



## Vacation Rentals

On May 8, 2013, ARMLS® added a new field titled *Vacation Rental Y/N* to the Residential Rentals property type. This describes listings that are **fully furnished rentals** ready for vacation occupancy. These are vacation rentals where tenants need only their luggage when they show up for their stay. Now you will enter these types of listings in the Residential Rental property type and have access to features designed specifically for them as long as you select **Y** in the *Vacation Rental Y/N* field.

### Pricing

Vacation Rentals give you two fields to list pricing, **Lease Price/HiSeason** and **Mthly Rate Lo Season**. If you have different pricing for different times of the year, you can note them in the different fields. If you do not, you can enter the same price in both fields. This practice will help facilitate the listing's inclusion in search results regardless of which field is being used in a search.

### Statuses

Given the nature of these listings, ARMLS members will only use four statuses for Vacation Rentals. These statuses are:

1. **Active:** for when the property is being marketed
2. **Temp Off Market:** for when the property is still listed with the listing Broker, but is not currently being marketed
3. **Expired:** for when the term of the listing agreement has ended
4. **Cancelled:** for when the listing agreement is terminated before its end date, OR in the case of Vacation Rentals, for when the listing is no longer going to be marketed because it has been rented for the desired periods of time.

#### Status and Price Change

- [Edit Current Status \(Active\)](#)
- [Change List Price](#)
- [Extend or Expire Listing](#)
- [Take Off Market \(Temporary\)](#)
- [Cancel Listing \(Final\)](#)

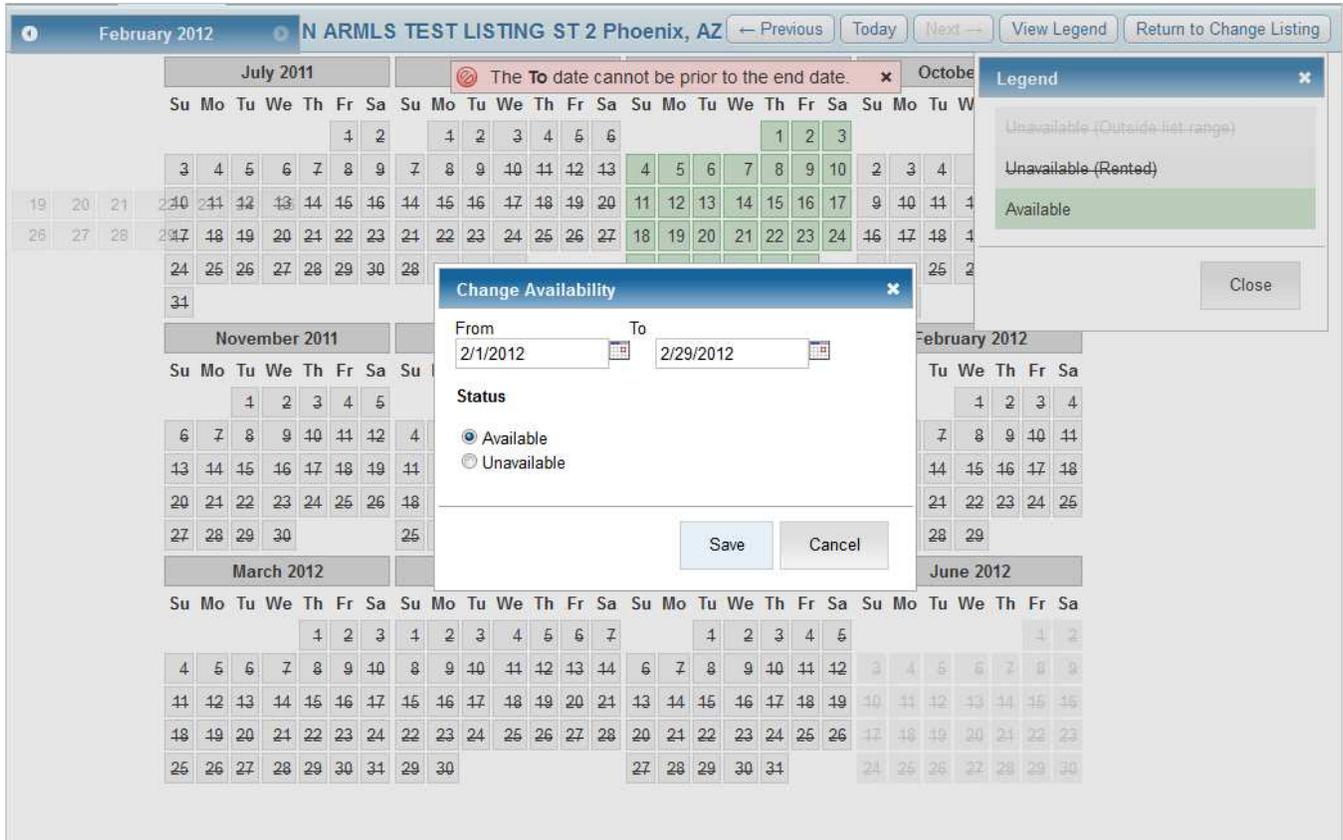
There is **no** status for Leased/Closed, so listings should be changed to Cancelled once they have been successfully marketed.

### Vacation Rental Available Dates

New to the Residential Rental property type and created especially for Vacation Rentals, is the *Vacation Rental Available Dates* field. This item is accessible from the listing edit page and will allow listing Agents to note the specific dates the property is available.

When a listing is created, all dates between the **List Date** and the **Marketing End Date** are automatically marked as 'available' on the calendar and are colored green on each day.

As the property is rented for a week here or a month there, the listing Agent can simply click on a day and mark those dates as 'unavailable' on the calendar. Dates flagged as Unavailable will be noted by a strikethrough on the number and colored gray for each day. Dates on the calendar beyond the Marketing End Date will appear the same as Unavailable dates. If you attempt to edit a day past the Marketing End Date in the listing, an error will appear stating that *The To date cannot be prior to the end date.*



### Searching

Agents looking for Vacation Rentals can search for properties available in a given date range by using the *Vacation Rental Available Dates* field in a Quick Search. When entering a date range to search against, users have two logic options: 'for all of' and 'any day btwn'.



**for all of:** Return only results which are available for all of the dates in the range

**any day btwn:** Return results where the listing is available on any day in the specified range

## Reports

There are three specific reports to choose from that include the Vacation Rental Available Dates.

1. **Listing Detail Report:** a four-month view of the calendar has been included just under the listing photo for your viewing convenience as you toggle down search results
2. **Listing Detail Report with Vacation Rental Available Dates:** the same as the Listing Detail Report with a second page displaying a 16-month view of the calendar
3. **Vacation Rental Available Dates (Vacation Rentals Only):** a one-page report of just the 16-month calendar view

The image shows a screenshot of a real estate listing page. At the top, there is a header for 'MLS #: 4357553' and '123 N ARMLS TEST LISTING ST 2 PHOENIX, AZ 85007'. Below this, there are four calendar grids for the months of April 2011, May 2011, June 2011, and July 2011. Each calendar grid shows dates from Sunday to Saturday, with some dates highlighted in green, indicating availability. Below the calendars, there is a section for 'ARMLS Test Listing' with various details including 'Seasonal Furn Rental', 'List Style: Active', 'Price: \$3,000,000', 'Year Built: 2010', and 'High Season \$3,000,000 - Low Season \$1,000,000'. At the bottom, there is a 'Vacation Availability' section with a 16-month calendar view from April 2011 to July 2011, showing dates from Sunday to Saturday, with some dates highlighted in green.