



**New Smyrna Beach Board of REALTORS®**  
**725 W. Canal Street, New Smyrna Beach, FL 32168**  
**Phone: 386-428-2104 Fax: 386-426-6564**  
**IDX RETS Server Order Form**



**All Information Fields Are Required:**

**Office Name:**

---

**Applicant's Name:**

---

**Innovia Login:**

---

**Applicant's Email/Phone:**

---

**Applicant's IDX Website Address:**

---

**Web Designer/Consultant's Name:**

---

**Web Designer/Consultant's Email/Phone:**

---

**RETS Server URL Address**

**<http://rets.smy.offutt-innovia.com:8080/smy/login>**

---

**RETS Login: (provide - not InnoVia)**

---

**RETS Password: (provide - not InnoVia)**

---

**RETS (Real Estate Transaction Standard)**

NSBBOR member MLS Participants and Subscribers may be approved to use the NSB MLS RETS Ver1.5 Server to access IDX-authorized active MLS listing data. The advantage to RETS is that the data is updated continuously throughout the day and available on-demand. (MLS reserves the right to limit excessive data pulls/server utilization). RETS may be used to provide more up-to-date websites for NSBBOR members, or to populate third party software that is marketed and sold to NSBBOR members. To receive access to the NSB MLS RETS server, complete and submit this request form and the MLS/Broker/IDX Persistent Data Agreement. Subscribing member is responsible for all website MLS IDX Disclosure requirements, regardless as to who the website host/provider may be.

**Administrative Set-up**  
**Annual Data/Administrative**

**Fee \$225.00**  
**Fee \$200.00**

**\*\*\*Special Notification/Authorization\*\*\***

NSBBOR applicant member's notification to the MLS of their intention to establish an IDX site using persistent MLS data and agreement to make their site directly accessible to the MLS for purposes of monitoring/ensuring compliance with applicable rules and policies. IDX data are authorized to be used solely by the user or firm specified below in a single real estate website owned or operated, by or for the user or firm for the specific purpose of making such data available to the general public. Any other unauthorized use, dissemination or distribution of this data to a third party firm or website is strictly forbidden. NSBBOR will at their discretion immediately discontinue service and/or seek other legal remedies for any violations of this authorization.

By signing below I specifically agree to abide by the above agreement, and to use said data in the specified manner authorized by the Special Authorization.

\_\_\_\_\_  
 User/Firm Name/Signature

**MLS Data Feeds: FTP vs. RETS**

IDX stands for Internet Data Exchange, and was a mandate from the National Associations of Realtors® that said the "Associations of REALTORS® and their Multiple Listing Services must enable MLS Participants to display on Participants' public websites aggregated MLS active listing information subject to the requirements of state law and regulation."

Typically this mandate was answered by providing the MLS participants with access to a FTP feed of the data, which is commonly now referred to as the IDX feed. The other method used to meet this mandated was to provide a link that the participants could frame into their own site. Both of the above solutions pose problems for Realtors® and their website developers. Almost every single MLS's FTP feed is different, requiring custom coding or custom configuration for each MLS. FTP feeds are also generally only updated once per 24 hours. NSBBOR MLS no longer offers FTP to new users.

RETS stands for the Real Estate Transaction Standard. RETS is an attempt by NAR and the MLS vendors, to standardize the way that IDX and other real estate data is provided. Why still not a perfect solution, it does offer many benefits over providing the IDX data via FTP. First, RETS is typically setup as a near real time access to the MLS data, meaning that when entering a listing into his MLS, it is provided out almost instantaneously via the RETS server. RETS also provides a standardized way to determine what data the MLS is providing you, allowing for easier and less time consuming setups for website developers. The RETS standard is still maturing however has mandated that all Realtor® Associations and their MLSs adopt RETS in 2009. RETS is just an improved way to access this IDX data.