

flexmls Tip!

And, Or, and Not—How to Use Each One in flexmls

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Some search fields contain a series of checkboxes which allow you to search for multiple characteristics or features in the listing. When multiple options are available, you can utilize the or/and/not feature to structure your criteria to include or exclude characteristics or features.

Here are three examples:

If a client wants a 3 or 4+ car garage, you select each option by selecting the checkboxes. The search criteria reads, “**Garage Type of 3 or 4+.**”

The screenshot shows a search results window with 15 results. The search criteria are as follows:

- SqFt Above Grade
- Total Fin SqFt All Levels
- New Construction
- Stories
- Design
- Garage Type of 3 or 4+**
 - or 1
 - or 3**
 - or Attached
 - or Detached
 - or 2
 - or 4+**
 - or Carport
 - or Tandem

At the bottom, there is a button: + Add a field to the search

If a client wants a 3 car Attached garage, select each option by selecting the checkboxes, then click on the word or until it becomes and. The search criteria should read, “**Garage Type of 3 and attached.**”

The screenshot shows the search criteria for a 3 car Attached garage:

- Garage Type of 3 and Attached**
 - or 1
 - and 3**
 - and Attached**
 - or Detached
 - or 2
 - or 4+
 - or Carport
 - or Tandem

If a client doesn't want a carport or tandem garage, select each option by selecting the checkboxes, then click on the word or until it becomes not. The search criteria should read, "**Garage Type not of Carport not Tandem.**"

<input checked="" type="checkbox"/> Garage Type <u>not of Carport not Tandem</u>	
<input type="checkbox"/> <u>or 1</u>	<input type="checkbox"/> <u>or 2</u>
<input type="checkbox"/> <u>or 3</u>	<input type="checkbox"/> <u>or 4+</u>
<input type="checkbox"/> <u>or Attached</u>	<input checked="" type="checkbox"/> <u>not</u> Carport
<input type="checkbox"/> <u>or Detached</u>	<input checked="" type="checkbox"/> <u>not</u> Tandem

Here's a tip! Always read it aloud to find out if the parameters you've set make sense.

If you have an idea for a tip you'd like to share, please email SamB@gkar.com with your suggestion.