

Propertyshowrooms.com Xml Guide v2

This document details the specification of the XML file required to export property information in the Propertyshowrooms.com format.

Your XML feed must be available as a “live” link for us to pick up i.e. we can access your feed from a URL (a web address) e.g. <http://www.agentsite.com/xml/feed.xml>. This way we will be able to automatically refresh feeds on a regular basis.

To validate your feed, visit <http://schemas.propertyshowrooms.com> you can validate either XML feed files (for testing) or a feed on a URL.

XML Feed Specification

The order of the nodes/elements **must** remain intact, your feed will not validate if you change the order.

- `<?xml version="1.0" encoding="UTF-8"?>`

Mandatory - the very first line of the feed. This can be either UTF-8, UTF-16 or ISO-8859-1

- `<root>`

Mandatory - opens the document

- `<propertyshowrooms>`
 `<feed_version>2</feed_version>`
`</propertyshowrooms>`

Mandatory - identifies the Propertyshowrooms feed version

- `<property>`

Mandatory - opens the property node for each individual property

- `<date>2010-01-25 13:45:45</date>`

Mandatory – must be datetime which is 19 characters and is usually the last modified date for the property as it is in your database. This must follow or be converted to standard datetime format of: YYYY-MM-DD HH:MM:SS. This is used in conjunction with the `<ref>` tag to determine if the property should be added or updated.

- `<ref>ABC123456</ref>`

Mandatory - alphanumeric, max 20 characters. This is the unique identifier for each property that you list. You will have something similar in your database so it's recommended that you use this for ease of identification. This is used in conjunction with the `<date>` tag to determine if the property should be added or updated.

- `<price>200000</price>`

Mandatory - numeric, max 8 characters. This is used in conjunction with `<price_freq>` and `<currency>` tags to establish the pricing for the property in question. This is the price the property is for sale at. Please only use whole numbers only with no punctuation. (e.g, 200000 NOT 200,000 or 200.000,00 or 200,000.00) No deviations from this method will be accepted. For development price variations, enter the LOWEST PRICE and use the `<desc>` node to detail pricing options.

- `<currency>EUR</currency>`

Mandatory - used in conjunction with `<price>` tag. This must be the correct and up-to-date official ISO currency code.

- `<price_freq>sale</price_freq>`

Mandatory - alpha 'sale' for properties for sale. Do not put anything else in this tag, This tag used in conjunction with `<price>` and `<currency>` tags.

- `<part_ownership>0</part_ownership>`

Optional - numeric. '1' denotes price does not represent 100% ownership. Applicable only when `<price_freq>` is set to 'sale'. Empty, missing tag or '0' denotes a 'normal' property for sale.

- `<leasehold>1</leasehold>`

Optional - numeric. '1' denotes leasehold is being offered. Applicable only when `<price_freq>` is set to 'sale'. Empty, missing tag or '0' denotes a freehold is for sale.

- `<isnewdevelopment>1</isnewdevelopment>`

Optional - numeric. "1" denotes it is a new development

"0" denotes it is resale.

An empty or missing tag will denote a resale property

- `<isoffplan>1</ isoffplan >`

Optional - numeric. "1" denotes it is an off-plan property

"0" denotes it is resale.

An empty or missing tag will denote a resale property

- `<type> <en>Townhouse</en> </type>`

Mandatory – alpha. Property type in ENGLISH only. Will be converted to our standard property types during import.

- `<town>Fuengirola</town>`

Mandatory - alpha. This needs to be the nearest locale, town or city, preferably a valid Postal location (eg: Javea, Nerja, Paris, Berlin).

- `<region>Malaga</region>`

Optional - alpha. This should be the 2st administrative division the town is located in. (e.g, the second divisions that a country is divided into, Malaga, West Waterford, Orange Country etc.) AKA Region, Area, Locality.

- `<province>Andalucia</province>`

Mandatory - alpha. This needs to be the 1st administrative division the town is located in. (e.g, the first divisions that a country is divided into, Andalucía, Hampshire, Texas) AKA Province, Region, County, State. This does not include small municipalities that lie within another larger region or tourist names for areas (e.g, Costa del Sol or the Algarve for instance), preferably a valid Postal province or region

- `<country>Spain</country>`

Mandatory - alpha. Country name, (eg: Germany, France)

- `<location_detail>Los Boliches</location_detail>`

Optional - alphanumeric. max 50 characters Free text used to describe a village or urbanization location.

- `<beds>3</beds>`

Mandatory - numeric. Number of bedrooms, '0' denotes 'no beds' (Studio apartment). Whole numbers ONLY. Not 1.5 etc...

- `<baths>2</baths>`

Mandatory - numeric. Number of bathrooms, '0' denotes 'no baths'. Whole numbers ONLY. Not 1.5 etc...

- `<pool>1</pool>`

Mandatory - numeric. '1' denotes a pool is available and '0' denotes 'no pool'.

Areas and Distances:

- `<surface_area>`
 - `<built>200</built>` constructed area in square meters only
 - `<plot>3000</plot>` plot area in square meters only
 - `<terrace>60</terrace>` terrace area in meters only`</surface_area>`

`<distancetobeach>100</distancetobeach>`

`<distancetoshops>2000</distancetoshops>`

Mandatory - numeric. Use whole numbers ONLY, with NO punctuation (i.e. 200000 NOT 200,000 or 200.000,00 or 200,000.00). Both distance fields in meters only, leave blank or zero if not applicable. A '0' denotes 'no size'.

- `<orientation>East</orientation>`

Optional - alpha. North, East, South, West. Can be left blank if unknown.

- `<views>Sea, Mountains</views>`

Mandatory - alphanumeric. Up to 200 characters free text, NO HTML or page breaks, Links or Logos.

- `<carpark>1</carpark>`

Optional – numeric. 1 denotes car park is available. 0 denotes car park is not available.

- `<waterconnection>1</waterconnection>`
`<electricityconnection>1</electricityconnection>`
`<telephoneconnection>1</telephoneconnection>`
`<elevator>0</elevator>`
`<fireplace>1</fireplace>`
`<solarium>0</solarium>`
`<storage>1</storage>`
`<watertank>1</watertank>`
`<safe>1</safe>`
`<airconditioning>1</airconditioning>`
`<centralheating>1</centralheating>`
`<floorheating>1</floorheating>`
`<fittedkitchen>1</fittedkitchen>`
`<doubleglazing>1</doubleglazing>`
`<irrigationsystem>1</irrigationsystem>`
`<jacuzzi>1</jacuzzi>`
`<sauna>1</sauna>`
`<gymnasium>1</gymnasium>`
`<tennis court>1</tennis court>`
`<alarm>1</alarm>`
`<security>1</security>`
`<gatedcommunity>1</gatedcommunity>`

All optional. 1 denotes yes, 0 denotes for no.

Description:

- `<desc>`
`<en>`English property description`</en>`
`</desc>`

Optional – alphanumeric. There should be no contact details or company information of any kind in any part of the description under any circumstances (i.e. email addresses, web addresses, company name or telephone numbers). There is no character limit but the absolute minimum is 50 characters long.

Descriptions should be encoded to ensure the following characters are encrypted.

Below is a list of the accepted html encoding:

`...` `<blockquote>...</blockquote>` `
` `<center>...</center>`
`<cite>...</cite>` `<dfn>...</dfn>` `...` `<i>...</i>` `<wbr>`
`<p>...</p>` `...` `_{...}` `^{...}` `<u>...</u>`
` `; `<`; `>`; `&#amp;`; `"`; `­`

Please note that any descriptions where the html is untidy or corrupt will be rejected.

Images:

- `<images>`
`<image id="1,2,3,4,5,6,7,8,9 or10">`
`<url>`http://www.mywebsite.com/images/149456/1.jpg`</url>`
`<primary>`1`</primary>`
`<title>`
`<en>`title of the image`</en>`
`</title>`
`</image>`
`</images>`

The images node has a maximum of 10 image's per property. Image id's start at 1 and end in 10. The url tag needs to be the **absolute HTTP URL of each image**. The original image size must be at least **640 x 480 pixels**. **No images below this size will be accepted** It must also be a JPG image and end in the ".jpg" extension, No other types are supported. Primary tag denotes if is the main image for this property (the one that displays in Propertyshowrooms.com search results). Only ONE image per property can be marked as 'primary' images (empty or missing tag or '0' denotes a non-primary image). If this tag is not used, the first image listed will be imported as the 'primary' image. No watermarks or text of any kind are allowed in any of the images. Optional title tag, max 150 characters, describing the image. This format can be repeated for 10 images - up to `<image id="10">`

- `</property>`

Mandatory. End of property node

This sequence should be repeated for each property you wish to include in your feed.

- `</root>`

Mandatory, MUST be the last line of the feed

**DO NOT ADD ANY FIELDS OR TAGS OR YOUR FEED COULD BE REJECTED BY OUR
AUTOMATED FEED IMPORT SYSTEM**

To validate your feed go to <http://schemas.propertyshowrooms.com/>