Overview of Listings.xml file.
A Draft Specification
The root node `<SalesPartner>` contains one or more child nodes `<Listing>`

XML Elements within `<Listing>`:
Example:

```xml
<Listing>
      <Ref>EA2729</Ref>
      <Address>
            <StreetNumber>97</StreetNumber>
            <Street>Marine Parade</Street>
            <Suburb>Eastbourne</Suburb>
            <District/>
            <Map/>
      </Address>
      <Advert>
            <Heading>97 Marine Parade, Eastbourne - $899,000</Heading>
            <Text>
                  SEASIDE HOME/SERIOUSLY FOR SALE
                  Award winning low maintenance 4 bedroom home just across the
                  road from the beach and around the corner from the cafes,
                  shops, swimming pool and park. You will love the spaces
                  whether having family fun or entertaining; stylish, light,
                  sunny with great indoor/outdoor flow. No need to go on holiday
                  - when summer fun is on your doorstep!!
                  Asking Price $899,000
                  OPEN HOME: Sun 4-4.45pm, 97 Marine Pde, Eastbourne
                  VIEW AT: www.harcourts.co.nz ID# EA2729
                  AGENT:  Margaret Lindsay 562 8008, M: 0274 668 008
                  ICONS: 4 beds, 3 baths, 3 living, 2 cars
            </Text>
            <SellingPoints/>
      </Advert>
      <Price>
            <SearchPrice/>
            <DisplayPrice>$899,000</DisplayPrice>
      </Price>
      <Category Code="R">Home (Res.)</Category>
      <Bedrooms>4</Bedrooms>
      <Rates>4407.94</Rates>
      <Garaging>2</Garaging>
      <Bathrooms>3</Bathrooms>
      <AuctionDate/>
      <AuctionDetails/>
      <LandArea>
            <Area>438</Area>
            <AreaUnit>M2</AreaUnit>
            <AreaSquareMeters>438</AreaSquareMeters>
      </LandArea>
      <FloorArea>
            <Area>230</Area>
            <AreaUnit>M2</AreaUnit>
            <AreaSquareMeters>230</AreaSquareMeters>
      </FloorArea>
      <GV>849000</GV>
      <LV>434000</LV>
      <Agent1>
            <Name>Margaret Lindsay</Name>
            <Email>m.greig@xtra.co.nz</Email>
            <Mobile>0274 668008</Mobile>
            <Work>04 562-8008</Work>
            <Home/>
```

```
            <Fax/>
            <Code>ML</Code>
            <REINZNumber/>
        </Agent1>
</Listing>
```

XML Element	Type	Description
`<Ref>`	String:12	Contains the unique listing reference
`<ListDate>`	Date	The date the property was listed (DD/MM/YYYY)
`<CreationDate>`	Date	The date the property was entered into SalesPartner
`<Address>`		Groups the Address details
`<StreetNumber>`	String:30	Contains the street number (and or unit/flat number)
`<Street>`	String:30	Street Name
`<Suburb>`	String:30	Suburb name
`<District>`	String:30	District name
`<Map>`	String:20	
`<HideAddressOnWeb>`	Empty	If this is present then the street address of the property should not be displayed
`<Advert>`		Groups the advert details
`<Heading>`	String:50	The advert heading
`<Text>`	Memo	The body of the advert text
`<SellingPoints>`	Memo	A line delimited list of selling points about the listing
`<Price>`		Groups the pricing details
`<SearchPrice>`	Integer	The search price is used to order listings by price, it is an approximate estimate of property value.
`<DisplayPrice>`	String:	The display text. Will contain values like "Tender" or "Offers over $350,000" etc.
`<Category>`	String:	Contains the category description "Home Res." or "Section" would be examples this node has an attribute called Code (string:4). Categories are user maintainable, so no definitive list can be produced.
`<REAXML>`		This node contains some additional details for compatibility with REAXML. Refer to the REAXML specification.
`<Class>`	String:	"Residential", "Rural", "Commercial", "Land" or "Business". These are the REAXML Listing classes specified in the (this node may not be present)
`<Category>`	String:	This is one of the REAXML Category (this node may not be present). This field combines the category, commercialCategory, landCategory fields from the specification.
`<Status>`	String:	The listing status. Has an attribute called code which is the short code (string:4).
`<ListingType>`	String:	This is the List or Marketing Type. "Exclusive" (EX),

		"Tender" (TEN), "Auction" (AUC), "Open" (O), "Joint" (J), or "Multi-List" (ML). (Multi-List is rarely if ever used, Joint is similarly rare). Values in brackets refer to the "code" attribute.
`<Bedrooms>`	Integer	The number of bedrooms
`<Rates>`	String:12	Rates (property taxes). "$1,200"
`<Garaging>`	Integer	The number of garages
`<Bathrooms>`	Integer	The number of bathrooms – there is some ambiguity related to this field (does a seperate bathroom & toilet count as 2)
`<LivingAreas>`	Integer	
`<AuctionDate>`	Date	DD/MM/YYYY
`<AuctionDetails>`	String:60	Something describing the Auction
`<Tenure>`	String:	This is the Tenure or Title. Valid Values are "Freehold" (F), "Unit Title" (U), "Cross-Leased" (C) or "Leasehold" (L). The short code in brackets refers to the attribute "code".
`<LandArea>`		Groups land area details
`<Area>`	float	(was an integer)
`<AreaUnit>`	String:4	M2, HA...
`<AreaSquareMeters>`	Integer	Area in square metres
`<FloorArea>`		Groups floor area details, has same child elements as LandArea
`<GV>`	Float	Government Valuation (usually referred to as Ratable Value)
`<LV>`	Float	Land Value
`<Agent1>/<Agent2>`		Groups salesperson details
`<Name>`	String:91	The salespersons full name "Joe Bloggs"
`<Email>`	String:50	Email address "joe@someaddress.co.nz"
`<Mobile>`	String:42	Mobile phone number
`<Work>`	String42	Work phone number
`<Home>`	String:42	Home phone number
`<Fax>`	String:20	Fax number
`<Code>`	String:10	SalesPartners unique code for the salesperson "JB" for instance
`<REINZNumber>`	String:10	The unique real estate institute ID (often not present)
`<FranchiseID>`	String:50	A Franchise specific ID for the SalesPerson.
`<Features>`		This node will be optionally present. This is a conversion of the SalesPartner features (which are stored internally as RichText) to XML. Sub nodes will only be present if data is present. The nodes are customisable so you should not rely on a particular node being present. Under the Features node there are a number of heading nodes, below these contain the data nodes. There are two types of data node

		`<Ensuite/>` signifies that Ensuite has been ticked. `<Fencing>Wire</Fencing>` indicates that "Wire" has been entered into the fencing field. Some of the Heading nodes may contain underscores, these can be replaced with spaces if the data is being rendered in html. There are three sets of Features: Residential, Commercial & Rural. Each has its own set Heading and Data nodes.
`<OpenHomes>`		Optionally present. Contains a list of open homes
`<OpenHome>`		Open homes are listed in date order with the first element being the next open home. There will be an open home element for each open home.
`<Date>`		DD/MM/YYYY, "27/04/2008"
`<Time>`		HH:MM (hours:minutes in 24 hour format), "14:30" for 2:30pm
`<Duration>`		In minutes, "45"
`<VendorPassword>`	String:10	Contains the vendor password.
`<CompanyFeatured>`	Empty	If this is present then then this is a "Featured Property" (whatever this means)
`<PhotoCount>`	Integer	The number of photos stored in SalesPartner (1..19). This may differ from the number of photos uploaded.
`<URLs>`		A container for <URL> nodes.
`<URL>`	String	A internet link (Uniform Resource Location). SalesPartner currently only supports one, but more in the future.

The only compulsory element is <Ref>. Additional fields can be added on request.

The Listings.XML file is transferred via ftp at predetermined times.

Photos:
The photos are handled by a separate process. Currently there is an ftp synchronisation process. SalesPartner stores its photos in a directory called Pics1. Each photo has its reference as its filename ("LH1284.jpg"). Photos 2 to 19 are stored in subdirectories called Pic2 to Pic19. The synchronisation process mirrors this structure. The photos can be optionally filtered based on status (only the current ones sent or all photos sent).