**XML Properties Data Feed
for PCHomes v7.0 or higher**

Estates IT™ Ltd
8 Mulberry Place, Pinnell Road
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www.estatesit.com

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Contents

Introduction

PCHomes can provide an XML format output of data that can be used in various ways including to populate property data on a website.

The format guide in this document is a general guide. The XML format may have been customised specifically for the client and so may differ slightly from this document.

Some data in PCHomes may be customised and the meaning of the data changed. If this is the case, you may need to discuss the customisation with the client or Estates IT.

Feed running

The feed will either be run directly from the user's copy of PCHomes or from the Estates IT central feed servers.
The setup will depend on depend on whether the process is to be automated or done manually.

Estates IT will require FTP details from the website developers so that the feed can be configured to FTP the data to a specific location. This will also be required during testing as the data will be too big to send via email.

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XML Structure

The feed file from PCHomes consists of a single flat file XML format.
Media (photos & floorplans) will either be supplied directly with the XML file or via a URL defined in the XML file.

All tags are in lower case and all tags as detailed in this document are supplied i.e. tags are not omitted if data is blank.

The format supports an unlimited number of photos and floorplan tags. If no photos or floorplans exist for a property, the "photo" and "floorplan" tags will not exist, but it may still have "photos" and "floorplans" tags.

The general XML format is as below:

```
<?xml version="1.0" encoding="ISO-8859-1"?>
<properties>

<property>
      Tags for property
</property>

<property>
      Tags for property
</property>

<property>
      Tags for property
<photos>
      <photo>
      <urlname>https://www.estateagentslive.net/data/branch/demo-000001-f-o-5g90w62bs.jpg</urlname>
      <caption>Main Photo</caption>
      <width>1920</width>
      <height>1080</height>
      </photo>
</photos>

<floorplans>
      <floorplan>
      <urlname>https://www.estateagentslive.net/data/branch/demo-000001-p-o-5rgrfh2bs.jpg</urlname>
      <caption>Floorplan 1</caption>
      <width>1920</width>
      <height>1080</height>
      </floorplan>
</floorplans>

</property>

</properties>
```

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Tags that appear between the property tags

Character fields often have a maximum length, shown in the definition below, and are usually trimmed for any trailing spaces.
The tags are output in the order the tags are listed below.
The output is subject to change and additional tags may be added to support additional information. It is recommended that any import of the XML is designed to support the addition of new tags without breaking the import.

Some tag data will be enclosed in the <![CDATA[]]> construct to ensure the XML passes validation if special characters or HTML tags are included.

Tag Name	Data Type & Size Info	Extra Note
propcode	Character (20 chars max)	The unique property reference e.g. EITDV_000001 This code remains the same for the lifetime of the property.
address0	Character (40 chars max)	The building name.
address1	Character (10 chars max)	The flat, room or unit number.
address2	Character (40 chars max)	The house number.
address3	Character (60 chars max)	The street name.
address4	Character (60 chars max)	The area name.
address5	Character (60 chars max)	The city/town name.
address6	Character (60 chars max)	The county.
postcode	Character (12 chars max)	The full postcode.
ccode	Character (3 chars max)	The country code. This will usually be UK for UK properties.
priceask	Numeric (Up to 2 decimal places)	The asking price for sales or the rental for lettings. e.g. 150000 or 240.50
pricetype	Integer	The type of sale or let (always supplied). This value determines the frequency of the rental price above: 1 = For Sale 2 = Rent per week 3 = Rent per month 4 = Rent per quarter 5 = Rent per annum
pricetypefreq	Character (2 chars max)	The frequency of the rent (matches 2 – 5 values of the pricetype tag. Populated for Lettings only. pw = per week pm = per month pq = per quarter pa = per annum
priceaskp	Character (30 chars max)	Free format text field for asking price prefix. See section **"priceaskp tag values"** for possible values. POA or Price On Application *(If the above values are used no price should be shown on site)*
proptenu	Character (30 chars max)	Tenure of property. See section **"proptenu tag values"** for list of possible values.

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Tag Name	Data Type & Size Info	Extra Note
propbedr	Integer or blank	Number of bedrooms. Note studio properties have 0 bedrooms but 1 reception (proprecp) (often the property type is also selected as Studio).
propbath	Integer or blank	Number of bathrooms.
proprecp	Integer or blank	Number of receptions.
proprooms	Integer or blank	Number of rooms in property.
propbeds	Integer or blank	Number of single bedrooms.
propbedd	Integer or blank	Number of double bedrooms.
propnum1	Integer or blank	A custom integer. If used the meaning of this will be agreed with the client.
propnum2	Integer or blank	A custom integer. If used the meaning of this will be agreed with the client.
occupantsm	Integer or blank	The maximum number of occupants for the property or room.
proptype	Character (30 chars max)	Type or style of property. See section **"proptype tag values"** for list of possible values.
propstat	Character (30 chars max)	Current status of the property See section **"propstat tag values"** for list of possible values. Properties may be filtered out as part of the upload process based on the status of the property. This will be determined between the client, the web designer and Estates IT when the feed is setup.
market	Integer	The market for the property (always supplied). 1 = Residential 2 = Commercial
investment	Integer	Indicates whether this property is flagged as an investment (always supplied). 0 = Not an Investment property 1 = Investment property
startdate	Date (Format: yyyymmdd)	Date of when marketing started for this property. e.g. 20190331
availabledate	Date (Format: yyyymmdd)	Date of when this property is available for rent. Only applies to rental properties. e.g. 20190331
featuredproperty	Integer	Indicates whether this is a feature property (always supplied). 0 = Not a featured property 1 = featured property

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Tag Name	Data Type & Size Info	Extra Note
furnished	Character (30 chars max)	The furnished state of the property – relevant for lettings only. Possible values are: Fully Furnished Part Furnished Unfurnished Furnished Furnished or Unfurnished Note that the user can also select combinations of this data e.g. Furnished or Unfurnished The value of this field is controlled by the values that are also stored in the match flags section for furnishing. The web developer can decide which to use this value or Match flags.
localauth	Character (30 chars max)	Name of local authority / borough.
taxband	Character (30 chars max)	Code of council tax band (usually A to H). This is usually one character for the band. However, note that in some circumstances this tag data may be customised to show more complex council tax band information like the actual band value.
kitchen	Character (30 chars max)	Kitchen information, e.g. Fully Fitted. Can come from a look up list that is determined by the client's setup.
ageera	Character (30 chars max)	Age or Era of building. Can come from a look up list that is determined by the client's setup. Important Note: If this field is set to "New" then this is a new property. Some default value supplied with the system are: New, Period, 1900s, Modern, Post 1970, Post War, Pre War, Victorian, Edwardian
gardenlen	Character (30 chars max)	Garden Length or specific garden information. Can come from a look up list that is determined by the client's setup.
garages	Character (30 chars max)	Garage specific information. Can come from a look up list that is determined by the client's setup.
station	Character (30 chars max)	Nearest station information. Can come from a look up list that is determined by the client's setup.
stationd	Character (30 chars max)	Distance from station information. Free format text.
propsqft	Numeric or blank (Up to 2 decimal places)	Property size (optionally from or building size). The size of unit is determined by the propsqftu tag value.

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Tag Name	Data Type & Size Info	Extra Note
propsqft2	Numeric or blank (Up to 2 decimal places)	Property size in square feet (optionally to or plot size). The size of unit is determined by the propsqftu tag value.
propsqftu	Integer	The unit size for propsqft & propsqft2 (always supplied). 1 = Square Feet 2 = Square Metres 3 = Acres 4 = Hectares
propflono	Integer or blank	Floor number (number only). A value of -1 is used to set a basement floor.
propfloor	Integer or blank	Total number of floors (number only).
description	Character (No Max size)	Free format (brief) description for property for search results. This can also be used for the property card if description2 below is not supplied. This data is usually text only with no HTML tagging, but some users may attempt to put tagging into this field to format the text e.g. bold
description2	Character (No Max size)	Free format fuller description of property for property card. Note that this field is optional for the user. If this field is not filled in, then the description tag data is used instead. This field is often text only but does allow for the input of basic HTML tags for formatting e.g. bold.
directions	Character (No Max size)	Free format description of directions to property. This tag data may contain basic HTML tags. Sometimes this data is customised to mean something else specifically in the client's setup (Reference PROPTEXT5).
location	Character (No Max size)	Free format description of location of the property. This tag data may contain basic HTML tags. Sometimes this data is customised to mean something else specifically in the client's setup (Reference PROPTEXT6).
parking	Character (No Max size)	Free format description of parking at the property. This tag data may contain basic HTML tags. Sometimes this data is customised to mean something else specifically in the client's setup (Reference PROPTEXT7).
otherdesc	Character (No Max size)	Free format additional description data for the property. This tag data may contain basic HTML tags. Sometimes this data is customised to mean something else specifically in the client's setup (Reference PROPTEXT8).

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Tag Name	Data Type & Size Info	Extra Note
bullet1 bullet2 bullet3 bullet4 bullet5 bullet6 bullet7 bullet8 bullet9 bullet10	Character (200 chars max each one)	Free format text for 10 bullet points about the property.
eercurr	Integer or blank	Current Energy Efficiency Rating. Can be blank, or 0 to 120.
eerpot	Integer or blank	Potential Energy Efficiency Rating. Can be blank, or 0 to 120.
eircur	Integer or blank	Current Environmental Impact Rating. Can be blank, or 0 to 120.
eirpot	Integer or blank	Potential Environmental Impact Rating. Can be blank, or 0 to 120.
matchflag	Character (200 chars max)	This tag data is a string of characters where each character in a specific position states whether the property has that attribute. Each character position will contain either blank, 0, 1, 2 or 3. If the character at each position is 2 or 3 then the property has that attribute "on". See section **"matchflag tag field & values"** for list for more detailed information and possible values.
custom1 custom2 custom3 custom4 custom5 custom6	Character (30 chars max each one)	Custom data, only relevant if agreed with client on their usage. These tags allow for system customisation and custom data. These may get used if the client has a custom data requirement. Unless specifically required to use this data, it can be ignored.
gcodex	Numeric data up to 15 decimal places or blank	Longitude of property. e.g. 0.02756 Even though this is numeric data it can be treated as character data if there is an issue storing the data as a numeric.
gcodey	Numeric data up to 15 decimal places or blank	Latitude of property. e.g. 51.48537 Even though this is numeric data it can be treated as character data if there is an issue storing the data as a numeric.
pdf	Character (No Max size)	A URL link to the Full Particulars PDF that is hosted on Estates IT servers. Note the URL link here is only supplied if the PDF has been uploaded to the internet using PCHomes. The PDF only remains online while the property remains online in the Estates IT publishing database.

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Tag Name	Data Type & Size Info	Extra Note
epcgraph	Character (No Max size)	A URL link to an EPC graph PNG file that is hosted on Estates IT servers. Note the URL link here is only supplied if the property contains EPC values and has been uploaded to the internet using PCHomes. The PNG file only remains online while the property remains online in the Estates IT publishing database.
linkepc	Character (No Max size)	A URL link to the EPC document to a 3rd Party e.g. the EPC provider.
linkpdf	Character (No Max size)	A URL link to an additional PDF document hosted by a 3rd Party.
linkplan	Character (No Max size)	A URL link to a Floor Plan PDF document hosted by a 3rd Party.
link360	Character (No Max size)	A URL link to a Virtual Tour hosted by a 3rd Party.
linkmap	Character (No Max size)	A URL link or a set of comma delimited numeric values for google street view. The output field can contain two types of value depending on how the user is using PCHomes. It is most common for users to be setup to use the Type 2 option. Type 1. A URL to a map or street view e.g. http://maps.google.co.uk/maps?ie=UTF-8&oe=UTF-8&hl=en&tab=wl&q=E16 3TL Type 2. A set of Google street view values that can be used to build a street view. e.g. 0.02756,51.48537,15,5.1,283.03,0 See notes for breakdown
branch	Character (20 chars max)	This is the branch code associated to the property, each branch of the agency will have a unique identifier. This data is only relevant when the feed contains data form more than 1 branch.
rooms	Character (No Max size)	Property rooms data in HTML format. See extra notes on the HTML formatted data. See section **"Property Rooms Data"** for list for more detailed information on what is provided in this tag.
photos	Sub tags	This tag holds a list of sub tags holding photo information. 0 to unlimited. If no photos are included this tag will be empty.
floorplans	Sub tags	This tag holds a list of sub tags holding floorplan information. 0 to unlimited. If no floor plans are included this tag will be empty.

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General and Tag information

Photos and Floorplans Tags

The type of tags output for the images will depend on the type of output selected and setup.
The order of the photos and floorplans should match the order of the tags i.e. the first <photo> tag is the main/first photo and the same for the floorplan. The file name of the media item does not indicate the order.

Tag Name	Data Type & Note	Extra Note
urlname or	The full image URL	Used when images are not sent
filename	The image file name only	Used when images are sent
caption	Media caption	
width	Media width	
height	Media height	

The choice of URLNAME or FILENAME will depend on the XML format selected to do the output.

e.g.

Photos

```
<photo>
      <urlname>https://www.estateagentslive.net/data/demofeed/dfed-000001-p-o-xyz1.jpg</urlname>
      <caption>Lounge</caption>
      <width>1920</width>
      <height>1080</height>
</photo>
```

Or

```
<photo>
      <filename>dfed-000001-p-o-xyz1.jpg</filename>
      <caption>Lounge</caption>
      <width>1920</width>
      <height>1080</height>
</photo>
```

Floorplans

```
<floorplan>
      <urlname>https://www.estateagentslive.net/data/demofeed/dfed-000001-f-o-xyz1.jpg</urlname>
      <caption>Lounge</caption>
      <width>1920</width>
      <height>1080</height>
</floorplan>
```

Or

```
<floorplan>
      <filename>dfed-000001-f-o-xyz1.jpg</filename>
      <caption>Lounge</caption>
      <width>1920</width>
      <height>1080</height>
</floorplan>
```

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Photos & Floor Plan Media

The photos referenced in this document are normally provided with the XML feed using the filenames as specified in the feed. The FTP Process can only put the XML file and photos in the same FTP folder.

Note that photo file names are determined by PCHomes and may differ from what is shown in the examples/test outputs. Do not rely of the names themselves. The names will be included in the appropriate tag.

Photos are usually only uploaded once, what we call "cached". If the photo is changed it is then re-upload. There may be times when a full re-upload is required, but this will be done by clearing out the cache. If you require photos to be uploaded every time this can be done but this may create an unnecessary strain of bandwidth requires and time taken to get the data online.
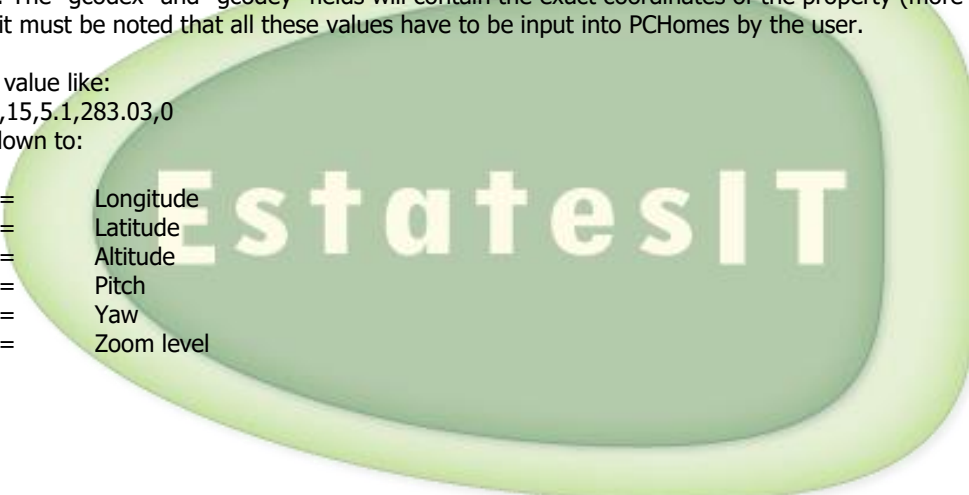
URL Links, Maps and Streetview

The "PDF" tag will potentially hold a reference to a full set of particulars that are generated within PCHomes. The document is uploaded to Estates IT Hosted servers and a link is provided to access it from there.

The other URL link fields: linkepc, linkpdf, linkplan, link360 and linkmap will contain URL links to 3rd party websites that are not controlled by Estates IT.

The "linkmap" field operates in two different ways depending on how the client has decided to use PCHomes. On many websites we provided to clients we will plot properties on maps and provide street view views. The street view is often determined by a set of values in this field. The "gcodex" and "gcodey" fields will contain the exact coordinates of the property (more accurate than post codes). However, it must be noted that all these values have to be input into PCHomes by the user.

If "linkmap" has a value like:
0.02756,51.48537,15,5.1,283.03,0
Then this breaks down to:

0.02756	=	Longitude
51.48537	=	Latitude
15	=	Altitude
5.1	=	Pitch
283.03	=	Yaw
0	=	Zoom level

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proptype tag values

This is the type of property represented by a character field.

These values come from a look up list within PCHomes. The list can be customised, and items added to the list. It is important however that any property type used in PCHomes is generally recognised because many portals only support certain property types of exact values.

The default list of property types released with the system are:

Value	Group
Apartment	Flat
Barn Conversion	House
Bedsit	Flat
Building Plot	Land
Bungalow	House
Commercial	Commercial
Conversion	Flat
Cottage	House
Detached	House
Duplex	Flat
End Of Terrace	House
Flat	Flat
Flatshare	Flat
Garage	Parking
House	House
House Share	House
Houseboat	Character
Land	Land
Light Industrial	Commercial
Link Detached	House
Live/Work	Commercial
Loft	Flat
Maisonette	Flat
Mansion Block	Flat
Mews	House
Mobile Home	Mobile Home
Office	Commercial
Park Home	Mobile Home
Parking	Parking
Penthouse	Flat
Public House	Commercial
Purpose Built	Flat
Restaurant	Commercial
Retirement	Flat
Room To Let	Flat
Semi Detached	House
Serviced Apartment	Flat
Shop	Commercial
Studio	Flat
Studio Space	Commercial
Terraced	House
Town House	House
Villa	House
Warehouse	Commercial
Warehouse Conversion	Flat

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priceaskp tag values

This is the price prefix for the property represented by a character field.
These values come from a look up list within PCHomes. The list can be customised in the PCHomes system.

Import Note:
If POA or Price On Application are the priceaskp values then the asking price of the property should not be shown.
The asking price will still be passed as data as it will be required for searching and sorting, but not for display.

The default list of price prefixes released with the system are:

Value	Notes
Asking price of	
Auction guide price of	
Coming Soon	
Equity Loan	
Fixed Price	
From	
Guide	
Guide Price	
Keen to sell	
Must be seen	
OIRO	
Offers Invited	
Offers Over	
Offers above	
Offers in excess of	
Offers in the region of	
POA	Do not display the asking price on site when this value is set
Part Buy Part Rent	
Price On Application	Do not display the asking price on site when this value is set
Prices from	
Reduced	
Reduced for Quick Sale	
Sale by Tender	
Shared Equity	
Shared Ownership	
Subject to contract	

propstat tag values

This is the property status for the property represented by a character field.
These values come from a look up list within PCHomes. The list is usually fixed, and even though it could be customised, it is not usually customised as this may affect some system processes.

Depending on the requirement of the feed properties with certain statuses may not be included in the feed data e.g. Valuation

Value	Description	Group
Available	Available	Available
BOM	Back on Market	Available
Completed	Completed	Sold
Exchanged	Exchanged	Sold
Fall Through	Fall Through	Fall Through
Let	Let	Let
Let Agreed	Let Agreed	Under Offer
Promotion	Promotion	Available
Reserved	Reserved	Under Offer
SSTC	Sold Subject to Contract	Under Offer
SSTCM	Sold Subject to Conclusion of Missives	Under Offer
Sold	Sold	Sold
Unavailable	Unavailable	Let
Under Offer	Under Offer	Under Offer
Valuation	Valuation	Valuation
Withdrawn	Withdrawn	Withdrawn

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proptenu tag values

This is the type of tenure for the property represented by a character field.
These values come from a look up list within PCHomes. The list can be customised in the PCHomes system.

The default list of property tenures released with the system are:

Value	Description	Group
4 Week	4 Weekly	Rent
AST	Assured Shorthold Tenancy	Rent
AST Let Only	Assured Shorthold Tenancy - Let Only	Rent
AST Managed	Assured Shorthold Tenancy - Managed	Rent
AST Rent Collection	Assured Shorthold Tenancy - Rent Collection	Rent
Annual	Annual	Rent
CTA	Contractual Tenancy Agreement	Rent
CTA Let Only	Contractual Tenancy Agreement - Let Only	Rent
CTA Managed	Contractual Tenancy Agreement - Managed	Rent
CTA Rent Collection	Contractual Tenancy Agreement - Rent Collection	Rent
Commonhold	Commonhold	Sale
Feudal	Feudal	Sale
Freehold	Freehold	Sale
Full Repair & Insure	Full Repair & Insure	Commercial
LH+ShareFH	Leasehold with Share of Freehold	Sale
Leasehold	Leasehold	Sale
Long Lease	Long - Leasehold	Sale
Month	One Month	Rent
Periodic	Statutory Periodic Tenancy	Rent
Qtr	3 Months	Rent
Share of Freehold	Share of Freehold	Sale
Short Lease	Short - Leasehold	Rent
Short Let	Short Let	Rent
Six Month	Six Months	Rent
Student	Student	Rent
Week	1 Week	Rent

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matchflag tag field & values

This field is a 200 character string for switches for property attributes. Note that only the first 188 characters are currently used
Each position in the string is important and the list is predefined.

E.g. "33030000003000303303000003033003003000030000333330000"

When the value is a position is 3 or 2 then the value is "on"
When the value in a position is 1 or 0 or blank then the value is "off"

Some match flag strings may only contain the first 52 characters as 0 to 3 and the next characters to the end of the string as blank characters. This is because this will be data from older properties that have not been padded out with the full characters (PCHomes before v7 had only 52 match flags). Any blank characters can be assumed to be "off".

Below is a table of the 188 currently used flags, i.e. first 188 characters of the string, and what they represent:
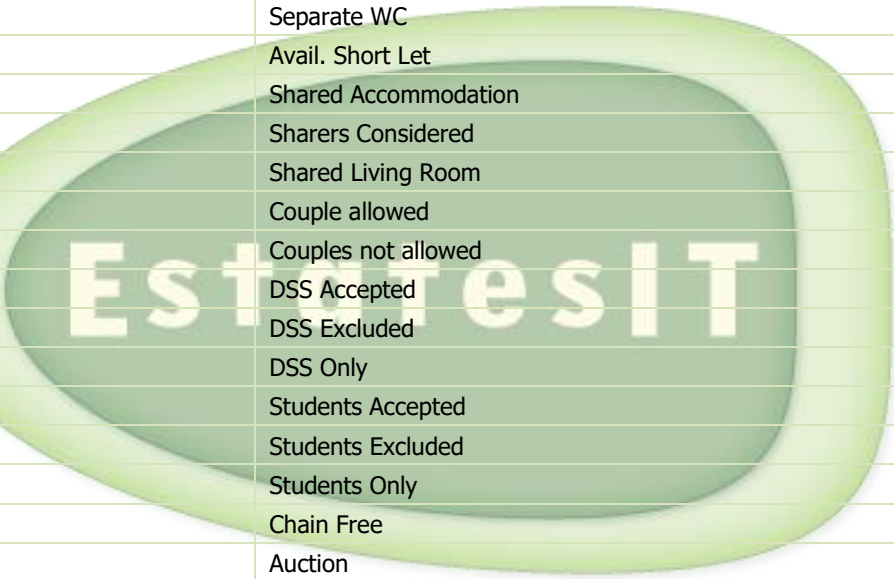
Index	Group	Meaning
1	Heating	Double Glazed
2	Heating	Central Heating
3	Heating	Communal Heating
4	Building	Fitted Kitchen
5	Building	Guest Cloakroom
6	Accessibility	Disabled Features
7	Accessibility	Wheelchair Friendly
8	Parking	Garage
9	Parking	Off-street Parking
10	Parking	Shared Driveway
11	Parking	Residents Parking
12	Parking	Parking
13	Rules	Smokers Allowed
14	Outside Space	Balcony
15	Building	French Windows
16	Building	Conservatory
17	Outside Space	Patio
18	Outside Space	Garden
19	Outside Space	Front Garden
20	Outside Space	Back Garden
21	Outside Space	Roof Garden
22	Outside Space	Communal Garden
23	Building	Waterfront
24	Outside Space	Paddock
25	Building	Swimming Pool
26	Heating	Gas Central Heating
27	Building	High Ceilings
28	Building	Wood Floors
29	Building	Period Features
30	Building	Fireplace
31	Security	Alarm
32	Security	Entryphone
33	Security	Porter
34	Accessibility	Lift

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35	Furniture	Fully Furnished
36	Furniture	Part Furnished
37	Furniture	Unfurnished
38	Furniture	Furnished
39	Building	Shower
40	Furniture	TV
41	Furniture	Cable
42	Furniture	Satellite
43	Furniture	DVD
44	Furniture	Microwave
45	Furniture	Fridge/Freezer
46	Furniture	Washing Machine
47	Furniture	Dryer
48	Furniture	Dishwasher
49	Rules	Pets Allowed
50	Bills	Bills Included
51	Building	Separate WC
52	Rules	Avail. Short Let
53	Sharing	Shared Accommodation
54	Sharing	Sharers Considered
55	Sharing	Shared Living Room
56	Rules	Couple allowed
57	Rules	Couples not allowed
58	Rules	DSS Accepted
59	Rules	DSS Excluded
60	Rules	DSS Only
61	Rules	Students Accepted
62	Rules	Students Excluded
63	Rules	Students Only
64	Rules	Chain Free
65	Rules	Auction
66	Rules	Business For Sale
67	Rules	Repossession
68	Rules	Retirement
69	Rules	Tenanted
70	Rules	No maximum stay
71	Rules	Landlord Rules
72	Bills	Concierge
73	Bills	Gym access
74	Bills	Pool access
75	Bills	Internet (Bills Included)
76	Bills	Telephone (Bills Included)
77	Bills	Wifi (Bills Included)
78	Bills	Council tax (Bills Included)
79	Bills	Water (Bills Included)
80	Bills	Gas (Bills Included)

**XML Properties Data Feed
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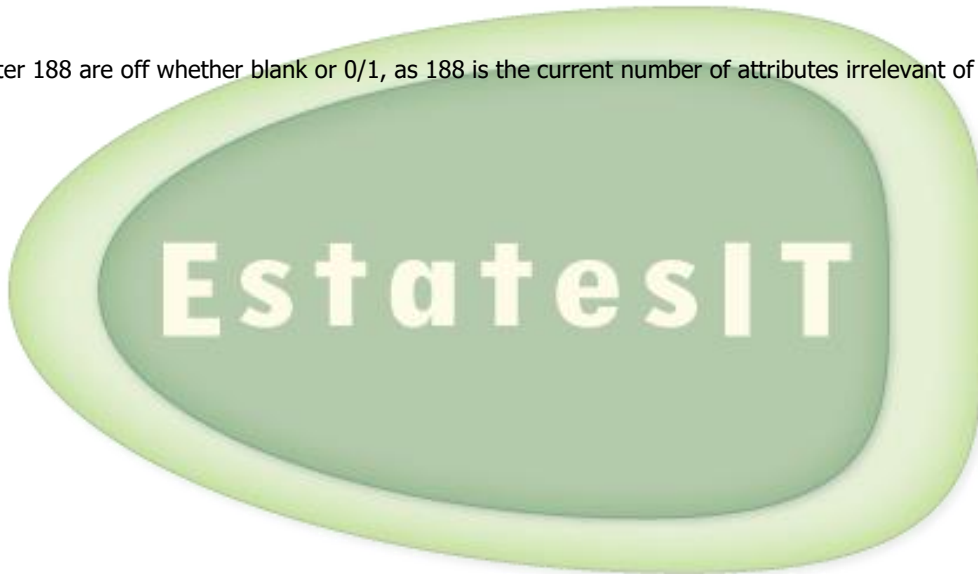| 81	Bills	Electricity (Bills Included)
82	Bills	TV Licence (Included)
83	Bills	Satellite/Cable (Bills Included)
84	Bills	Cleaning (Bills Included)
85	Bills	Free Cleaning service
86	Outside Space	Terrace
87	Outside Space	Roof Terrace
88	Outside Space	Private Garden
89	Outside Space	Enclosed Garden
90	Outside Space	Rear Garden
91	Outside Space	Outbuildings
92	Outside Space	Tennis Court
93	Area	Sea Views
94	Area	Near Beach
95	Area	Country Views
96	Area	Near Schools
97	Outside Space	Shared Balcony
98	Outside Space	Shared Garden
99	Outside Space	Shared Terrace
100	Heating	Air Conditioning
101	Heating	Eco-Friendly Heating
102	Heating	Electric Heating
103	Heating	Gas Heating
104	Heating	Night Storage Heating
105	Heating	Oil Heating
106	Heating	Solar Heating
107	Heating	Solar Water Heating
108	Heating	Under Floor Heating
109	Heating	Partial Heating
110	Heating	No Heating
111	Heating	Shared Heating
112	Heating	Heating Unit
113	Heating	Other heating system
114	Heating	Whole house electric heating
115	Parking	Allocated Parking
116	Parking	Communal Parking
117	Parking	Covered Parking
118	Parking	Driveway
119	Parking	Gated Parking
120	Parking	On Street Parking
121	Parking	Rear Parking
122	Parking	Permit Parking
123	Parking	Private Parking
124	Parking	Underground Parking
125	Parking	Single Garage
126	Parking	Double Garage

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127	Accessibility	Not suitable for wheelchair users
128	Accessibility	Level access
129	Accessibility	Ramped access
130	Accessibility	Wet room
131	Accessibility	Wide doorways
132	Accessibility	Accessibility
133	Utilities	Electricity Connected
134	Utilities	Gas Connected
135	Utilities	Water Connected
136	Utilities	Telephone Connected
137	Utilities	Fibre Optic Connected
138	Utilities	Broadband Connected
139	Utilities	Wifi Connected
140	Building	Ensuite Bathroom
141	Building	Window
142	Building	Window view courtyard
143	Building	Window view street
144	Building	Loft
145	Building	Basement
146	Building	Serviced
147	Building	Utility Room
148	Building	Basement Entrance
149	Building	Ground Floor Entrance
150	Building	1st Floor Entrance
151	Building	2nd Floor Entrance
152	Building	Entrance Higher than 2nd floor (no lift)
153	Building	Entrance Higher than 2nd floor (with lift)
154	Security	Independent key
155	Security	Secured building
156	Area	Bars at proximity
157	Area	Fantastic location
158	Area	Restaurants
159	Area	Close to the tube
160	Area	Bus Nearby
161	Area	Seafront
162	Area	Rural
163	Area	Urban
164	Area	Golf Course
165	Area	Fishing Rights
166	Furniture	Chest of drawers
167	Furniture	Standalone wardrobe
168	Furniture	Shelving
169	Furniture	Double bed
170	Furniture	Twin bed
171	Furniture	Single bed
172	Furniture	Oven

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173	Furniture	Equipped kitchen
174	Furniture	Desk
175	Furniture	Built-in wardrobe
176	Furniture	Private Bath
177	Furniture	Private Shower
178	Furniture	Private WC
179	Furniture	Exterior
180	Furniture	Storage
181	Furniture	Drying rack
182	Condition	Excellent Condition
183	Condition	Good Condition
184	Condition	Some work needed
185	Condition	Average Condition
186	Condition	Work required throughout
187	Condition	Needs Modernisation
188	Condition	Major renovation required

Any characters after 188 are off whether blank or 0/1, as 188 is the current number of attributes irrelevant of the size of the field data.

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Property Rooms Data

The "Rooms Data" is mainly relevant for Sales properties but could also be added to lettings properties too.
The data is provided in a differing HTML formats that will depend on where and how the XML feed is run.
Rooms data is always enclosed in a CDATA tag to avoid XML issues.

XML generated from Clients System – Manual or Automated

When the feed is run from the clients own PCHomes system the rooms HTML is generated on each export and the format is as below.

```
<rooms><![CDATA[<p class="room-title"><span class="room-type-1">Entrance Hall</span></p>
<p class="room-desc">Radiator. Wood laminate floor. Door to</p>
<p class="room-title"><span class="room-type-1">WC</span></p>
<p class="room-desc">Window to front aspect. WC, wash basin, Rad.</p>
<p class="room-title"><span class="room-type-1">Reception</span> <span class="room-size">4.85m x
3.12m  (15'11" x 10'3")</span></p>
<p class="room-desc">Double glazed patio doors to rear aspect and garden. Fireplace with wood
surround and marble hearth – gas coal insert. Radiator. TV & telephone points. Wood laminate
flooring.</p>
<p class="room-title"><span class="room-type-1">Dining Room</span> <span class="room-size">12'7" x
7'7"  (3.84m x 2.31m)</span></p>
<p class="room-desc">Double glazed window to front aspect. Wood laminate flooring. Stairs rise to
first floor.</p>
<p class="room-title"><span class="room-type-1">Kitchen</span> <span class="room-size">8'1" x 7'9"
(2.46m x 2.36m)</span></p>
<p class="room-desc">Range of wood finish base and eye-level units. Built-in fridge/freezer and
cooker and plumbing provision for dishwasher. Double glazed Window to rear aspect.</p>
<p class="room-title"><span class="room-type-1">Main Bedroom</span> <span class="room-size">12'2" x
10'1"  (3.71m x 3.07m)</span></p>
<p class="room-desc">Double glazed window to front aspect. Rad. Carpeted floor. Views over
parkland.</p>
<p class="room-title"><span class="room-type-1">En Suite Shower</span></p>
<p class="room-desc">Avocado three piece. Window to rear aspect.</p>
<p class="room-title"><span class="room-type-1">Bedroom Two</span> <span class="room-size">10'4" x
9'0" max  (3.15m x 2.74m max)</span></p>
<p class="room-desc">Window to front aspect. Two built-in cupboards.
Views across parkland. Telephone point.</p>
<p class="room-title"><span class="room-type-1">Bedroom Three</span> <span class="room-size">9'3" x
6'9"  (2.82m x 2.06m)</span></p>
<p class="room-desc">Window to front aspect. Radiator</p>
<p class="room-title"><span class="room-type-1">Bedroom Four</span> <span class="room-size">7'5" x
7'3"  (2.26m x 2.21m)</span></p>
<p class="room-desc">Window to rear aspect. Radiator.</p>
<p class="room-title"><span class="room-type-1">Family Bathroom</span></p>
<p class="room-desc">Avocado three piece. Window to rear aspect</p>
<p class="room-title"><span class="room-type-1">Garden and exterior</span></p>
<p class="room-desc">The property has a pleasant rear garden, a single garage which has a car door
both ends with storage and plumbing for washing machine and there is side gate. Patio/decked
area.</p>]]></rooms>
```

From the above data you will see that the rooms data is formatted into paragraphs with classes which will allow the web designer to style the different room elements and types.

Classes used:

room-desc	=	Full room description
room-title	=	Room title e.g. Bedroom 1
room-size	=	Room size/dimensions
room-type-1	=	Room title
room-type-2	=	Floor title
room-type-3	=	Building title

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XML generated from Estates IT central feed system – Automated

There are 2 fixed formats available with this option. The default is Format 1. The feed can be switched for Format 2 upon request.

Note:
The two formats below are also available when the XML output is run from the Clients own PCHomes system.

Format 1 – Known as PROPTEXT9

When the feed is run from Estates IT central feeds systems the data is provided in a similar format that is sent to the portals (like Rightmove) for the client. The only HTML tags that are included are <br>, <b> and <i>. Data is HTML encoded.

The format is as below:

```
<b>Entrance Hall : </b>Radiator. Wood laminate floor. Door to<br><br><br><b>WC : </b>Window to
front aspect. WC, wash basin, Rad.<br><br><b>Reception : </b><i>4.85m x 3.12m  (15&#39;11&quot; x
10&#39;3&quot;)</i> , Double glazed patio doors to rear aspect and garden. Fireplace with wood
surround and marble hearth - gas coal insert. Radiator. TV &amp; telephone points. Wood laminate
flooring.<br><br><b>Dining Room : </b><i>12&#39;7&quot; x 7&#39;7&quot;  (3.84m x 2.31m)</i> ,
Double glazed window to front aspect. Wood laminate flooring. Stairs rise to first
floor.<br><br><b>Kitchen : </b><i>8&#39;1&quot; x 7&#39;9&quot;  (2.46m x 2.36m)</i> , Range of
wood finish base and eye-level units. Built-in fridge/freezer and cooker and plumbing provision for
dishwasher. Double glazed Window to rear aspect.<br><br><b>Main Bedroom : </b><i>12&#39;2&quot; x
10&#39;1&quot;  (3.71m x 3.07m)</i> , Double glazed window to front aspect. Rad. Carpeted floor.
Views over parkland.<br><br><b>En Suite Shower : </b><i>5&#39;2&quot; x 6&#39;0&quot;  (1.57m x
1.83m)</i> , Avocado three piece. Window to rear aspect.<br><br><b>Bedroom Two :
</b><i>10&#39;4&quot; x 9&#39;0&quot; max  (3.15m x 2.74m max)</i> , Window to front aspect. Two
built-in cupboards.<br>Views across parkland. Telephone point.<br><br><b>Bedroom Three :
</b><i>9&#39;3&quot; x 6&#39;9&quot;  (2.82m x 2.06m)</i> , Window to front aspect.
Radiator<br><br><b>Bedroom Four : </b><i>7&#39;5&quot; x 7&#39;3&quot;  (2.26m x 2.21m)</i> ,
Window to rear aspect. Radiator.<br><br><b>Family Bathroom : </b>Avocado three piece. Window to
rear aspect<br><br><b>Garden and exterior : </b>The property has a pleasant rear garden, a single
garage which has a car door both ends with storge and plumbing for washing machine and there is
side gate. Patio/decked area.<br><br>
```

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Format 2 – Known as PROPTEXT3

An alternative format is available upon request that places the Rooms data into table format.

```
<table class='rooms' id='rooms' border='0' cellpadding='0' cellspacing='0' width='100%'><tr><td
valign='top' align='left' width='120'><span style='font-weight: bold; font-style: normal;'><span
class='roomtype1'>Entrance Hall</span></span><br /></td><td valign='top'
align='right'> </td><td valign='top' align='left'><span style='font-weight: normal; font-
style: normal;'><span class='roomdesc'>Radiator. Wood laminate floor. Door to
</span></span><br /><br /></td><td valign='top' align='right'> </td><td valign='top'
align='right'> </td></tr><tr><td valign='top' align='left' width='120'><span style='font-
weight: bold; font-style: normal;'><span class='roomtype1'>WC</span></span><br /></td><td
valign='top' align='right'> </td><td valign='top' align='left'><span style='font-weight:
normal; font-style: normal;'><span class='roomdesc'>Window to front aspect. WC, wash basin,
Rad.</span></span><br /><br /></td><td valign='top' align='right'> </td><td valign='top'
align='right'> </td></tr><tr><td valign='top' align='left' width='120'><span style='font-
weight: bold; font-style: normal;'><span class='roomtype1'>Reception</span></span><br /></td><td
valign='top' align='right'> </td><td valign='top' align='left'><span style='font-weight:
normal; font-style: italic;'><span class='roomsize'>4.85m x 3.12m  (15&#39;11&quot; x
10&#39;3&quot;)</span></span><br /><span style='font-weight: normal; font-style: normal;'><span
class='roomdesc'>Double glazed patio doors to rear aspect and garden. Fireplace with wood surround
and marble hearth - gas coal insert. Radiator. TV &amp; telephone points. Wood laminate
flooring.</span></span><br /><br /></td><td valign='top' align='right'> </td><td valign='top'
align='right'> </td></tr><tr><td valign='top' align='left' width='120'><span style='font-
weight: bold; font-style: normal;'><span class='roomtype1'>Dining Room</span></span><br /></td><td
valign='top' align='right'> </td><td valign='top' align='left'><span style='font-weight:
normal; font-style: italic;'><span class='roomsize'>12&#39;7&quot; x 7&#39;7&quot;  (3.84m x
2.31m)</span></span><br /><span style='font-weight: normal; font-style: normal;'><span
class='roomdesc'>Double glazed window to front aspect. Wood laminate flooring. Stairs rise to first
floor.</span></span><br /><br /></td><td valign='top' align='right'> </td><td valign='top'
align='right'> </td></tr><tr><td valign='top' align='left' width='120'><span style='font-
weight: bold; font-style: normal;'><span class='roomtype1'>Kitchen</span></span><br /></td><td
valign='top' align='right'> </td><td valign='top' align='left'><span style='font-weight:
normal; font-style: italic;'><span class='roomsize'>8&#39;1&quot; x 7&#39;9&quot;  (2.46m x
2.36m)</span></span><br /><span style='font-weight: normal; font-style: normal;'><span
class='roomdesc'>Range of wood finish base and eye-level units. Built-in fridge/freezer and cooker
and plumbing provision for dishwasher. Double glazed Window to rear aspect.</span></span><br /><br
/></td><td valign='top' align='right'> </td><td valign='top'
align='right'> </td></tr><tr><td valign='top' align='left' width='120'><span style='font-
weight: bold; font-style: normal;'><span class='roomtype1'>Main Bedroom</span></span><br /></td><td
valign='top' align='right'> </td><td valign='top' align='left'><span style='font-weight:
normal; font-style: italic;'><span class='roomsize'>12&#39;2&quot; x 10&#39;1&quot;  (3.71m x
3.07m)</span></span><br /><span style='font-weight: normal; font-style: normal;'><span
class='roomdesc'>Double glazed window to front aspect. Rad. Carpeted floor. Views over
parkland.</span></span><br /><br /></td><td valign='top' align='right'> </td><td valign='top'
align='right'> </td></tr><tr><td valign='top' align='left' width='120'><span style='font-
weight: bold; font-style: normal;'><span class='roomtype1'>En Suite Shower</span></span><br
/></td><td valign='top' align='right'> </td><td valign='top' align='left'><span style='font-
weight: normal; font-style: italic;'><span class='roomsize'>5&#39;2&quot; x 6&#39;0&quot;  (1.57m x
1.83m)</span></span><br /><span style='font-weight: normal; font-style: normal;'><span
class='roomdesc'>Avocado three piece. Window to rear aspect.</span></span><br /><br /></td><td
valign='top' align='right'> </td><td valign='top' align='right'> </td></tr><tr><td
valign='top' align='left' width='120'><span style='font-weight: bold; font-style: normal;'><span
class='roomtype1'>Bedroom Two</span></span><br /></td><td valign='top' align='right'> </td><td
valign='top' align='left'><span style='font-weight: normal; font-style: italic;'><span
class='roomsize'>10&#39;4&quot; x 9&#39;0&quot; max  (3.15m x 2.74m max)</span></span><br /><span
style='font-weight: normal; font-style: normal;'><span class='roomdesc'>Window to front aspect. Two
built-in cupboards.
Views across parkland. Telephone point.</span></span><br /><br /></td><td valign='top'
align='right'> </td><td valign='top' align='right'> </td></tr><tr><td valign='top'
align='left' width='120'><span style='font-weight: bold; font-style: normal;'><span
class='roomtype1'>Bedroom Three</span></span><br /></td><td valign='top'
align='right'> </td><td valign='top' align='left'><span style='font-weight: normal; font-
style: italic;'><span class='roomsize'>9&#39;3&quot; x 6&#39;9&quot;  (2.82m x
2.06m)</span></span><br /><span style='font-weight: normal; font-style: normal;'><span
class='roomdesc'>Window to front aspect. Radiator</span></span><br /><br /></td><td valign='top'
align='right'> </td><td valign='top' align='right'> </td></tr><tr><td valign='top'
align='left' width='120'><span style='font-weight: bold; font-style: normal;'><span
```

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```
class='roomtype1'>Bedroom Four</span></span><br /></td><td valign='top'
align='right'> </td><td valign='top' align='left'><span style='font-weight: normal; font-
style: italic;'><span class='roomsize'>7&#39;5&quot; x 7&#39;3&quot;  (2.26m x
2.21m)</span></span><br /><span style='font-weight: normal; font-style: normal;'><span
class='roomdesc'>Window to rear aspect. Radiator.</span></span><br /><br /></td><td valign='top'
align='right'> </td><td valign='top' align='right'> </td></tr><tr><td valign='top'
align='left' width='120'><span style='font-weight: bold; font-style: normal;'><span
class='roomtype1'>Family Bathroom</span></span><br /></td><td valign='top'
align='right'> </td><td valign='top' align='left'><span style='font-weight: normal; font-
style: normal;'><span class='roomdesc'>Avocado three piece. Window to rear aspect</span></span><br
/><br /></td><td valign='top' align='right'> </td><td valign='top'
align='right'> </td></tr><tr><td valign='top' align='left' width='120'><span style='font-
weight: bold; font-style: normal;'><span class='roomtype1'>Garden and exterior</span></span><br
/></td><td valign='top' align='right'> </td><td valign='top' align='left'><span style='font-
weight: normal; font-style: normal;'><span class='roomdesc'>The property has a pleasant rear
garden, a single garage which has a car door both ends with storge and plumbing for washing machine
and there is side gate. Patio/decked area.</span></span><br /><br /></td><td valign='top'
align='right'> </td><td valign='top' align='right'> </td></tr></table>
```