

Sept 10, 2020

Immediate changes to the MPAC propertyline™ Residential Floor Area & Detailed Level 2 reports:

As per the previous notifications dated March 12, 2019 and June 18, 2019, new Terms and Conditions of Use for MPAC propertyline™ data accessed through GeoWarehouse came into effect as of Friday July 19, 2019.

These changes supported MPAC's mandatory requirement to update and clarify their terms of use for MPAC propertyline™ data extracted from GeoWarehouse. Previously, users were restricted to using propertyline™ data and reports solely for their own "internal purposes." The revised propertyline™ terms and conditions state that, in addition to using Products for internal purposes, real estate agents, real estate brokers and REALTORS® may provide Assessment Information and MPAC propertyline™ reports directly to their clients. Furthermore, MPAC allows the following information to be posted publicly on MLS® or other real estate listings: (i) assessment roll number; (ii) defined square footage **ranges**; and (iii) defined year built **ranges**.

While actual square footage is no longer being displayed on external facing MLS® listings, internal MLS® listings from RAHB continue to permit and display actual MPAC square footage in contravention of MPAC's Terms and Conditions. Only the Assessment Roll Number, defined square footage ranges and defined year built ranges, as described in the Terms and Conditions of Use, may be included on a MLS® or other real estate listings.

In response to the posting of actual MPAC square footage on internal MLS® listings, MPAC has implemented the following changes, effective Friday September 18th to the following MPAC propertyline™ reports available through the GeoWarehouse store:

- A NEW Residential Floor Area **Range** Report (\$4.00) will replace the existing Residential Floor Area Report (\$5.00)
- A NEW Residential Detailed Level 2 Report (displaying floor area ranges) will replace the existing Residential Detailed Level 2 report
- Attached within this communication are samples of the new reports

Should you have any questions regarding the revised MPAC propertyline™ terms and conditions of use, or changes to the MPAC propertyline™ reports, please contact MPAC directly at 1-877-671-6722 x1.

As always, I am happy to assist you with any inquiries you may have.

Sincerely,

Chris Butler
Teranet Inc.



Frequently Asked Questions

What MPAC data can I post to a MLS® or other real estate listings (including private listing)?

- You may include the Assessment Roll Number, defined square footage ranges and defined year built ranges.

What is not allowed to be posted to a MLS® or other real estate listing?

- You may not, and will not permit others, to include the exact square footage or year built of a subject property provided in the Assessment Information on an MLS® or real estate listing (including a private listing) if sourced from MPAC.

Why am I no longer allowed to post the actual square footage and year built?

- Users have been and will continue to be expressly prohibited from posting the exact (actual) square footage or year built of a subject property obtained from propertyline™ reports on an MLS or other real estate listings, or for any other use.
- The revised propertyline™ Terms and Conditions state that users are allowed to post the following information publicly on a MLS® or on other real estate listings: (i) assessment roll number; (ii) defined square footage ranges; and (iii) defined year built ranges.

What can I share directly with clients?

- If you are a Real Estate Board Sublicensee, you may provide Assessment Information and MPAC propertyline™ Reports directly to your clients (sellers, purchasers, lessors and lessees of residential real estate) which includes actual square footage and year built.

What transactional reports are changing?

- A NEW Residential Floor Area Range Report, displaying floor area ranges, will replace the existing Residential Floor Area Report at a reduced price of \$4.00
- A NEW Residential Detailed Level 2 Report, displaying floor area ranges, will replace the existing Residential Detailed Level 2 report
- All other MPAC propertyline™ reports will remain unchanged

Who may I contact with if I have questions?

- Should you have any questions regarding the revised MPAC propertyline™ Terms and Conditions of use, or changes to the MPAC propertyline™ reports, **please contact MPAC directly at 1- 877-671-6722 x1.**