



TriadMLS

Demo of Matrix System

# TriadMLS Matrix Overview



The RatePlug Link appears on the following Buyer Reports:

- Client Single Line
- Client Full
- Client Thumbnail – RES
- Client Brief - RES

**43 Inverness Drive Winston Salem, NC 27107-6032**  
ML #: 770690 Sub Type: Residential/Single  
Tax Parcel: 01-012-B-000-0367-0-0-0  
Sub Division: Meadowlands  
Zoning: Res City Limits:  
Legal Desc: PB47-35 L367 BK2133-754

Status: **Active**  
County: **Davidson**  
Yr Built: **2006**

List Price: **\$449,000**

**General Information**  
Story #: 2 Style: Beds: 4 Baths: 3/0 Blt Info: Existing Rooms  
Comp Dt: No Foundation: Crawl Space  
Attic: **Floored Attic, Pulldown Stairs, Walk in Attic**  
Fireplace: **2/Great Room, Living Room**  
Garage/Carport: **3/Attached Garage**  
Total Htd SF: **2900 - 3500** Elementary: **Wallburg**  
Htd SF Main: **1900 - 2400** Middle School: **Oak Grove**  
Htd SF 2 Fl: **900 - 1100** High School: **Ledford**  
Htd SF Up Lvl: Acres: **0.42**  
Htd SF Low Lvl: Unfin SF Low Lvl:  
Lot Dimensions: **109x170**

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[Mortgage Info](#)

Room Info	Level	Dimensions	Room Info	Level	Dimensions
Living Room	Main	X	Dining Room	Main	X
Kitchen	Main	X	Master Bedroom	Main	X

The RatePlug Detail display appears on the following Buyer Reports:

- Client Full W/ RatePlug

**431 Inverness Drive Winston Salem, NC 27107-4032**  
 MLS#: 778691 Sub Type: Residential/Single  
 Tax Parcel: 01-012-9-000-0367-0-0-0  
 Subdivision: Meadowlands  
 Zoning: R6A City Limits: City Limits  
 Legal Desc: P947-25 L1647 882133-754

**General Information**  
 Story # 2  
 Cms: 2  
 Beds: 4  
 Baths: 3/0  
 Rooms: 13  
 Basement: No Foundation  
 Attic: Finished Attic, PullDown Stairs, Walk to Attic  
 Fireplace: 2/Fireplace, Living Room  
 Garage/Carport: 3/Attached Garage  
 Total Int SF: 2400 - 3500 Elementary: Wallburg  
 Int SF Main: 1400 - 2000 Middle School: Oak Grove  
 Int SF 2 Fl: 900 - 1100 High School: Ledford  
 Int SF Low Lvl: 1000 - 1500 Area: 0.42  
 Int SF Low Lvl: 1000 - 1500 Int SF Low Lvl  
 Lot Dimensions: 186x170

**Verifax Info**

Room Info	Level	Dimensions	Room Info	Level	Dimensions
Living Room	Main	11	Living Room	Main	11
Kitchen	Main	11	Master Bedroom	Main	11
2nd Bedroom	Main	11	2nd Bedroom	Main	11
4th Bedroom	Second	11	Basement	Second	11
Breakfast	Main	11	Enclosed Porch	Main	11
Entry	Main	11	Great	Main	11
Laundry	Main	11			

# Full Bath: 3  
 # Half Bath: 0

Upper: 1 Lower: 0  
 Main: 2 Upper: 0 Lower: 0

Exterior Finish: Brick Porch: Yes Fence: No Inground Pool: No Handicap: No Elevator: No  
 Exterior Features: All-Season Lighting, Neighborhood Pool, Patio, Porch, Screened Porch, Sprinkler System, Tennis Court  
 Interior Features: Built-in Shelving, Ceiling Fan(s), Open Bufr(s), Dryer Connection, Garage Door Opener(s), Garden Tub, Gas Logs, Jetted Tub, Kitchen Island, Laundry Room - Main Level, Pantry, Security System, Separate Shower, Smoke Alarm, Washer Connections  
 Miscellaneous: Great Room  
 Flooring: Carpet, Tile, Wood

Heating: Dual System Heating Fuel: Electric, Natural Gas Cooling: Central  
 Water Heater: Gas Water: Public Sewer: Public  
 Energy Features: Insulated Doors, Insulated Windows

Directions: Highway 159 to Wallburg. Turn onto Noltinger Road. Right onto Meadowlands Drce. Right on Inverness Drive. House will be on your left.  
 Public Remarks: Immediate custom home located in Davidson County's most desirable neighborhood, Meadowlands.Great schools,community pool and golf course, 4 bedrooms, 3 baths, 2 story great room, with separate living room, oversized bonus/powroom, beautiful eat in kitchen, Large dining room, screened in porch with brick patio, 3 car garage, tons of storage throughout including walk in attic, Irrevocable fence for pets, Professional landscaping with irrigation system, and outdoor lighting.

Home Owner Agency: Yes  
 Tax Map: H24, Tract 1, 350.00 H24, Tract 1, 350.00 Annual  
 Tax Parcel: Tax Block: Tax Lot: Tax Year: 2014  
 Seller Rep: Owned property for at least one year Tax Rate: \$2.6700 Tax Amount: \$2,813  
 Financing Off: Tax Value: \$432,710 Type of Sale:  
 List Office: iSave Realty LLC

Click on the arrow to view Photos

© 2016 by Trid MLS, Inc. | August 03, 2016 | 09:38 AM | Agent: Cary Grant  
 Information is Subject to Verifacex and Not Guaranteed

**Multiple Payment Options for 105 Main St., Waco, MO 64787 - MLS 15048**  
 \*Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

Loan Amount	Interest Rate	Term	Monthly Payment	Estimated Total
\$100,000	4.00%	30 Year	\$477.42	\$171,852
\$150,000	4.00%	30 Year	\$716.13	\$255,793
\$200,000	4.00%	30 Year	\$954.84	\$339,734
\$250,000	4.00%	30 Year	\$1,193.55	\$423,675
\$300,000	4.00%	30 Year	\$1,432.26	\$507,616
\$350,000	4.00%	30 Year	\$1,670.97	\$591,557
\$400,000	4.00%	30 Year	\$1,909.68	\$675,498
\$450,000	4.00%	30 Year	\$2,148.39	\$759,439
\$500,000	4.00%	30 Year	\$2,387.10	\$843,380

Clicking the *Mortgage Info* link would result in the following:

**431 Inverness Drive Winston Salem, NC 27107-6032**  
 MLS#: 778690 Sub Type: Residential/Single Status: Active  
 Tax Parcel: 01-012-B-000-0367-0-0-0 County: Davidson  
 Subdivision: Meadowslands City Limits: 2086  
 Zoning: Res City Limits: 2086  
 Legal Desc: PG43-35 L367 882132-754 List Price: \$449,000

**General Information**  
 Story #: 2 Style: 4 Baths: 3/0 Existing  
 Comp Det: No Beds: 4 Foundation: Crawl Space  
 Abct: Floored Attic, Fulldown Stairs, Walk in Attic  
 Fireplace: 2/Fireat Room, Living Room  
 Garage/Carport: 3/Attached Garage  
 Total Int SF: 2160 - 2586 Elementary: Wallburg  
 HD SF Main: 1900 - 2400 Middle School: Oak Grove  
 HD SF 2 Fl: 900 - 1100 High School: Ledford  
 HD SF Up/Lvl: Acres: 0.42  
 HD SF Low Lvl: Unfin SF Low Lvl  
 Lot Dimensions: 189x170

Room Info	Level	Dimensions	Room Info	Level	Dimensions
Living Room	Main	X	Living Room	Main	X
Kitchen	Main	X	Master Bedroom	Main	X
2nd Bedroom	Main	X	2nd Bedroom	Second	X
3th Bedroom	Second	X	Basement	Second	X
Breakfast	Main	X	Enclosed Porch	Main	X
Entry	Main	X	Great	Main	X

**Mortgage Payment Options for 123 Main St. - Berlin, MD 21811 - MLS: 12345**

**Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.**

 <b>Sample Lender</b> Demonstration Account (555) 123-4567 Mobile: (555) 666-7777 E-mail Demonstration Turned off for Demo	<b>Demonstration Account</b> (555) 123-4567 Demo: E-mail address displays here					<b>Personalize Your Mortgage</b> Estimated Sales Price: \$ <input type="text"/> Down Payment: Amount or Percent \$ <input type="text"/> 20% <input type="button" value="CALCULATE"/>
	<b>Key Info</b> Down Payment: \$50,000 Mortgage Paymt: \$955 Rate: 4.000% APR: 4.064% Taxes: \$167 Ins./HOA Dues: \$140 PMI: \$0 Mo. Payment: \$1,262	30 Year Fixed \$50,000 15 Year Fixed \$1,430 3.500% 3.609% \$167 \$140 \$0 \$1,737	5/1 ARM \$50,000 \$1,074 5.000% 3.865% \$167 \$140 \$0 \$1,381	FHA 30 Year Fixed \$8,750** \$1,172 4.000% 5.066% \$167 \$140 \$170 \$1,649**	3/1 ARM \$50,000 \$993 4.330% 3.457% \$167 \$140 \$0 \$1,300	

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. A loan payment & interest rates will change during term. [Click Key Info for required disclosure](#). Ins. = Home Owners Insurance [Click here for relationship disclosure](#)

This is the initial view that a Client sees, when clicking through from the Agent's **Matrix generated email.**

Clicking this takes the Client to the *Client Full* report. (next page)

The screenshot shows a real estate portal interface. At the top, there is a header for Cary Grant, a Real Estate Agent, with contact information for Office, Cell, and Fax. Below the header is a search bar and a table of property listings. The table has columns for 'Map', 'Chg Type', 'ID', 'Address', 'BD', 'Bls', and 'Current Price'. The first listing is for '4820 Bent Ridge Lane' with ID '795448' and a current price of '\$700,000'. An orange circle highlights the ID '795448', and an orange arrow points from the text above to this circle. At the bottom of the page, there is a footer with 'Checked 0', a 'Print' icon, and 'Mobile Portal - Disclaimer'.

Map	Chg Type	ID	Address	BD	Bls	Current Price
	UP	795448	4820 Bent Ridge Lane	5	4/D	\$700,000

This is the *Client Full* report.  
There are two ways to use  
RatePlug here.

1. The *Mortgage Info* link will take you to a detailed Rate Matrix, we call it our *Property Detail* view.

2. RatePlug has a custom report, called *Client Full with RatePlug*. This custom report has the *Property Detail* included at the bottom.

**Cary Grant**  
The Best Looking Real Estate Agent - A1-TradMLS Tool Office  
Selling Real Estate Over 30 Years

Office: 336-841-1337  
Cell: 336-556-1212  
Fax: 336-841-8451  
Kalistz26A@gmail.com

4820 Bent Ridge Lane Clemmons, NC 27012-9416  
MLS #: 795440 Sub Type: Residential/Stick/Site Built Status: Active  
Tax Parcel: 5891-35-0017 County: Forsyth  
Subdivision: Bent Wood W. Bk.: 1983  
Zoning: RS40 City Limits:

List Price: \$6700,000

**General Information**  
Story #: 2 Style: Traditional Beds: 5 Baths: 4/0 bh Info: Existing  
Comp Dt: Yes Permanent Stairs Foundation: Basement  
AMC: 2/Den, Playroom  
Preplace: 4/Basement Garage, Detached Garage  
Garage/Carport: 3900 - 4700 Elementary: Clemmons  
Total Htd SF: 1900 - 2400 Middle School: West Forsyth  
Hd SF Htd: 1200 - 1600 High School: Buyer to verify  
Hd SF 3 Pl: Acres: 13.02  
Hd SF Up Lvl: Unfn SF Low Lvl:  
Hd SF Low Lvl: Unfn Bmt SF:  
Pn Bmt SF: Level, Partially Cleared, Partially Wooded  
Land Desc/Type:

**Room Info**

Room Info	Level	Dimensions	Room Info	Level	Dimensions
Living Room	Main	15ft 3in X 15ft 3in	Hallway Bedroom	Second	10ft 0in X 14ft 2in
Dining Room	Main	14ft 2in X 12ft 10in	2nd Bedroom	Main	10ft 4in X 13ft 1in
Den	Main	24ft 5in X 15ft 0in	3rd Bedroom	Second	15ft 4in X 15ft 0in
Kitchen	Main	10ft 6in X 10ft 2in	4th Bedroom	Second	15ft 4in X 15ft 1in
Sunroom	Main	21ft 2in X 15ft 6in	5th Bedroom	Basement	14ft 0in X 12ft 9in
Other	Second	8ft 11in X 5ft 3in	Playroom	Basement	13ft 4in X 12ft 11in
Kitchen	Basement	12ft 10in X 10ft 6in	Entry	Main	12ft 7in X 10ft 3in
Laundry	Main	7ft 3in X 5ft 7in			

# Full Baths: 4 Main: 1 Upper: 2 Lower: 1  
# Half Baths: 0 Main: 0 Upper: 0 Lower: 0

Exterior Finish: Brick, Vinyl Porch: Yes Fenced: No Inground Pool: No Handicap: Elevator: No  
Features: Crawl Space, Covered Porch, Garden Space, Patio, Paved Drive, Porch, Storage Building(s)

Checked 0 Print

Mobile Portal - Disclaimer

This is the *Property Detail View*.

Mortgage Payment Options for 123 Main St. - Berlin, MD 21811 - MLS: 12345  
 Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

**Sample Lender** Demonstration Account (555) 123-4567  
 Demo: E-mail address (display name)

	30 Year Fixed	15 Year Fixed	5/1 ARM	FHA 30 Year Fixed	3/1 ARM
Down Payment:	\$50,000	\$50,000	\$50,000	\$8,750**	\$50,000
Mortgage Payment:	\$955	\$1,430	\$1,074	\$1,172	\$993
Rate:	4.000%	3.500%	5.000%	4.000%	4.330%
APR:	4.064%	3.609%	3.865%	5.066%	3.457%
Taxes:	\$167	\$167	\$167	\$167	\$167
Ins./HOA Dues:	\$140	\$140	\$140	\$140	\$140
PMI:	\$0	\$0	\$0	\$170	\$0
<b>Mo. Payment:</b>	<b>\$1,262</b>	<b>\$1,737</b>	<b>\$1,381</b>	<b>\$1,649**</b>	<b>\$1,300</b>

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. A loan payment & interest rates will change during term. Click [Key Info](#) for required disclosure. Ins. + Home Owners Insurance Click [here](#) for relationship disclosure.

This is the *Lender Detail view*, which shows property details and a further breakdown of Rates.

Property Summary Information - MLS: 12345

 Address: 123 Main St. - Anytown, NC 27265 - MLS: 12345

Asking: \$250,000 Bedrooms: 3 Baths: 2

Year Built: 2004 Appx. Sq. Ft: 2600 Lot Size: 1 Acre

For informational purposes only: Demo Agent Company is not a mortgage lender. Contact Sample Lender directly for more information about mortgage products and your eligibility.

Demonstration Account of Sample Lender

This is a RatePlug SAMPLE Lender Detail Example - Affiliated Agent Lender will appear here.

Since this is a Report SAMPLE and the Mortgage Payments are not using LIVE Interest Rates, please don't contact the SAMPLE Loan Officer since the e-mail address and phone numbers are not real and no response will be offered.

Sign up for RatePlug: [Click Here](#) or Call (877) 710-0808.

Available Programs from Sample Lender

Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

The payments below assume an Asking Price of \$250,000 for 123 Main St. - Anytown, NC 27265 - MLS: 12345.

	30 Year Fixed	15 Year Fixed	5/1 ARM	FHA 30 Year Fixed	3/1 ARM
Loan Amount:	\$200,000	\$200,000	\$200,000	\$245,472	\$200,000
Down Payment:	\$50,000	\$50,000	\$50,000	\$8,750*	\$50,000
Term (Months):	360	180	360	360	360
Interest Rate:	4.000%	3.500%	5.000%	4.000%	4.330%
APR:	4.064%	3.609%	3.865%	5.066%	3.457%
Points:	0	0	0	0	0
<b>Monthly Payment</b>					
Principal & Interest:	\$955	\$1,430	\$1,074	\$1,172**	\$993
Taxes:	\$167	\$167	\$167	\$167	\$167
Insurance:	\$40	\$40	\$40	\$40	\$40
HOA/Dues/Fees:	\$100	\$100	\$100	\$100	\$100
PMI:	\$0	\$0	\$0	\$170	\$0
<b>Total Payment**:</b>	<b>\$1,262</b>	<b>\$1,737</b>	<b>\$1,381</b>	<b>\$1,649**</b>	<b>\$1,300</b>

\*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. Monthly Payment amounts above are based on estimates, may be greater and may not apply to your situation and can change without notice. \*\*FHA loans allow for a 3.5% Down Payment.

Enter an Estimated Offer Price and Down Payment in order to see your specific payment scenario:

1 Estimated Offer Price: \$

2 Down Payment or Percent: \$  20%

This view also allows the user to tailor specific loan scenarios to their situation with live mortgage rates.

# TriadMLS OneHome Overview



When an Agent sends properties to a Homebuyer, they will receive an email that takes them to this page. The Homebuyer will get additional details by clicking the property picture

The screenshot displays the OneHome website interface. At the top, there is a navigation bar with the OneHome logo, links for 'Buy / Rent', 'Favorites', and 'Planner', and an 'Activate Account' button. Below the navigation bar, the page shows '1 Results' and a 'Sort By: Newest' dropdown menu. A red box highlights the property listing card, which includes a photo of a white house, the text 'For Sale \$765,000', and details: 'Single Family Residence', '122 Lansdowne Road #5', 'Charlotte, NC 28270', '4bd · 4ba', and 'MLS: #3792804'. A 'New Listing' badge is visible on the photo. To the right of the listing is a map showing the property location on Lansdowne Rd, with a price tag of '\$765K' and a 'DA' (Data Available) button. The footer contains copyright information: '©2021 OneHome by CoreLogic. All rights reserved.' and links for 'Terms of Service', 'Privacy Policy', and 'Help'.

The Homebuyer will then click on the *BREAKDOWN OF MONTHLY COST* link

onehome™ Buy / Rent ▾ Favorites Planner Activate Account

← Back to Listings

### 122 Lansdowne Road #5

Charlotte, NC 28270 MLS #3792804 \* New Listing

For Sale \$765,000 Total Monthly Cost: \$3,364

**BREAKDOWN OF MONTHLY COST >**

Request a Tour

Add a Note

MARKET INSIGHTS

View Insights

View All 19 Photos

Beds · 4 Baths · 4 (3 full · 1 half)

Gorgeously renovated home in well-desired Charlotte neighborhood of land. Enjoy all the original charm this home has to offer. ... the main level. New laminate flooring on lower level. Brand new kitchen and bathrooms. Tile backsplash in the kitchen, SS appliances. Lower level is great for entertaining- featuring wet bar, fireplace, and sunroom that leads to spacious backyard with stone fire pit and l...

← Prev All Listings 🏠 Next >

DA

Upon clicking the *BREAKDOWN OF MONTHLY COST*, the RatePlug “Blade” will slide onto the screen

onehome Buy / Rent Favorites Planner

123 Main St.  
Anytown, IL 12345 MLS #1234567

1/34

View All 34 Photos View Virtual Tour

Beds - 6 Baths - 6 6,108 sqft

Days on Market: 64

Overview

Welcome to your new home in this beautiful neighborhood! 6 bedrooms and 6 bathrooms! If school districts are important to you then you can also check that box, Brecksville-Broadview Heights is in the top ten! This gorgeous colonial, nestled in the Creekside subdivision is packed with value and built for entertaining! From the open floor plan to the front room turned bar area, the first floor is a great place to gather with family and friends. ...

Read More

For Sale \$325,000

Estimated Monthly Cost: \$1,417 - \$2,059 / mo

BREAKDOWN OF MONTHLY COST

Add a Note

MARKET INSIGHTS

View Insights

### Estimated Monthly Costs

123 Main St.  
Anytown, IL 12345  
\$1,417 - \$2,059 / mo

Offer Price: \$325,000 Down Payment: \$65,000 (20%) Loan Amount: \$260,000 Modify

City View Lending  
Robert Lender | NMLS ID 9999999

	30 Yr Fx	15 Yr Fx	30 Yr FHA
Principal & Interest	\$1,061	\$1,703	\$1,367
Interest Rate	2.750%	2.250%	3.125%
APR	2.795%	2.329%	4.164%
Points	0	0	0
Property Taxes	\$167	\$167	\$167
Insurance	\$89	\$89	\$89
HOA/Dues/Fees	\$100	\$100	\$100
Mortgage Insurance	\$0	\$0	\$220
Total Payment*	\$1,417	\$2,059	\$1,943

\*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.

View required disclaimer information

LENDER DETAILS

Name  
Robert Lender

NMLS ID 9999999

Phone  
(555) 111-2222

Ask Robert a Question

Visit Lender Website

City View  
LOAN OFFICER NAME

City View Lending

Get Pre-Approved

[www.rateplug.com/triadmls](http://www.rateplug.com/triadmls)