

# How to use MLXchange to populate the Fannie Mae Form 1004MC

1. Run a search to return all comparable properties within the past year (using Status Date > 12 months ago). The spreadsheet will calculate statistics for up to 1000 comparables.

South Broward Board of REALTORS®  
Signed in as: William "Bill" Valdez

Search type: Condo/Coop/Villa/Twnhse (RE2) Search template: RE2 Simple Search Client: <None>

Search Criteria based on "RE2 Simple Search"

Search Form Search Map

ML#: Equals  
Status\*: Equals A,CS,X Desc  
Area\*: Equals 42 Desc  
County\*: Equals Desc  
Municipal Code\*: Equals Desc  
Township/Range: Equals Desc  
Section: Equals Desc  
Subdivision Number: Between and  
Folio Number: Equals  
List Price: Between 900 and 1200 in 000s  
Range Price: Equals Desc  
Sale Price: Between and in 000s  
Closing Date: Minimum  
Pending Date: Minimum  
Entry Date: 12 Months 4/1/2008 and 4/1/2009  
#Beds: Between and  
#FBaths: Between and  
#HBaths: Between and

Matches found: 145

Action: Save Template

Save Search Map Results Statistics Results Details

2. From the search results grid, select **Export Data** from the **Action** list and click the green arrow button to open the data export page.

MLXchange - Windows Internet Explorer  
http://sef.mlxchange.com/

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Columns: RE2 Standard Grid Filter: Show all Status: All Price: Multi-Field Sort

#	ML#	Status	Area	Complex Name	List Price	#Beds	#FB	#HB	Style	Address	Design	Yr Bt	#Gar	Wtrfr?	ADOM	Sale Price	DOM
1	M1248522	A	42	TWO TEQUESTA POINT CONDO	\$1,200,000	3	2	1	C42	808 BRICKELL KEY DR # 1901	CORNER	1998	0	Y	279		
2	M1289618	A	42	Seaside Villas	\$1,200,000	2	1	0	C41	15721 FISHER ISLAND DR # 15721D	OLDSPAN	1988	2	N	177		
3	M1279363	A	42	THREE TEQUESTA POINT COND	\$1,200,000	3	2	1	C42	848 BRICKELL KEY DR # 901	HIGHRISE	2001	2	Y	134		
4	D1325690	A	42	ICON	\$1,200,000	3	3	0	C42	450 ALTON RD # 703	HIGHRISE	2005	1	Y	49		
5	D1329278	A	42	Bayside Village	\$1,200,000	2	2	0	V53	2434 FISHER ISLAND DR # S304	OTHER	1986	2	Y	27		
6	M1305050	A	42	seaside village	\$1,200,000	2	2	0	C42	19227 FISHER ISLAND DR # 19227	CORNER	1989	1	Y	9		
7	M1241660	A	42	CLARIS CONDO	\$1,199,000	3	2	1	C42	234 MERIDIAN AV # 5	CORNER	2005	2	N	299		
8	M1279800	A	42	CONTINUUM	\$1,199,000	1	1	0	C42	100 S POINTE DR # 1803	HIGHRISE	2002	1	Y	132		
9	M1282371	A	42	Murano Grande	\$1,199,000	2	2	1	C42	400 ALTON RD # 910	HIGHRISE	2003	1	Y	118		
10	M1289180	A	42	COURVOISIER COURTS	\$1,199,000	3	3	1	C42	701 BRICKELL KEY BL # LPH-06	HIGHRISE, LOBBY	1997	1	Y	79		
11	D1269917	A	42	CONTINUUM NORTH TOWER	\$1,195,000	2	2	1	C42	50 S POINTE DR # 703	HIGHRISE	2008	1	Y	343		
12	M1287536	A	42	ICON SOUTH BEACH	\$1,195,000	2	2	0	C42	450 ALTON RD # 3005	EASTUS1,HIGHRISE,SPLTLEV	2005	1	Y	209		
13	D1304977	A	42	Seaside Village	\$1,195,000	2	2		C43	19211 FISHER ISLAND DR # 19211	CORNER,REMODEL	1989	1	N	176		
14	M1272104	A	42	CONTINUUM	\$1,195,000	1	1	1	C42	50 S POINTE DR # 2204**	HIGHRISE	2007	2	Y	167		

0 selected; 145 shown; 145 total

Action: Export Data

Edit CMA Charts Directions Save Search Map View Statistics Print Email Criteria Details

3. Ensure that the **All Records** radio button is selected
4. From the **Data Export Format** list, select **Tab Delimited**.
5. Click **Next**.

MLXchange - Windows Internet Explorer

http://sef.mlxchange.com/

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MLXchange

Signed in as: William "Bill" Valdez

Home Messages Schedule Clients Search Tax Hotsheet CMA Reports Tools

### Listing Data Export

Select Records to Export:

Selected Records

All Records (145)

Data Export Format:

Tab Delimited

Export Options

Compress file

Compression is recommended when exporting more than 100 records

Cancel Next

6. Select **1004 MC** from the **Select Export Grid Format** list.
7. Click the **Include Column Headers** check box to select it.
8. Click **Next**.

Signed in as: William "Bill" Valdez

Home Messages Schedule Clients Search Tax Hotsheet CMA Reports Tools

### Listing Data Export

Select Export Grid Format:

Current Grid Format

Include Column Headers?

Cancel Back Next

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Home Messages Schedule Clients Search Tax Hotsheet CMA Reports Tools

### Listing Data Export

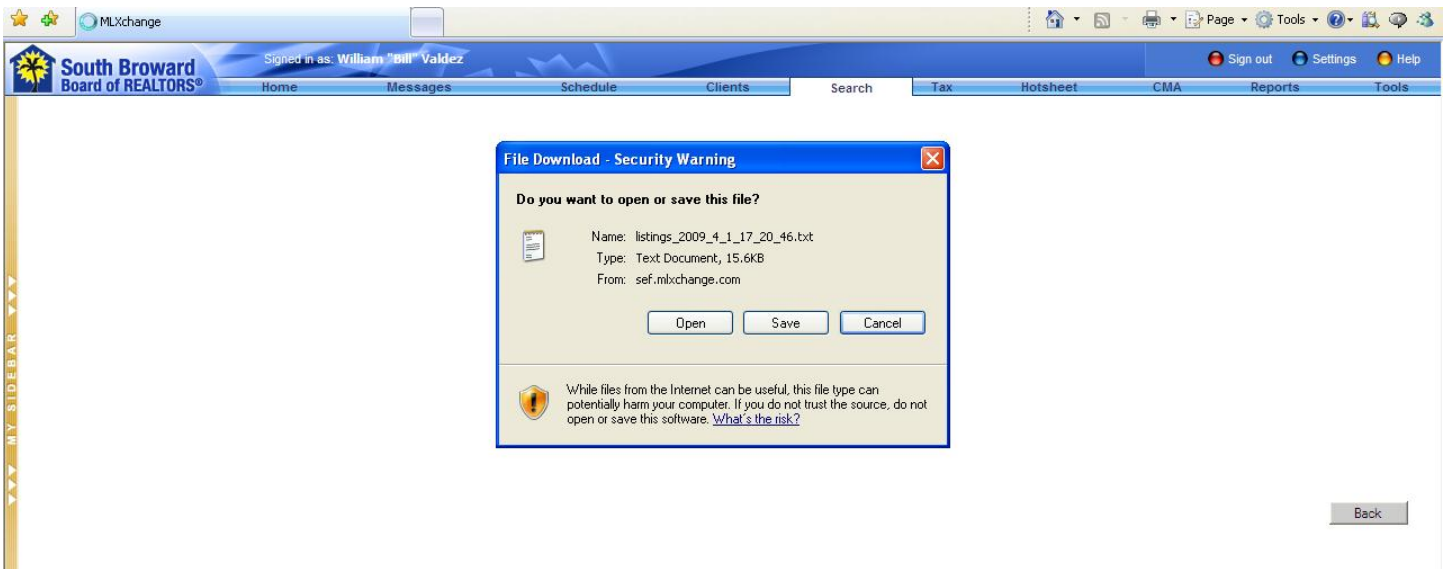
Select Export Grid Format:

- Current Grid Format
- Current Grid Format
- RE2 Standard Grid
- Copy of RE2 Standard Grid
- Street Field Search Grid
- Fidelity RE-2
- 1004 MC

Include Column Headers?

Cancel Back Next

9. When prompted to open or save the file, click **Save** to open the Save As dialog.
10. Select a location on your computer to save the file, and click **Save**.



11. Enter the desired evaluation date in cell B3 of the attached form.
12. Open the data export file that you saved to your computer earlier in step 10.
13. Copy the contents of the data export file and paste them into cell A18 (**Paste Here!**) of the attached spreadsheet.
14. Copy the statistical data from the blue table into the Market Conditions Addendum (Form 1004MC) and perform analysis as needed.

Microsoft Excel - SEF Fannie Mae Market Conditions (1004MC) Calculator033009.xls

File Edit View Insert Format Tools Data FlashPaper Window Help

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A18 M1246522

**Instructions:**

1. Run a search to return all comparable properties within the past year (using Status Change Date > 12 Months ago).
2. Export those results to the "1004 MC" grid format as tab-delimited results with column headers.
3. Copy and paste the exported data into the yellow fields below (paste into cell A18).
4. Enter the desired Evaluation Date into the field below (cell B3).
5. Copy the statistical data from the table on the right into the Market Conditions Addendum (Form 1004MC) and perform analysis as needed.

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Evaluation Date	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
4/1/2009			
12 Months ago 4/1/2008	Comp Sales 6	4	5
6 Months ago 9/30/2008	Absorption Rate (sales/month) 1.0	1.3	1.7
3 Months Ago 12/31/2008	Total Active Comps 58	104	122
	Months of Housing Supply 58.0	78.0	73.2
	Sold Comp Median Sales Price \$1,000,000	\$987,500	\$950,000
	Sold Comp Median DOM 75	20	142
	All Comps Median List price \$996,500	\$1,000,000	\$1,000,000
	All Comps Median DOM 106	89.5	129
	Sold Comp Median SP/LP% 88.95%	92.92%	86.84%