CENTRALIZED SHOWING
SERVICE
MLS Non-Core Service
CSS Access & MLS Integration

The integration of Centralized Showing Service and the MLS software allows agents to create showings on CSS members' listings directly from the MLS interface. To display this link, the MLS has two options to choose from to determine if the property is a CSS listing.

How to Link to CSS to Create a Showing

Intended Usage: This link should be available on the listing display screen or in a search result list.

Specifications: The integration involves passing hidden form field variables to CSS.

The link to use is:

www.showings.com/external/show.cfm

Send the following variables through hidden fields in a form:
  • LOGIN ID (provided by CSS)
  • PASSWORD (provided by CSS)
  • MLS NUMBER
  • AGENT ID (the AGENT ID of the agent wanting to show the listing)

The following is an example of the form:

```
<form method="post" action="http:// www.showings.com/external/show.cfm">
   <input name="LOGINID" type="hidden" value="csslogin">
   <input name="PASSWORD" type="hidden" value="css1234">
   <input name="MLSNUM" type="hidden" value="123456789">
   <input name="AGENTID" type="hidden" value="45651">
</form>
```

Please note: All integration parts above MUST be sent as hidden form variables using a POST method. The form GET method is not supported by CSS.

Displaying the Link

Not every listing in the MLS will be handled by CSS. To determine if the listing is showable through CSS, there are two options available to the MLS. In a Core Service Integration, this part of the integration would not be neccessary because all agents and listings would be members of CSS. If the MLS decides to use the Core Service Integration in the future, the MLS software should be able to easily turn all listings to be showable though CSS by applying an MLS-wide flag in the system.

OPTION 1 - A Database Flag

The first option is for those MLS' that have fields (or flags) built into the system that determines whether or not a listing is a CSS listing.

While the agent is adding the listing to the MLS, there may be a field within the page that allows them to choose a showing service, like Centralized Showing Service. If this field is available, the agent can select CSS as an option.

When a user is viewing this listing, the MLS system can determine whether or not to display the link to create a showing by checking this database field.

OPTION 2 - XML-Web Service

The second option available is through a web service and requires custom programming. This option allows MLS' to quickly query the CSS system to determine if a listing is showable through CSS.

By passing one or more MLS Numbers, and a username and password, the MLS will be able to parse an XML file on whether or not the listing(s) is available to be shown. The resulting URL to obtain this XML file is:

```
http://www.showings.com/mlsxml/access.cfm?mlsnum=123456&login=csstest&mlspassword=css1234&
MLSVERSION=1.0&MLSVENDOR=ACMEMLS
```

Continued

The URL contains the following variables in the string:

- MLS NUMBER (multiple MLS Numbers should be separated by a comma)
- LOGIN (provided by CSS)
- MLS PASSWORD (provided by CSS)
- MLS VENDOR (the vendor information)

The XML page will contain the MLS Numbers that are showable. An example:

XML Result Example

```
<?xml version="1.0" encoding="UTF-8" ?>
<listings>
        <listing>
                <id>123456</id>
        </listing>
</listings>
```

If one of the MLS Numbers that is passed to CSS is not showable, it will not be displayed in the resulting XML. With either option, if it is determined that the listing is not a CSS listing, the link to create a showing should not be displayed to the user.

How to Link to CSS to Manage a Listing

Intended Usage:
This link should be available to the listing agent when the agent is adding or editing a listing. It's best to place this link after the form has been submitted by the agent or in a "Options" section of the listing screen. CSS member agents will be sent to the Add/Edit Listing Page on the CSS website.

Specifications: The integration involves passing hidden form field variables to CSS.

The link to use is:

www.showings.com/addeditListing.cfm

Send the following variables through hidden fields in a form:

- LOGIN ID (provided by CSS)
- PASSWORD (provided by CSS)
- OFFICE ID (the ID of the office the agent belongs to)
- AGENT ID (the ID of the agent the listing belongs to)
- ADDRESS
- MLS NUMBER
- CITY
- STATE
- ZIP
- AREA
- LIST PRICE (the price of the property - numeric only)

The following is an example of the form:

Form Example

```
<form method="post" action="http://
www.showings.com/external/addeditlisting.cfm">
  <input name="LOGINID" type="hidden" value="csslogin">
  <input name="PASSWORD" type="hidden" value="css1234">
  <input name="OFFICEID" type="hidden" value="ACME5698">
  <input name="AGENTID" type="hidden" value="45651">
  <input name="ADDRESS" type="hidden" value="501 NW OAK ST">
  <input name="MLSNUM" type="hidden" value="123456789">
  <input name="CITY" type="hidden" value="SPRINGFIELD">
  <input name="STATE" type="hidden" value="TX">
  <input name="ZIP" type="hidden" value="55555">
  <input name="AREA" type="hidden" value="23">
  <input name="LISTPRICE" type="hidden" value="250000">
</form>
```

For questions and other information regarding this document and the CSS/MLS integration, please send an email to: mlsinfo@showings.com