



TriadMLS

Demo of Matrix System

The RatePlug Link appears on the following Buyer Reports:

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

The screenshot shows a real estate listing for a property at 43 Inverness Drive, Winston Salem, NC 27107-6032. The listing is for a Residential/Single property with a list price of \$449,000. The property is active and located in Davidson County, built in 2006. The listing includes a photo of the house, a gallery viewer, and a 'Mortgage Info' link circled in orange. The 'General Information' section provides details on the property's features, including 2 stories, 4 bedrooms, 3 bathrooms, a finished attic, and a 3-car attached garage. The school district is Wallburg, and the lot dimensions are 109x170. The listing is displayed in a 'Client Full W Rateplug' view.

43 Inverness Drive Winston Salem, NC 27107-6032
ML #: 770690 Sub Type: Residential/Single Status: Active List Price: \$449,000
Tax Parcel: 01-012-B-000-0367-0-0-0 County: Davidson
Sub Division: Meadowlands Yr Built: 2006
Zoning: Res City Limits:
Legal Desc: PB47-35 L367 BK2133-754

General Information
Story #: 2 Style: Beds: 4 Baths: 3/0 Blt Info: Existing
Comp Dt: No Foundation: Crawl Space
Basement: No
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

[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 L1367 882133-754

Status: Active
 County: Davidson
 Yr Built: 2006
 List Price: \$445,000

General Information
 Story # 2
 Cms: 2
 Beds: 4
 Baths: 3/0
 Rooms: 13
 Basement: No
 Foundation: Craw Space
 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
 Mid SF Area: 1400 - 2000
 Middle School: Oak Grove
 Mid SF 2 Pk: 900 - 1100
 High School: Ledford
 Mid SF Lot: 1400 - 2000
 Acres: 0.42
 Mid SF Low Lot: 1000 SF Low Lot
 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
 Main: 2
 Upper: 1
 Lower: 0

Exterior Finish: Brick
 Porch: Yes
 Fenced: No
 Inground Pool: No
 Handicap: No
 Elevator: No
 Exterior Features: All-Season Lightbox, 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 Connection
 Miscellaneous: Great Room
 Flooring: Carpet, Tile, Wood

Heating: Dual System
 Heating Fuel: Electric, Natural Gas
 Cooling: Central
 Water Heater: Gas
 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, incredible fence for pets, Professional landscaping with irrigation system, and outdoor lighting.

Home Owner Agency: Yes
 Tax Map: H24-10-1
 Tax Block: 350-00
 Tax Lot: Annual
 Tax Year: 2014
 Seller Rep: Owned property for at least one year
 Tax Rate: \$6.6700
 Tax Amount: \$2,813
 Financing Off: Tax Value: \$432,710
 Type of Sale:

Click on the arrow to view Photos

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 Information is Subject to Verifacex and Not Guaranteed

RatePlug
 Mortgage Payment Options for 185 Main St., Waco, MO 67871 - MLS 15048
 *Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 4.500%
 Term: 30 Years
 Monthly Payment: \$2,138.00
 Total Interest: \$329,640.00
 Total Cost: \$774,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 4.250%
 Term: 30 Years
 Monthly Payment: \$2,088.00
 Total Interest: \$319,640.00
 Total Cost: \$764,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 4.000%
 Term: 30 Years
 Monthly Payment: \$2,038.00
 Total Interest: \$309,640.00
 Total Cost: \$754,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 3.750%
 Term: 30 Years
 Monthly Payment: \$1,988.00
 Total Interest: \$299,640.00
 Total Cost: \$744,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 3.500%
 Term: 30 Years
 Monthly Payment: \$1,938.00
 Total Interest: \$289,640.00
 Total Cost: \$734,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 3.250%
 Term: 30 Years
 Monthly Payment: \$1,888.00
 Total Interest: \$279,640.00
 Total Cost: \$724,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 3.000%
 Term: 30 Years
 Monthly Payment: \$1,838.00
 Total Interest: \$269,640.00
 Total Cost: \$714,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 2.750%
 Term: 30 Years
 Monthly Payment: \$1,788.00
 Total Interest: \$259,640.00
 Total Cost: \$704,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 2.500%
 Term: 30 Years
 Monthly Payment: \$1,738.00
 Total Interest: \$249,640.00
 Total Cost: \$694,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 2.250%
 Term: 30 Years
 Monthly Payment: \$1,688.00
 Total Interest: \$239,640.00
 Total Cost: \$684,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 2.000%
 Term: 30 Years
 Monthly Payment: \$1,638.00
 Total Interest: \$229,640.00
 Total Cost: \$674,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 1.750%
 Term: 30 Years
 Monthly Payment: \$1,588.00
 Total Interest: \$219,640.00
 Total Cost: \$664,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 1.500%
 Term: 30 Years
 Monthly Payment: \$1,538.00
 Total Interest: \$209,640.00
 Total Cost: \$654,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 1.250%
 Term: 30 Years
 Monthly Payment: \$1,488.00
 Total Interest: \$199,640.00
 Total Cost: \$644,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 1.000%
 Term: 30 Years
 Monthly Payment: \$1,438.00
 Total Interest: \$189,640.00
 Total Cost: \$634,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 0.750%
 Term: 30 Years
 Monthly Payment: \$1,388.00
 Total Interest: \$179,640.00
 Total Cost: \$624,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 0.500%
 Term: 30 Years
 Monthly Payment: \$1,338.00
 Total Interest: \$169,640.00
 Total Cost: \$614,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 0.250%
 Term: 30 Years
 Monthly Payment: \$1,288.00
 Total Interest: \$159,640.00
 Total Cost: \$604,640.00
 RatePlug
 Loan Amount: \$445,000
 Loan-to-Value: 100.00%
 Interest Rate: 0.000%
 Term: 30 Years
 Monthly Payment: \$1,238.00
 Total Interest: \$149,640.00
 Total Cost: \$594,640.00

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: PG47-35 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: Urbrn 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. - Bertin, 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 Mobile: (555) 666-7777 E-mail Demonstration Turned off for Demo	Sample Lender Demonstration Account (555) 123-4567 Demo: E-mail address displays here					Personalize Your Mortgage Estimated Sales Price: \$ <input type="text"/> Down Payment: Amount or Percent \$ <input type="text"/> 20% <input type="button" value="CALCULATE"/>
	Key Info 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	20 Year Fixed \$50,000 \$1,430 3.500% 3.609% \$167 \$140 \$0 \$1,737	15 Year Fixed \$50,000 \$1,074 5.000% 3.865% \$167 \$140 \$0 \$1,381	5/1 ARM \$50,000 \$1,172 4.000% 3.865% \$167 \$140 \$170 \$1,649**	FHA 30 Year Fixed \$8,750** \$993 4.000% 5.066% \$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 his photo and contact information. Below the header is a navigation bar with a 'Map' button and a 'Help' button. The main content area displays a table of property listings. The first listing is for 4820 Bent Ridge Lane, with a current price of \$700,000. The ID number '795448' is circled in orange, and an arrow points to it from the text above. The bottom of the page has a footer with 'Checked 0', a 'Print' button, and 'Mobile Portal - Disclaimer'.

Chg Type	Address	BD	Bkls	Current Price
UP	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 Bsmt SF:
Pn Bsmt 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
Mo. Payment:	\$1,262	\$1,737	\$1,381	\$1,649**	\$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 *Lender Detail* view, which shows property details and a further breakdown of Rates.

Property Summary Information - MLS: 12345 Demo Agent Company

 Address: 123 Main St. - Anytown, NC 27265 - MLS: 12345 To schedule a showing of this property, please contact:
 Asking: \$250,000 Bedrooms: 3 Baths: 2 Agent name and contact info appears here
 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 Print Page E-mail Page

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
Monthly Payment					
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
Total Payment**:	\$1,262	\$1,737	\$1,381	\$1,649**	\$1,300

*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.

www.rateplug.com/triadmls