

Estate Agent Feeds Import Feed Specification

Estate Agent Feeds accepts XML feeds in enabling customers to remotely and quickly update their accounts. This document outlines your requirements when putting together or providing a feed for us to populate your account with.

XML Feed format

The format of your feed should be **XML** and ideally located on a fixed URL that is publically available over the web. The feed should not be password protected or contained within an archive such as a ZIP. Basically our system should be able to access it directly without any user intervention either by us or yourselves.

Example feed URL: <https://www.yourwebsite.com/export/properties.xml>

The name of your feed can be anything as long as it doesn't change. An example of an incorrect name would be one that contains the current date. e.g /properties20180212.xml

Images and attachments

All images and attachments should be provided within your feed as **direct URLs** and not as separate attachments. Images must end with an extension such as .jpg, png. Files such as EPC's and Floorplans should be .pdf, jpg, or .png.

Example image: <https://www.yourwebsite.com/properties/123/image1234.jpg>

Content Type

Your feed when access should generate a valid and error free XML feed of **Content-Type: text/xml**.

Naming XML tags

Our system has been built to work with almost any XML feed as long as it contains the specific mandatory values. What you decide to name your tags is up to you. When we set-up your import we will match your tags to our system. We ask that you leave out any unnecessary or empty tags as that will help reduce the size and complexity of your feed.

Example tags that are both acceptable: **<property_type>Flat</property_type>**, **<prop_type>Flat</prop_type>**

Attributes

We don't process attributes. All feed property values should be between an opening and closing tag **<tab>value</tab>**.

Enumerated values

ENUM values are a fixed list of options such as that which defines the property type. When creating your feed it's important that you use a set and uniformed series of values for anything that's ENUM. For example a property type of **'Flat'** should always be represented like this and not **'Flats'** later. Likewise **'Semi-detached'** should not be **'Semi Detached House'** later. By sticking to a uniformed naming convention for all enumerated values guarantees a perfect import and no errors when we upload your listings to the property portals such as Rightmove and Zoopla who also use Enums.

Generally speaking, never let your customers type in values at feed source that should be treated as an ENUM.

For a complete list of ENUM values we accept, please see the remaining pages of this document.

Date and time values

We use two types of date format for some specific values. When a property was created or updated and the available date used for lettings. The format of the **datetime** is YYYY-MM-DD HH:MM:SS or 2018-02-12 16:00:00.

Updating Your feed

When updating the listings within your feed two things need to be considered. First; when the property was last modified and if the property is actually still available. Generally speaking whenever **any** part of the property is changed, the relevant **<updated>** tag should be modified with the most recent date and time. Our system will use this along with the property **<reference>** in determining if we should update that listing within your account and thus your portal.

Removing listings

If a property is no longer on the market or you wish for it to be removed from your portal account, simply remove it from your feed and our system will automatically unpublish the property from your EAF account and portal accounts.

Note: this auto delete feature can be switched off by an account manager if you prefer the property remain on the portal.

List of XML tags

Below is a summary of tags you can use along with those which are mandatory. Enums are described on the next page *.

A sample feed can be found on the following URL <https://bit.ly/2pm1BU2>

FIELD NAME	EXAMPLE	TYPE	REQUIRED
reference	ABC1234-6543	STRING	YES (Must be unique)
created	YYYY-MM-DD HH:MM:SS	DATE TIME	NO
updated	YYYY-MM-DD HH:MM:SS	DATE TIME	YES
transaction *	[Sales, Lettings]	ENUM	YES
type *	[Detached, Flat, Shop]	ENUM	YES
status *	[Let Agreed, Under Offer]	ENUM	NO
new_build	[1,0, true, false]	ENUM, BOOL	NO
price	[250000, 1500]	NUM	YES
currency	[GBP or EUR]	ENUM	NO (Default GBP)
price_type *	[Guide Price, Fixed Price]	ENUM	NO
tenure *	[Leasehold, Freehold]	ENUM	NO
date_available	YYYY-MM-DD	DATE	NO
house_name_number	[556, 2A, Palm House]	STRING	YES (UK agents)
address_1	Finchley Road	STRING	YES (UK agents)
address_2	Barnet	STRING	NO
town	Golders Green	STRING	YES
city	London	STRING	YES
country_code	[GB,ES,FR,GR]	ISO-ALPHA-2	YES (Overseas agents)
postcode	NW11 8DD	STRING	YES (UK agents)
display_address	556 Finchley Road, NW11	STRING	NO
latitude	51.485996	FLOAT	NO (Best practice)
longitude	0.106829	FLOAT	NO (Best practice)
summary	A short description	STRING (No HTML)	NO (Best practice)
description	A full description	STRING (Some HTML)	YES
features	[2 bedrooms, Private Garage]	STRING (Max 10)	NO (Best practice)
bedrooms	2	NUM	YES (Residential)
bathrooms	1	NUM	NO
receptions	1	NUM	NO
internal_area	400	NUM	NO
internal_area_unit *	[Sq Ft, Sq Mt, Acre]	ENUM	NO (Default Sq Mt)
furnished *	[Part Furnished, Furnished]	ENUM	NO

List of Enumerations and Special Feed Values

PROPERTY TYPES	TRANSACTION	STUDENT_PROPERTY
Villa Semi-Detached Terraced End of Terrace Detached Mews Flat Studio Maisonette Bungalow Terraced Bungalow Semi-Detached Bungalow Detached Bungalow Land Link Detached House Town House Cottage Barn Conversion Park Home Hotel Room Farm House Equestrian Facility Restaurant Cafe Country House Lodge House Boat Block of Apartments Office Business Park Commercial Development Retail Property (high street) Retail Property (Out of Town) Shop Convenience Store Workshop & Retail Space Hotel Pub Light Industrial Warehouse Land Industrial Development Farm Leisure Facility Chalet Finca Longere Riad	Sales Lettings AREA_UNIT Sq Ft Sq Mt Acre Hectares PRICE_TYPE Guide Price Fixed Price POA Offers in Excess Of OIRO Sale by Tender From Offers Over STATUS Under Offer SSTC Let Agreed Available Reserved TENURE Freehold Leasehold Feudal Share of Freehold FURNISHED Part Furnished Unfurnished Furnished/Unfurnished OUTSIDE_SPACE Terrace Communal Garden Private Garden Front Garden	Defines if the property is student friendly. [1,0] or [yes, no] HOUSING_BENEFIT Defines if the property allows DSS. [1,0] or [yes, no] PETS_ALLOWED Defines if the property owner allows pets. [1,0] or [yes, no] HOME_PACK Include a home pack attachment. [URL] PROP_URL Include a link to the original property details. This is useful for our other feed services such as Facebook. [URL] OUTPUT_RIGHTMOVE Defines if this listing should be sent to Rightmove. Useful when uploading to multiple portals. [1,0] OUTPUT_ONTHEMARKET Defines if this listing should be sent to OnTheMarket. Useful when uploading to multiple portals. [1,0] OUTPUT_ZOOPLA Defines if this listing should be sent to Zoopla. Useful when uploading to multiple portals. [1,0] OUTPUT_BULK Defines if this listing should be in your bulk export feeds such as Gumtree or Facebook. [1,0]