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**FMLS**

First in Georgia Real Estate

# Welcome

Imagine a world where technology and your MLS staff works as hard as you do. Where products and services support you, even when you're not working. At FMLS, that's the kind of future we're building.

As Georgia's first and largest MLS, we're on the cutting edge of change, bringing you the latest tools and exceptional training and service.

We are adding broader access to MLS data across the region and country to give you access to more live listing data - and exposing your listings to more agents and buyers. So you can make the most of your time and drive sales, and concentrate on delivering a client experience that's second to none.

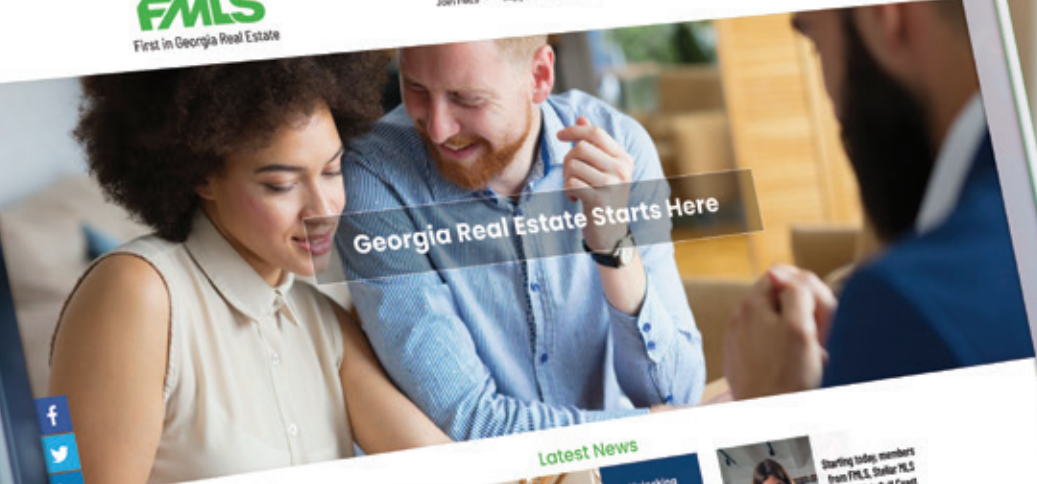
You've heard of artificial intelligence and machine learning - we're delivering it now. And our data, which helps drive your business, is the most accurate in the market.

Since we're broker-owned and governed, we know what it takes to succeed. And we're with you every step of the way.



**Jeremy Crawford**  
*FMLS President & CEO*





Georgia Real Estate Starts Here



Latest News

**AI**

**FMLS**  
First in Georgia Real Estate

**restb.ai**  
Real Estate Brokerage for Real Estate

[Click Here](#)

FMLS Bringing Cutting-Edge AI to Brokers and Agents

Unlocking Homeownership With Down Payment Resource

[View White Paper](#)

Unlocking homeownership With Down Payment Resource

Starting today, members from FMLS, Stellar MLS and Hobbie's Gulf Coast MLS will be able to see each other's listings.

[Read Details](#)

Three-way Data Sharing Agreement Brings Georgia, Florida and Alabama Markets Closer Together

# FIRST in Data

Every real estate transaction starts with data. At FMLS, we provide the most current and accurate MLS data, even leveraging AI to ensure exactness.

We verify every sale with an extensive review of the settlement statement from the closing attorney. Tax records are continually updated and we are the only MLS that provides you with nationwide tax data.

We have millions of listings available to you from your local market, plus exclusively from many other MLSs across the nation. You have the assurance of accurate and consistent data, from the day you start gathering information to the entire life-cycle of your transaction.





## FIRST In Service & Support

Whether it's a question about one of our products, compliance, or just a general "how-to" question, we're here to help.

FMLS Customer Support is available 6 days a week via phone. We also provide online-chat & email support to our members.

In fact, FMLS representatives average a customer satisfaction ranking of over 94%, verified by independent surveys taken after our interactions.



# FIRST in Training

FMLS provides all of our real estate and appraisal training as a free member-benefit. You will not pay for training as an FMLS member! We include more than 30 hours of CE classes in Georgia, Alabama, Tennessee, and South Carolina. And, we are constantly adding more courses and states to help you fulfill your licensing requirement.

You can also access self-paced training videos on our YouTube channel or video portals linked to our technology vendors.

Our CE credits are developed in-house with our talented team of trainers and are offered free of charge as another FMLS member benefit.

And if you ever get stuck, you're welcome to contact our Customer Support to get the answers you need quickly.





# FIRST in Market Research

Our complete suite of research tools helps supplement your own knowledge of your local market to assist clients.

Leverage AI and predictive modeling, create interactive and mobile-friendly reports. Combine local geography with customizable housing variables, timeframes, and market metrics.

We also offer research platforms to support long and short term rentals, as well as commercial leasing, well as commercial leasing.



# FIRST in Industry News

FMLS also provides a complimentary subscription to **Real Estate News**, a leading news portal, so you can stay in front of industry news and trends, productivity and prospecting tips, and more. This helps empower you with the news and information you need to succeed in a context that's impartial, meaningful and pertinent.







# FIRST in Listing Data-Sharing

We're committed to providing our members with the widest selection of listings, not only in Georgia, Tennessee, Alabama and Florida, but in key markets throughout the country. We've entered into data-share agreements with some of the largest and most prominent MLSs in the country, and our reach is growing.



# The latest and most

FMLS is proud to provide you with the most comprehensive set of real estate software

## Matrix and Realist

**Matrix** unifies listing data and Realist® property data in a property-centric listing platform. Matrix also leverages tax data (in multiple states) without launching a separate program and leaving the MLS workflow.

**Realist** is the property centric tax system that enables you to take full advantage of the most complete web-based public record service available. Realist covers every county across Georgia, Alabama and Tennessee.

## OneHome and MLS-Touch

**OneHome** is a Matrix high-power portal for your clients. It provides quick and easy access to FMLS listing data while on the go. Your clients will love the integrated search capability and simple way to share feedback.

**MLS-Touch** delivers live access in a mobile app to the full FMLS listing database as well as tax and public records. All of your Matrix contacts, favorites, sent listings, and saved searches are automatically synced.

## Restb.AI and Finding Homes by Lundy

FMLS brings AI to real estate with **Restb.AI**. During the listing input process, advanced AI technology reads what's in the images being uploaded and provides automated captions for photo tags in seconds. It also adds ALT-text tags for every photo to help ensure ADA compliance. It creates generative property descriptions in FMLS member websites to generate different editable property descriptions. Image-matching identifies similar properties for a better way to search listings.

**Finding Homes by Lundy** helps, blind and visually impaired consumers search for homes on FMLS using Amazon's Alexa with an app and voice commands. Brokers and agents can use voice commands while driving to eliminate the need to look at your smartphone or pull over to the side of the road for listing information.

## Remine Pro

Remine allows you to perform searches, obtain predictive analytics on the market, and follow properties in your cart for free! By extracting data from the MLS and other sources, Remine Pro delivers new insights into properties, including nationwide tax data. Remine's interactive map and data-based filters help to quickly and easily find new leads, track current and past opportunities, and more. It shows you who owns a property, who is living in it, what their mortgage balance is, and when they are likely to sell, creating powerful prospecting and farming tools.

## Remine Docs+

With Remine Pro and Docs+, you can look up the property details in Remine Pro and launch a new purchase-side transaction in Docs+. This process auto-populates the listing information into the transaction forms and contracts.

E-signatures are also seamlessly connected to your real estate workflow. And since everything is cloud-based, you'll always have the latest version.

## Remine Add/Edit

Enter and edit listings once and send the data to FMLS and other participating MLSs. This eliminates duplicate data entry and puts you in control of where your listing content goes.

Remine Add/Edit even has the capability for Brokers to control listing syndication to meet the needs of your company.



# advanced technology suite...

solutions, services, and apps to boost marketing, increase exposure, and gain new leads.

## Cloud Agent Suite

**Cloud CMA** takes listing data and creates beautiful, and effective presentations. **Cloud MLX** is a tailor-made FMLS interface which saves your searches, custom areas, and collections in seconds. **Cloud Streams** gives your buyers the fastest listing notifications in the industry. **HomeBeat** is a great tool to automatically send CMAs to past clients.



## Down Payment Resource (DPR)

Hundreds of millions of dollars in down payment programs are available right now. DPR creates the opportunity for you and your buyers to connect people with programs that get them into homes. Listings that qualify for homeownership programs are flagged with the DPR icon on FMLS listings.

## AirDNA

AirDNA's Rentalizer tool allows FMLS agents and brokers to accurately predict the revenue, occupancy, and average daily rate of any property as a short-term rental, using historical data from comparable properties in its specific market. It assists buyers who are looking at investment properties.

## RentSpree

RentSpree is the premier rental application and screening suite for FMLS members to help make leasing applications and decisions faster and easier. "Apply Now" links can be added to rental listings, and set-up takes only a few minutes.

## ShowingTime+

**ShowingTime+** allows real estate professionals to quickly schedule and confirm showings for agents, teams and brokers. Easily share and access showing info from an MLS listing or MLS homepage. Improve communication and keep everyone in the loop.

**Offer Manager** by ShowingTime provides a streamlined workflow to track offers, manage documentation, and communicate with agents. See all your offers in one place via email, text and mobile app notifications so you never miss an incoming offer.

**Market Stats** is an elegant and easy-to-use statistics program with a new set of market reports and interactive tools including InfoSparks, FastStats, Local Market Updates and Monthly Indicators. Demonstrate your expert knowledge of trends, stats and market information.

## RatePlug

RatePlug provides accurate payment estimates so consumers can get a great idea of what the property will actually cost, based on up-to-date mortgage information. Fully integrated with FMLS search, Rate Plug connects your originators to your MLS listings, and helps your buyer better understand affordability – that means more qualified buyers that close 15% faster.

### We also offer these additional products and services.

- ◆ FOREWARN
- ◆ RE Technology
- ◆ Listing Syndication
- ◆ Supra
- ◆ Real Estate News
- ◆ DataMaster Pro
- ◆ FMLS Stats
- ◆ ListTrac
- ◆ Free CE Classes

# Open Access to Listings for All

As one of the few broker-owned and operated MLSs in the United States, FMLS advocates for shared listing access throughout America. See how FMLS helps brokers, agents and consumer alike.



# FIRST in Lockbox Reciprocity

We have also extended Lockbox reciprocity to many of our adjoining market areas, with like-minded MLSs and Associations who believe in making it easier for their brokers and agents to seamlessly show properties.

We're doing this because, we believe, it's the right thing to do. It's good for our members, as well as buyers and sellers across the region.





# FIRST in Real Estate Supplies

You can find all of your real estate supplies here – including signs, directionals, open house kits, lockboxes and eKEYS, and closing gifts.



In addition to our fully staffed locations in Sandy Springs, Kennesaw and Duluth, we have 24/7 merchandise pickup kiosks.

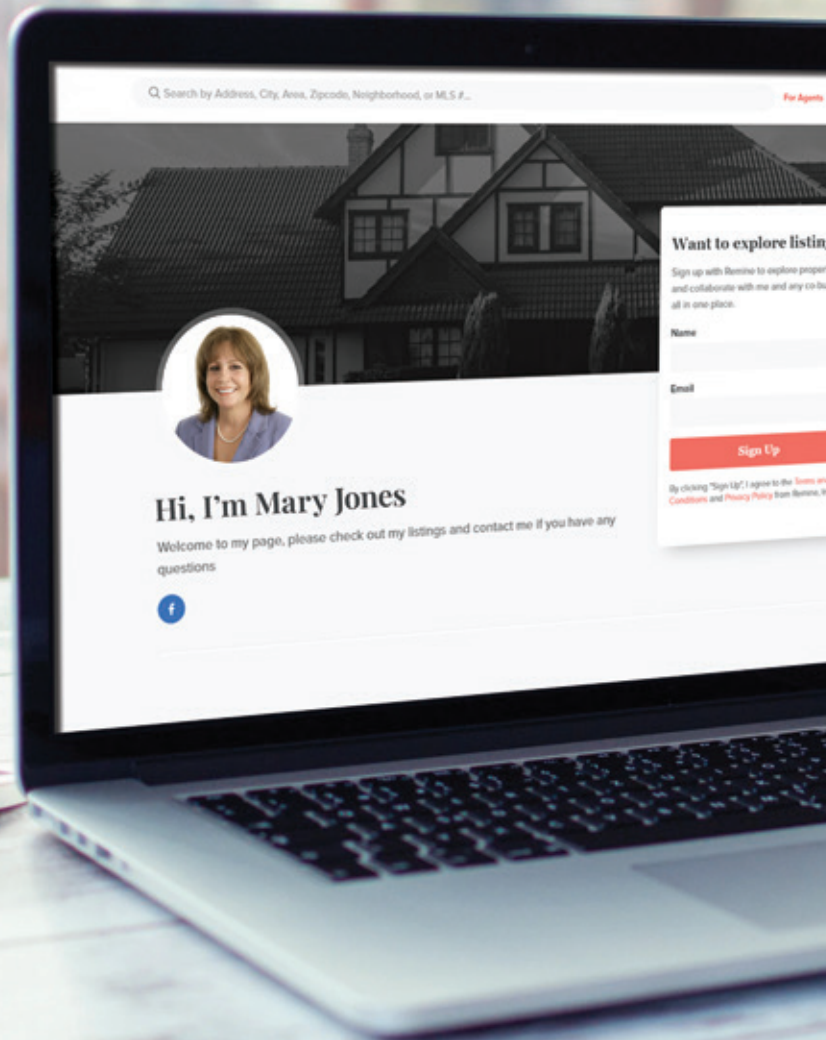
You can also shop online in our FMLS Store on FirstMLS.com. Your FMLS store has it all.

## Full-service Locations

Main Service Center Sandy Springs	Northeast Service Center Duluth	Northwest Service Center Kennesaw
5457 Roswell Road Suite 208	2250 Satellite Blvd Suite 215	440 Barrett Parkway Suite 64
Atlanta, GA 30342	Duluth, GA 30097	Kennesaw, GA 30144
<b>404-255-8660</b>	<b>678-475-0544</b>	<b>678-290-9493</b>

## 24/7 FMLS Store Pick-up Kiosk Locations

Morrow	Dahlonega	Monroe	Rome/ Cartersville
Metro South Association of REALTORS®	Highway 60 Self Storage Complex	Walton-Barrow Board of REALTORS®	Storage Key Self Storage
1671 Adamson Pkwy Morrow, GA 30260	3541 S. Chestatee Dahlonega, GA 30533	115 Bold Springs Ave. Monroe, GA 30665	424 Grassdale Rd. Cartersville, GA 30121



# FREE Agent and Broker Websites

Claim your free website with full listing search capability! Customize your page with a variety of options. You have control of what appears on the page and how it looks to your clients. Having an expanded web presence is always a good thing.

Your personal website will feature your own listings and the listings of your broker. You can even make Sold listings visible for your Buyers and Sellers.



# Welcoming Appraisers to Our Real Estate Ecosystem

FMLS welcomes appraisers into our member network to work seamlessly with our brokers and agents. We offer DataMaster Pro to our appraiser members, which is the gold standard of appraisal data management software.

Appraisers can get more data than ever before and more tools to help create credible and factual reports that stand up to reviews and a dynamic digital workfile process that stands the test of time.

We would love to show you all the features of DataMaster Pro, including the Market Analysis, Neighborhood Analysis, CompTracker, etc.

We invite you to join FMLS as an appraiser member today.





# Leading the Way Into the Future

FMLS is committed to providing brokers, agents and consumers with best real estate platforms to conduct business professionally and ethically. We're serious about transparency and data integrity.

We carefully vet all of our products and services, to make sure everyone can work together to get the best results.

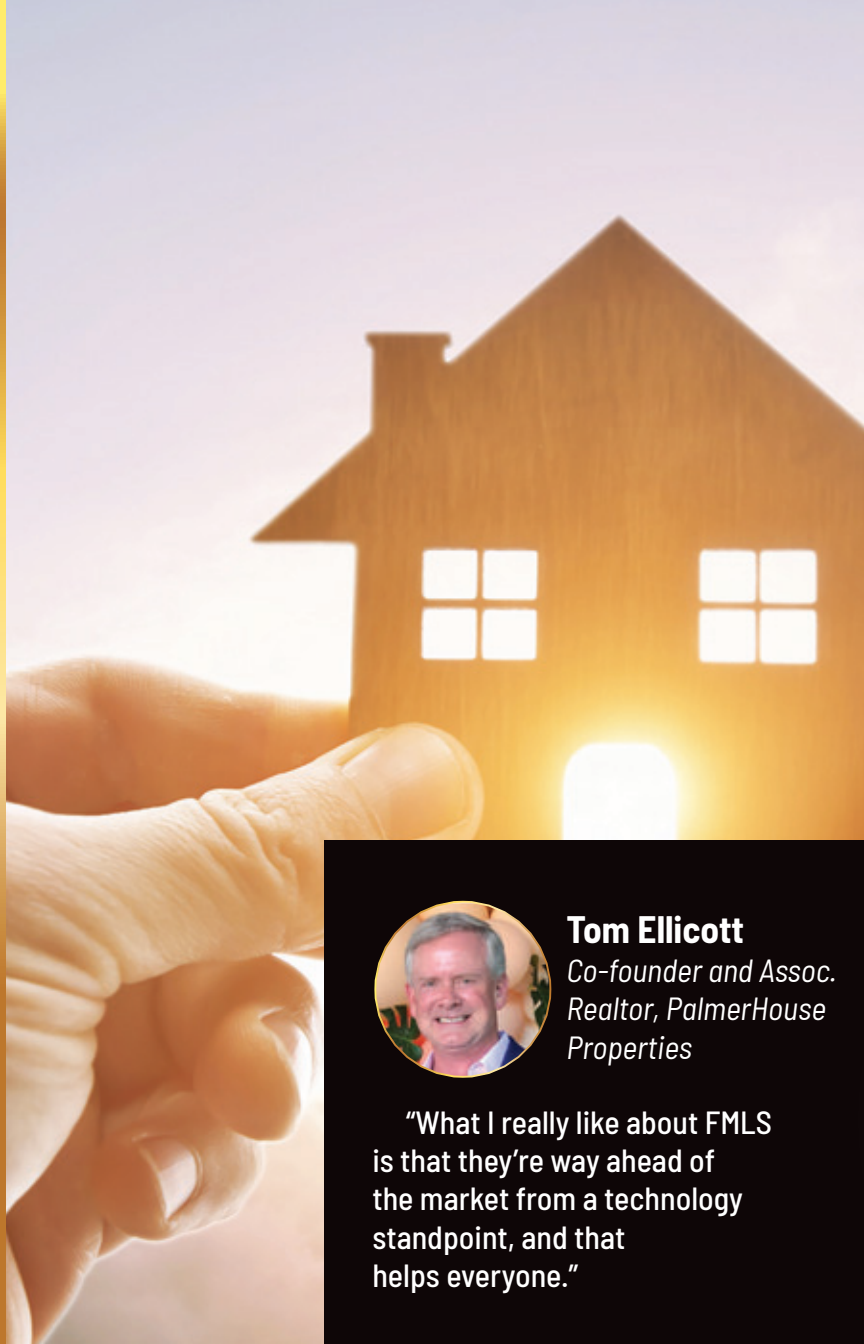
We're leveraging the latest AI and training throughout the entire FMLS platform

We believe in a world where everyone works together to bring a better real estate ecosystem, and we're glad you're part of the journey.



# FIRST In Agent's Choice

As the largest and first MLS in the state of Georgia, we've been empowering Georgia REALTORS® and real estate professionals since 1957.



**Tom Ellicott**

*Co-founder and Assoc.  
Realtor, PalmerHouse  
Properties*

"What I really like about FMLS is that they're way ahead of the market from a technology standpoint, and that helps everyone."



**Dan Forsman**  
*Chairman Emeritus,  
Berkshire Hathaway  
Home Services  
Georgia*

"FMLS is known as the leader in technology and service. They move faster and implement quicker."



**Lourdes Moscoso  
& Carlos Posada**  
*100-transaction  
power team,  
eXp Realty*

"We know when we set someone up on the automated emails, our clients are getting information as soon as it hits the market."





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Monroe, GA 30665

**Rome/Cartersville**

Storage Key  
Self Storage

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