

Flexmls *Tip!*

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

Updated February 2026

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 an attached garage or detached garage, you select each option by selecting the checkboxes. The search criteria should read, “**Parking Features of Attached or Detached.**”.

The screenshot shows a search results window titled "View Results: 271". It displays a list of data sources for all MLSs: MichRIC®, Greater Lansing REALTORS, MIRealSource, Northern Great Lakes MLS, Realcomp, and Water Wonderland. Below this is a search bar for "MLS #, address or map overlay" with a "Browse »" link. The search criteria are listed with checkboxes and links to expand each section:

- ☒ [Status of Active, Active Backup, Active Contingent, Coming Soon](#)
- ☒ [Property Sub-Type of Single Family Residence](#)
- ☒ [County of Kalamazoo](#)
- ☐ [City](#)
- ☒ [Parking Features of Attached or Detached](#)

Under the "Parking Features of Attached or Detached" section, the following options are listed:

☒ or Attached	☐ not Converted Garage
☐ or Carport	☒ or Detached
☐ or Garage Door Opener	☐ or Garage Faces Front
☐ or Garage Faces Rear	☐ or Garage Faces Side
☐ not Permit Required	☐ or Tandem

In the original image, red circles highlight the "or" text in the "Attached" and "Detached" options.

If a client wants an attached garage that faces the front of the property, select each option by selecting the checkboxes, then click on the word or until it becomes and. The search criteria reads, “**Parking Features of Attached and Garage Faces Front**”

View Results: 83

Data Source of [All MLSs](#)

☒ MichRIC®
☐ Greater Lansing REALTORS
☐ MIREalSource
☐ Northern Great Lakes MLS
☐ Realcomp
☐ Water Wonderland

MLS #, address or map overlay [Browse »](#)

☒ Status of [Active](#), [Active Backup](#), [Active Contingent](#), [Coming Soon](#)

☒ Property Sub-Type of [Single Family Residence](#)

☒ County of [Kalamazoo](#)

☐ City

☒ Parking Features of [Attached and Garage Faces Front](#)

☒ and Attached ☐ not Converted Garage
☐ or Carport ☐ or Detached
☐ or Garage Door Opener ☒ and Garage Faces Front
☐ or Garage Faces Rear ☐ or Garage Faces Side
☐ not Permit Required ☐ 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, “**Parking Features not of Carport not Tandem**.”

View Results: 337

Data Source of [All MLSs](#)

☒ MichRIC®
☐ Greater Lansing REALTORS
☐ MIREalSource
☐ Northern Great Lakes MLS
☐ Realcomp
☐ Water Wonderland

MLS #, address or map overlay [Browse »](#)

☒ Status of [Active](#), [Active Backup](#), [Active Contingent](#), [Coming Soon](#)

☒ Property Sub-Type of [Single Family Residence](#)

☒ County of [Kalamazoo](#)

☐ City

☒ Parking Features [not of Carport not Tandem](#)

☐ or Attached ☐ or Converted Garage
☒ not Carport ☐ or Detached
☐ or Garage Door Opener ☐ or Garage Faces Front
☐ or Garage Faces Rear ☐ or Garage Faces Side
☐ or Permit Required ☒ not Tandem

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