



GSMLS Overview

(Garden State Multiple Listing Service)

Within the GSMLS Portal, RatePlug appears as an icon on the search results page

Session 1 Help Cart Hello, (BR)

Garden State MLS

OFFICE MGMT + SEARCH + ANALYSIS + HOTSHEETS + CONTACTS + FINANCIALS +

Residential Results Custom Result: System Default View:

| Email | | Show Map | Narrow | Expand | Sort | Listing Archive | Prop Stats | Save Results | Attach | Download | View/Print | Close | | | | | | | | | | | |
|-------|-------------------------------------|-------------------------|--------|--------|--------------|-----------------|---------------------------------------|--------------|--------|----------|------------|-------|---|--|----------|-----|-----|-----|-----|------|----|---|-----|
| # | <input type="checkbox"/> | ML# | MED | ST | TOWN | CODE | ADDRESS | LP | C | O | H | A | T | | STYLE | RMS | BRS | BTH | GAR | BSMT | SP | D | DOM |
| 1 | <input checked="" type="checkbox"/> | 3551108 | | A | Alloway Twp. | 2601 | 87 COMMISSIONERS PIKE | \$250,000 | | | H | A | I | | Colonial | 9 | 4 | 2.1 | 2 | Y | | | |
| 2 | <input checked="" type="checkbox"/> | 3548356 | P8 | A | Alloway Twp. | 2601 | 70 W MAIN ST | \$290,000 | | | H | | I | | Colonial | 7 | 3 | 2.1 | 2 | Y | | | 10 |
| 3 | <input checked="" type="checkbox"/> | 3551120 | | A | Alloway Twp. | 2601 | 1 Taylor St | \$300,000 | | | H | A | I | | CapeCod | 5 | 1 | 2.0 | 1 | N | | | |

When clicking on the RatePlug icon in the search results, a pop-up appears with the Property Detail display

Session 1 Help Cart Hello, (BR)

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Residential Results Custom Result: System Default View: [icon]

Email Show Map Narrow Expand Sort Listing Archive Prop Stats Save Results Attach Download View/Print Close

| # | <input type="checkbox"/> | ML# | MED | ST | TOWN | CODE | ADDRESS | LP | C | O | H | A | T | STYLE | RMS | BRS | BTH | GAR | BSMT | SP | D | DOM | |
|---|-------------------------------------|---------|-----|----|--------------|------|-----------------------|-----------|---|---|---|---|---|----------|-----|-----|-----|-----|------|----|---|-----|----|
| 1 | <input checked="" type="checkbox"/> | 3551108 | | A | Alloway Twp. | 2601 | 87 COMMISSIONERS PIKE | \$250,000 | | | H | A | I | Colonial | 9 | 4 | 2.1 | 2 | Y | | | | |
| 2 | <input checked="" type="checkbox"/> | 3548356 | P8 | A | Alloway Twp. | 2601 | 70 W MAIN ST | \$290,000 | | | H | | I | Colonial | 7 | 3 | 2.1 | 2 | Y | | | | 10 |
| 3 | <input checked="" type="checkbox"/> | 3551120 | | A | Alloway Twp. | | | | | | | | | | | | 2.0 | 1 | N | | | | |

RatePlug

*** GSMLS Agents: This is a RatePlug SAMPLE Report. -Click Here to add your Partner Lender(s). ***

FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER
Demonstration Account | NMLS ID 000000 | (555) 123-4567

| KEY INFO | 30 Yr Fx | 15 Yr Fx | FHA 30 YR | 5/1 ARM | 7/1 ARM |
|------------------------|----------------|----------------|----------------|----------------|----------------|
| Down Payment | \$50,000 | \$50,000 | \$8,750 | \$50,000 | \$50,000 |
| Mortgage Payment | \$922 | \$1,454 | \$1,172 | \$926 | \$940 |
| Rate | 4.375% | 3.750% | 4.000% | 3.750% | 3.875% |
| APR | 4.455% | 3.830% | 4.080% | 3.830% | 3.955% |
| Taxes (est) | \$313 | \$313 | \$313 | \$313 | \$313 |
| Insurance / HOA Dues | \$40 | \$40 | \$40 | \$40 | \$40 |
| PMI | \$0 | \$0 | \$174 | \$0 | \$0 |
| Monthly Payment | \$1,351 | \$1,806 | \$1,698 | \$1,278 | \$1,292 |

Asking Price of \$250,000 with a Down Payment of 20.0% and a Loan Amount of \$200,000. FHA loans allow for a 3.5% Down Payment. ARM loan payment & interest rates will change during term. [Click Key Info for required disclosure.](#) [Click here for relationship disclosure.](#)

PERSONALIZE YOUR MORTGAGE

Sample Lender
Demonstration Account
 NMLS ID 000000
 Office: (555) 123-4567 Mobile: (555) 666-7777

[LEARN MORE](#)

[CLOSE](#)

FIND WHAT YOU NEED

- [HomePage>> quickSearchRES>> re](#)
- [Report a Bug/Complaint](#)
- [GSMLS Public Website](#)
- [Rules and Regs](#)
- [Forms](#)
- [Training Schedule](#)

GSMLS RESOURCES

- [Help](#)
- [Member Roster](#)
- [Office Roster](#)
- [GSMLS Info](#)
- [Announcements](#)

Clicking on the Key Info button will bring you to the Lender Detail display

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FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER
Demonstration Account | NMLS ID 000000 | (555) 123-4567

PERSONALIZE YOUR MORTGAGE

| | 30 Yr Fx | 15 Yr Fx | FHA 30 YR | 5/1 ARM | 7/1 ARM |
|------------------------|----------------|----------------|----------------|----------------|----------------|
| Down Payment | \$50,000 | \$50,000 | \$8,750 | \$50,000 | \$50,000 |
| Mortgage Payment | \$999 | \$1,454 | \$1,172 | \$926 | \$940 |
| Rate | 4.375% | 3.750% | 4.000% | 3.750% | 3.875% |
| APR | 4.455% | 3.830% | 4.080% | 3.830% | 3.955% |
| Taxes (est) | \$167 | \$167 | \$167 | \$167 | \$167 |
| Insurance / HOA Dues | \$140 | \$140 | \$140 | \$140 | \$140 |
| PMI | \$0 | \$0 | \$174 | \$0 | \$0 |
| Monthly Payment | \$1,306 | \$1,761 | \$1,653 | \$1,233 | \$1,247 |

Asking Price of \$250,000 with a Down Payment of 20.0% and a Loan Amount of \$200,000. FHA loans allow for a 3.5% Down Payment. ARM loan payment & interest rates will change during term. [Click Key Info for required disclosure.](#) [Click here for relationship disclosure.](#)

Sample Lender
Demonstration Account
NMLS ID 000000
Office: (555) 123-4567 Mobile: (555) 666-7777

LEARN MORE

Property Information: 1719 Route 10 East, Suite 223 Parsippany NJ, 07054 - List Price: \$350,000 For informational purposes only: Your actual rate, payment and costs could be higher. You are not required to use the services of the Lender displayed below.

Schedule a showing:
HHP Test Account 3

Calculate your Payment

ASKING PRICE
\$250,000

DOWN PAYMENT
\$50,000 20.00%

LOAN AMOUNT: \$200,000

SINGLE PRODUCT SEE MULTIPLE PRODUCTS

CALCULATE

Lending Options

Sample Lender

| MONTHLY PAYMENT | 30 YR FX > | 15 YR FX > | FHA 30 YR > | 5/1 ARM > | 7/1 ARM > |
|---------------------------------|----------------|----------------|------------------|----------------|----------------|
| PRINCIPAL & INTEREST | \$999 | \$1,454 | \$1,172 | \$926 | \$940 |
| INTEREST RATE | 4.375% | 3.750% | 4.000% | 3.750% | 3.875% |
| APR | 4.455% | 3.830% | 4.080% | 3.830% | 3.955% |
| POINTS | 0 | 0 | 0 | 0 | 0 |
| PROPERTY TAXES | \$167 | \$167 | \$167 | \$167 | \$167 |
| INSURANCE | \$140 | \$140 | \$140 | \$140 | \$140 |
| HOA/DUES/FEES | \$100 | \$100 | \$100 | \$100 | \$100 |
| MORTGAGE INSURANCE | \$0 | \$0 | \$174 | \$0 | \$0 |
| TOTAL PAYMENT | \$1,306 | \$1,761 | \$1,653** | \$1,233 | \$1,247 |

*Total payment includes an estimation of principal and interest payment, property taxes, HOA/dues/fees, home owners insurance and private mortgage insurance (PMI) if applicable. Your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan. Monthly Payment amounts above are based on estimates, may not apply to your situation and can change without notice. **FHA loans allow for a 3.5% Down Payment. ***VA loans allow for a 0.0% Down Payment.

 **Sample Lender**

Name: **Demonstration Account** NMLS: **NMLS ID 000000**
Office: **(555) 123-4567** Mobile: **(555) 666-7777**

ASK DEMONSTRATION A QUESTION

RatePlug is also available as an icon on this grid-style view

Session 1 Help Cart Hello, (BR)

Garden State MLS

OFFICE MGMT + SEARCH + ANALYSIS + HOTSHEETS + CONTACTS + FINANCIALS +

Residential Results Select All: Custom Result: System Default View: [Grid Icon]

EmailShow MapNarrowExpandSortListing ArchiveProp StatsSave ResultsAttachDownloadView/PrintClose

Sorry,
No picture
available

1. **87 COMMISSIONERS PIKE** \$250,000

ML: [3551108](#) Med: St: A
Town: Alloway Twp. (2601)
[History](#) [Archive](#) [Tax](#)
Style: Colonial
Rooms: 9 Bed: 4 Bath: 2.1
Gar 2 Bas: Y
DOM: SP:

[Open Map](#) 



2. **70 W MAIN ST** \$290,000

ML: [3548356](#) Med: **P8** St: A
Town: Alloway Twp. (2601)
[History](#) [Tax](#)
Style: Colonial
Rooms: 7 Bed: 3 Bath: 2.1
Gar 2 Bas: Y
DOM: 10 SP:

[Open Map](#) 

Sorry,
No picture
available

3. **1 Taylor St** \$300,000

ML: [3551120](#) Med: St: A
Town: Alloway Twp. (2601)
[History](#) [Archive](#) [Tax](#)
Style: CapeCod
Rooms: 5 Bed: 1 Bath: 2.0
Gar 1 Bas: N
DOM: SP:

[Open Map](#) 

The RatePlug Property Detail display can also be accessed through the link on the navigation within GSMLS

Previous Next Select Show Empty Fields Print Print Settings Close

Records 5 of 23

Custom Reports Please select Reports Agent Complete

List Price: \$290,000

Salem* Alloway Twp.* (2601) 70 W MAIN ST*

Residential Agent Complete Report

MLS#: 3548356
 Status: A
 Rms: 7
 Bdrm: 3
 FB: 2
 HB: 1
 ZIP: 08001-3003*
 RZJP:
 Block: 47*
 Lot: 23*
 Unit #:
 Floor #:
 Bldg #:
 FHA55+
 Pets:

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: 0.67*
 Ltsz: .67 AC*
 SqFt:
 CLR:
 CL: No
 GSMLS.com: No
 YB/Desc/Ret: 1999 / /
 FSubType: Single Family

LP: \$290,000
 QLP: \$300,000
 SP:
 LD: 04/15/2019
 XD: 04/15/2021
 UCD:
 ACD:
 CD:
 ADM: 9
 DOM: 10
 Terms:
 SDA:

Directions: GSP to exit 4

Applincs: Cooktop - Gas, Dishwasher, Kitchen Exhaust Fan, M
 Bsmnt: Yes / Finished-Partially
 FirePt: 1 / Family Room

Drive: / 2 Car Width
 Exterior: Aluminum Siding

Heat: 1 Unit, Forced Hot Air
 Cool: Central Air
 Fuel: Gas-Natural

Taxes: \$4,677 / 2018
 Fee: \$ /
 Other: \$ /

Easement: No /

Owner: Garner, GARRY T & MARY A
 Posses: At closing
 Show: Call Listing Agent

ListOff: GSMLS TRAINING OFFICE (9000)
 ListAgnt: AGENT3 TRAINER (261217) (Lic)
 BS: 2.5
 LType: Exclusive Right to Sell

*** GSMLS Agents: This is a RatePlug SAMPLE Report. - Click Here to add your Partner Lender(s). ***

FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER
 Demonstration Account | NMLS ID 000000 | (555) 123-4567

| KEY INFO | 30 Yr Fx | 15 Yr Fx | FHA 30 Yr | 5/1 ARM | 7/1 ARM |
|----------------------|----------|----------|-----------|----------|----------|
| Down Payment | \$50,000 | \$50,000 | \$10,150 | \$50,000 | \$50,000 |
| Mortgage Payment | \$1,158 | \$1,682 | \$1,358 | \$2,174 | \$2,021 |
| Rate | 4.375% | 3.750% | 4.000% | 3.750% | 3.875% |
| APR | 4.555% | 3.830% | 4.030% | 3.830% | 3.955% |
| Taxes (est) | \$363 | \$363 | \$363 | \$363 | \$363 |
| Insurance / HOA Dues | \$46 | \$46 | \$46 | \$46 | \$46 |
| PMI | \$0 | \$0 | \$202 | \$0 | \$0 |
| Monthly Payment | \$1,566 | \$2,095 | \$1,969 | \$1,482 | \$1,499 |

Offering Price of \$300,000 with a Down Payment of 20.0% and a Loan Amount of \$240,000. FHA loans allow for a 3.5% Down Payment. ARM loan payment & interest rates will change during term. [Click Key Info for required disclosure.](#) [Click here for relationship disclosure.](#)

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LEARN MORE

ndAsmt: \$55,000
 HmWrtmty:

TotAsmt: \$155,900
 OTP: Fee Simple

SHOWING INFORMATION

Sign: Yes

LISTING OFFICE INFORMATION

Ph: 973-605-1700
 Ph: 973-898-1190
 SA: 2
 BREL: Disclosed Dual Agent

Fax: 973-984-1790
 Fax:
 TE: 2
 VarComm: No

www.rateplug.com/gsmis