

flexmls Tip!

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

Created August 2017

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+.**”

A screenshot of a search interface. At the top, there is a search bar with the number '7' and an information icon. To the right are 'Edit Search' and 'List' buttons. Below this is a 'View Results: 15' section. A list of search criteria is shown with checkboxes: 'SqFt Above Grade', 'Total Fin SqFt All Levels', 'New Construction', 'Stories', 'Design', and 'Garage Type of 3 or 4+'. The 'Garage Type of 3 or 4+' option is checked and highlighted with a red box. Underneath it, there are two columns of options: 'or 1', 'or 2', 'or 3', 'or 4+', 'or Attached', 'or Carport', 'or Detached', and 'or Tandem'. The 'or 3' and 'or 4+' options are checked and highlighted with red boxes. At the bottom, there is a '+ Add a field to the search' button.

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.**”

A screenshot of a search interface showing the 'Garage Type of 3 and Attached' option selected and highlighted with a red box. Underneath it, the 'or 3' and 'and Attached' options are checked and highlighted with red boxes. The other options in the list are 'or 1', 'or 2', 'or 4+', 'or Carport', 'or Detached', and '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</u> of Carport <u>not</u> Tandem
<input type="checkbox"/>	<u>or</u> 1
<input type="checkbox"/>	<u>or</u> 2
<input type="checkbox"/>	<u>or</u> 3
<input type="checkbox"/>	<u>or</u> 4+
<input type="checkbox"/>	<u>or</u> Attached
<input type="checkbox"/>	<u>or</u> Detached
<input checked="" type="checkbox"/>	<u>not</u> Carport
<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.