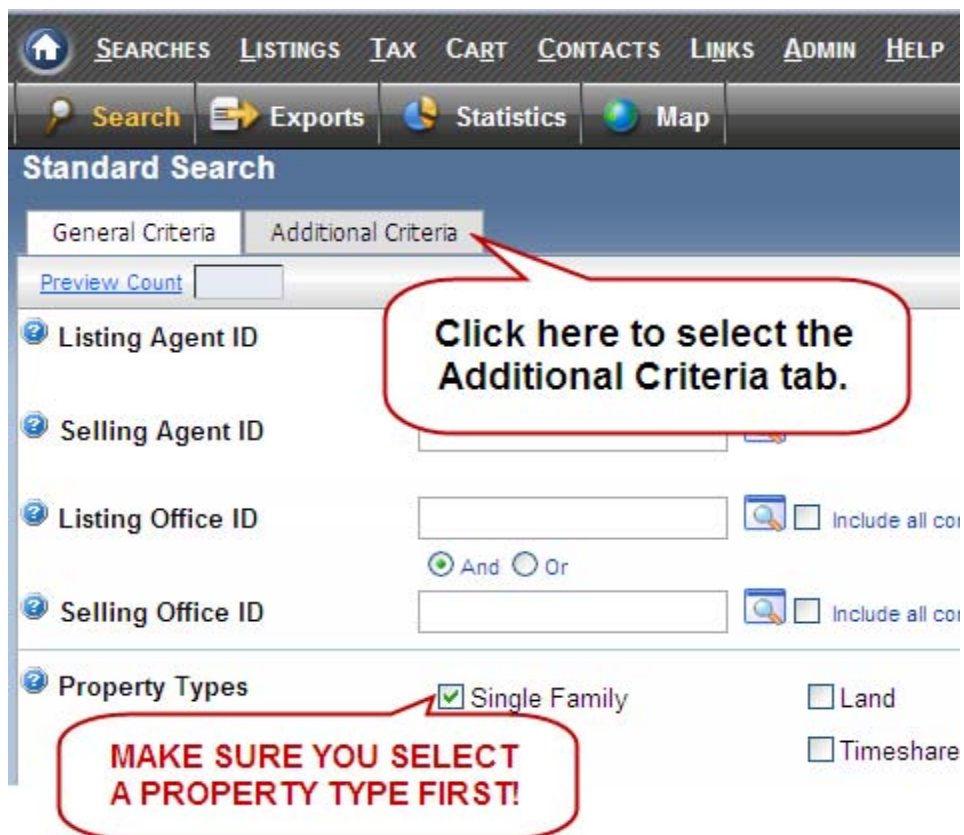


MLS TIP

HOW DO I SEARCH FOR FORECLOSURES, SHORTSALES & BANK OWNED!



Searching for Foreclosures, Short Sales & Bank Owned property is pretty simple. All of these three search options are located on the Additional Criteria tab:



SEARCHES LISTINGS TAX CART CONTACTS LINKS ADMIN HELP

Search Exports Statistics Map

Standard Search

General Criteria Additional Criteria

Preview Count

Listing Agent ID

Selling Agent ID

Listing Office ID Include all cor

And Or

Selling Office ID Include all cor

Property Types Single Family Land Timeshare

Click here to select the Additional Criteria tab.

MAKE SURE YOU SELECT A PROPERTY TYPE FIRST!

After select Additional Criteria tab, look for the Foreclosures, Short Sales & Bank Owned options at the top of the page (do NOT scroll down):

Standard Search				
General Criteria		Additional Criteria		
Preview Count <input type="text"/>				
Amenity	Option	Include	Exclude	
Lot #	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="radio"/> Begins with <input type="radio"/> Contains <input type="radio"/> Exact			
Lockbox Serial #	<input type="text"/> Thru <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Short Sale	<input type="text"/> <input type="button" value="v"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foreclosure	<input type="text"/> <input type="button" value="v"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bank Owned	<input type="text"/> <input type="button" value="v"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Annual Assoc Dues	<input type="text"/> <input type="button" value="v"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ann Assoc Dues Amount	<input type="text"/> Thru <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Tips for searching these properties:

1) **You CANNOT search for Short Sales AND Foreclosures AT THE SAME TIME!** There is no option that will allow you to search this way. If you DO select Short Sales and Foreclosures you *should* come up with 0. This is because you just asked the MLS system "Show me all listings and are Short Sales & Foreclosures at the same time". This would be like asking the system "Show me all listings that are located on the Waterfront and Second row at the same time" Impossible.... Well maybe not impossible, but that would be a REALLY big house to stretch all the way from the waterfront to the second row.

2) **Only use the EXCLUDE box if you do NOT want to see any of these listings.** Let's say there are many short sales in a particular area (or price range, or subdivision, etc.). The same exact criteria that you are searching for a client, but you know that the client is not interested in any short sales. Then you would select Short Sale = Yes and select the Exclude box. This will eliminate Short Sales from your search results.

3) **You do NOT have to use Include.** In this particular case, the Include buttons do not have any purpose on these fields (Short Sale, Foreclosure, Bank Owned). These are only needed when you are dealing with a selection that has multiple items.