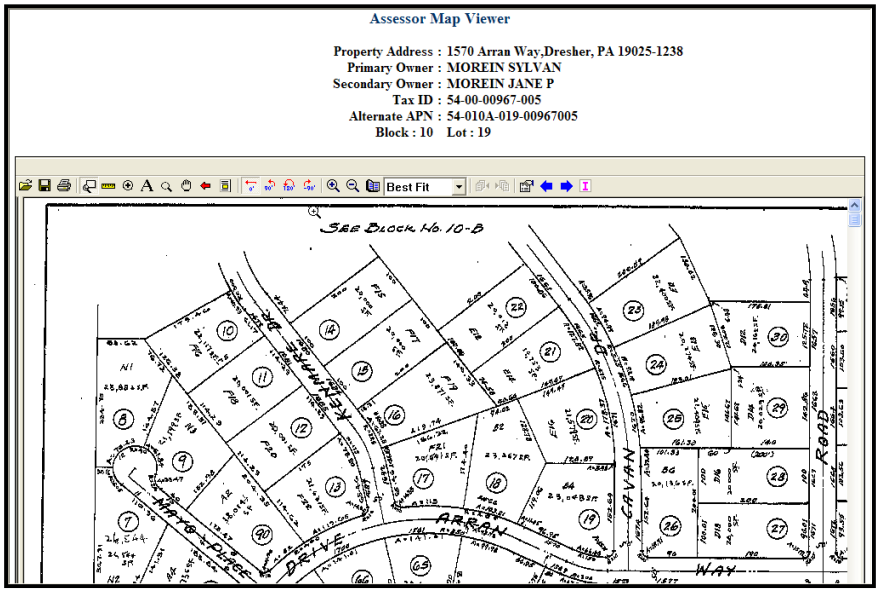
19. Assessor Maps

Many – but not all – MLS organizations subscribe to the Realist assessor maps. To view and work with assessor maps, click on the Assessor Map button appearing above a Realist Property Detail report.

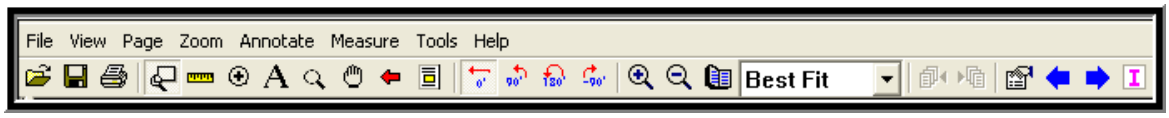
If an assessor map is available, a window appears similar to the one shown below.



Properties are typically linked to just a single assessor map, but from time to time, a property may appear on two or more assessor maps. Consequently, Realist displays a list of the maps on which a property may appear. When a user clicks on the map number to view, a new window opens containing the Realist map viewer. Since assessor maps are large files, and since the speed of Internet connections vary, maps may take a few moments to load. An example of the Realist viewer is shown below.



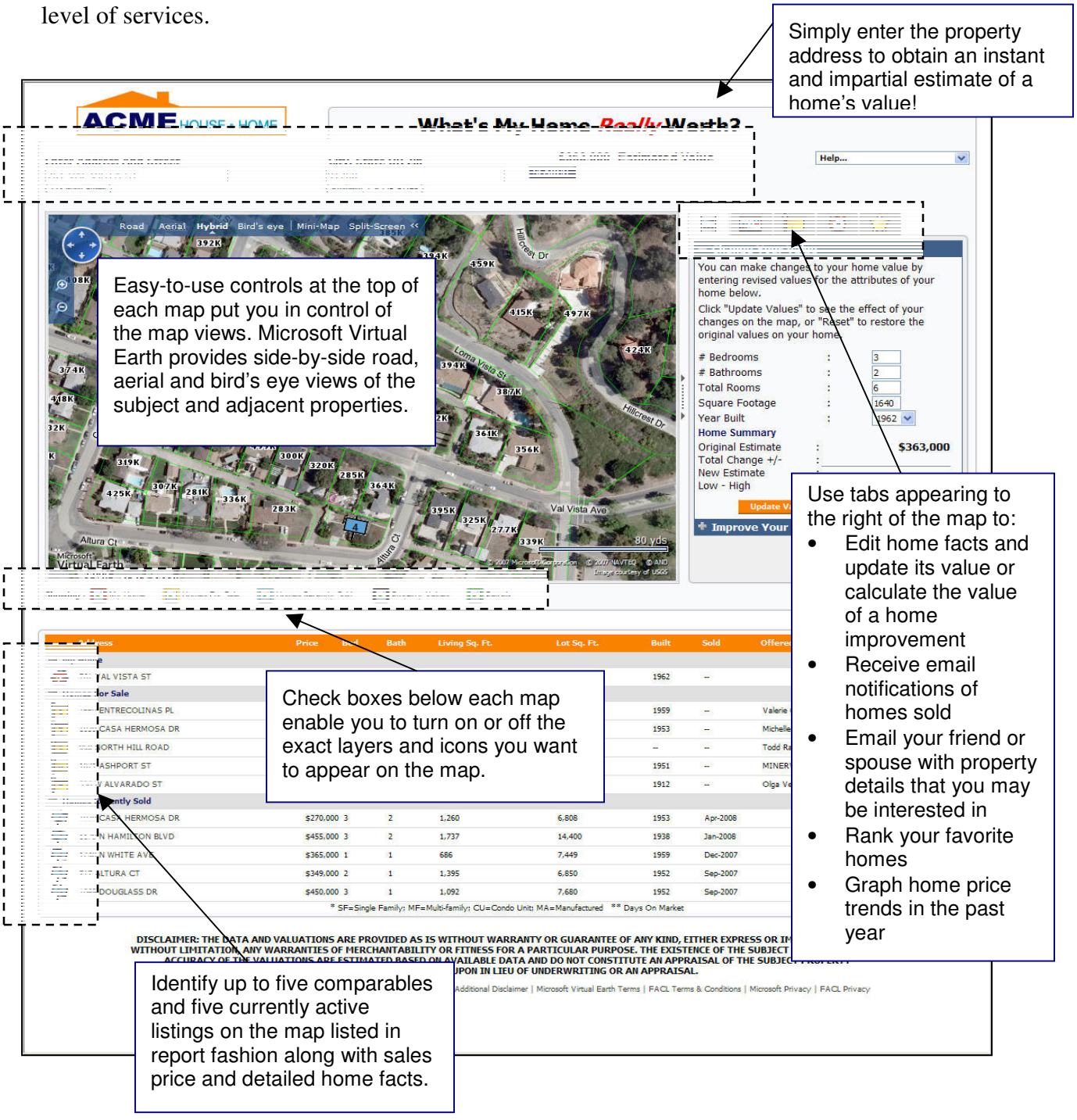
The Assessor Map Viewer provides advanced features such as annotations, highlighting and polygon measuring. The available tools on the Assessor Map are available from the menu headings or the various icons appearing above the map.



The icons are:

	Open File	**The FARES map viewer will allow you to open assessor maps that you have previously downloaded. Once you have your file opened in the map viewer, you can begin to use the custom FARES features.**
	Save To File	**Using the save to file feature will save the map at the standard 8.5x11 size. The FARES map viewer features work as an overlay to the map. This means that when a map is saved, any FARES map viewer features will not be saved with it.**
	Print Map	**The print map feature is a basic printing feature that allows you to print a map to any installed printer. Any FARES map viewer features (such as annotate or measurement) will print just as it appears on the screen.**
	Rectangle Zoom	**Rectangle zoom is the default tool for the FARES map viewer. By clicking and dragging a box to any size, the rectangle zoom will zoom in on the selected area. This is very helpful when viewing a large map as the zoom feature will allow you to view street names and property dimensions**
	Measure	**The measurement tool will display the dimensions for any polygon area you outline. Using the Measure drop list, in the menu bar, you can modify the style and outline color of the measurement tool. The map viewer will only display one polygon outline at a time.**
	Center Map	**By clicking on any area on the map, this feature will attempt to center the map to the area you selected. You must have enough physical map surrounding the area you wish to be the center point.**
	Annotate and Highlight Tools	**These two features are very similar as they allow you to draw attention to a specific area of the map. Both features can be formatted by using the corresponding menu bar. It is important to note that these features are not saved with the map, only printed.**
	Magnify Window	**This feature, while keeping the current map view, uses a second window to magnify any area of the map you mouse over.**

	Hand Pan	**By using your mouse to left click any area or the map, you can drag and adjust the viewable area of the map.**
	Insert Arrow	**The arrow tool can be used multiple times on any map and will appear in red. By rotating the map, you can insert arrows around a given area.**
	Rotations	**You can rotate the map for readability or in conjunction with other map viewer tools. Clicking the Normal tool will return the map to its original position.**
	Zoom In/Zoom Out	**It is important to know that using these tools will effect how the map will be printed. Zooming in the map and clicking the print button will only print the viewable map area.**
	Display Full Map	**This tool will bring you back to the original map size.**
	Browse Table and Previous/Next Map	**These tools allow you to select and view additional Assessor tax maps by opening a searchable index box on the left hand side of the map viewer window. The Previous and Next map buttons will only navigate you up and down the list of parcel maps and not through those maps you have tagged. By clicking on the Browse table button again, you will close the index box.**
	Display Index Map	**This feature will take you to the parent map of the currently viewed map.**

20. Realist ValueMap

Realist ValueMap provides you with a state-of-the-art mapping and automated valuation tool only available through your MLS system. Use Realist ValueMap for pricing support in all your listing and sales situations. Please check with your MLS to determine your level of services.