

Kinnexus Client Software

Kinnexus Client is designed specifically for the Windows 95/98 operating systems. In fact, the minimum equipment requirements for Kinnexus users are defined by the Windows 95 compatibility and capability of their PC. Kinnexus Client includes a database that can contain all or part of the MLS server database for use in offline work sessions.

The functions and features that make the MLS system a useful tool are provided in Kinnexus Client. These are accessed through a user-friendly interface that is customizable to individual user preferences. Functions and features provided by Kinnexus include:

- ONLINE OR OFFLINE USE** – Kinnexus Client is used online or offline depending upon the user's needs. Whether online or offline, Kinnexus Client looks and acts the same.
- Online connections may be direct dial-up or through the Internet. The advantage of working online is the accessibility of the entire MLS database. All functions and features are available while working online.
 - Offline work sessions are facilitated by the replication of all or part of the MLS database to the user's PC. The content and size of the downloaded (or replicated) database is specified by the user and is updated only with changes each time a connection is made. Working offline reduces the connect time for each user and reduces the number of required lines (and cost) at the MLS office.

Users that work primarily offline should connect periodically to:

- Update their own database
- Receive new results to saved searches, e-mail, system messages and software updates
- Send e-mail
- Browse the web via the server
- Upload new listings or saved searches

SEARCHING – Kinnexus searches may be accomplished:

- Using any field or combination of fields (including keyword searches of text fields)
- Across all property types
- Independent of property status
- Using relevancy (weighting factors according to importance)

Searching may be as detailed or as simple as desired by each individual user. Kinnexus empowers users with the flexibility and tools to design search wizards that suit their own style or method. Search criteria may also include geographic areas as specified using the mapping function.

A buyer's search criteria may also be saved on your PC for later use, and saved on the server the next time a connection is made. Kinnexus will search all saved searches during a low usage period as scheduled by the system administrator. If new listings are found, they are sent to the appropriate user when the next connection is made.

REVIEWING SEARCH RESULTS – Search results are presented in a columnar format that is specified by the user. Columns are added using "drag and drop" by selecting a field from the appropriate list and placing it in the desired location. Columns are deleted by dragging the column heading off the page. Results may also be sorted by field (column) and grouped. Kinnexus also provides statistical analysis of search results.

From the search results page, a number of actions are implemented.

- Select the Residential Photo report to view photos of the resulting properties, side-by-side, with captions (as selected by the user). Double click on a photo to go to the complete property record.
- Select Overview Map to see the locations of all the properties. Double click on a property symbol to go to the complete property record.
- Click on any line to go to the complete property record.
- Marker pens provide a tool to denote buyer reaction to each property as it is reviewed. Pen colors can be filtered to eliminate properties of little interest from the results list.

LISTING – Users may add new listings, including photos, from their PC. Fields can be filled working directly with the listing form or through a series of wizards. Fields are characterized by the type of data that should be entered. The use of list boxes to select from standard options helps to minimize data entry errors. Required fields must be filled before the listing can be activated, however partial listings may be saved for completion at a later time.

CMA SEARCH – Kinnexus performs CMA searches by weighting key factors according to their relevancy. Kinnexus has an integrated CMA presentation that allows agents to present a complete marketing program to potential property listers.

MAPPING – Kinnexus utilizes U. S. Tiger Data (maps) to display listings that are geo-coded with latitude and longitude. During the setup of the database, properties are assigned coordinates based on ZIP code, street name and street number. Kinnexus utilizes this mapping data extensively to provide a powerful tool for users. An “overview map” displays the location of all listings found by a search. A map may also show the location of a single property and can be added to forms, such as ads and flyers. Mapping is also used to refine searches to geographic areas using the mouse to designate specific areas.

E-MAIL – All Kinnexus users receive their own Internet email account as part of the Kinnexus system. E-mail may be sent anywhere with attached search results, photos, maps, contracts or any other file. Online, e-mail is sent and received as it happens. Or create, read and answer e-mail offline when time permits, then connect to send and receive.

TO DO LIST – The “to do list” appears on the Kinnexus homepage and serves to remind agents of important events that have occurred or those that are about to occur. These may include automatic notification of new e-mail, new listings found by “Auto-prospecting”, listings that are about to expire, and new hot sheets. Other items can be scheduled by the user, such as reminders to check favorite websites. Clicking on the item takes the user directly to the page of interest and places a check mark next to the item on the list. Checked items are removed when the user exits the program.

CUSTOMIZE – Kinnexus was designed to give the MLS, brokers and agents the most flexible and customizable MLS system available. All users may customize their own user interface and screen presentations such as the way search results are shown. Agents may also create and edit their own forms, such as flyers and ads. Flyers may include multiple photos, maps, headshots, company logos or any other graphic and may be any size. We illustrate this feature using an inexpensive inkjet printer that handles 17” x 22” pages.

PHOTOS – There is no limit to the number of photos that can be added to a listing. Kinnexus accepts photos in all popular formats from scanners, digital cameras or photo CDs. Photos are stored on the Kinnexus database in the CMP format (typically 20kb file), but can then be exported in any digital format. Photos can be batch loaded by the system administrator or individually loaded from individual user PCs. When downloading to PCs, the user can limit the number of photos that are downloaded with the listings if hard drive space is limited.

EMBEDDED WEB BROWSER – Kinnexus includes Microsoft Internet Explorer as an integral part of the system. Browse for listings (perhaps those on your own web page), mortgage and title insurance rates, weather or whatever you are interested in, without leaving Kinnexus.

EXPORT STUDIO – Kinnexus is designed with the philosophy that it should interface with all 3rd party software programs, such as Top Producer or MMSI, that enhances the user's management and marketing performance. Examples are:

- Tagged format (Used by Top Producer)
- Direct exports to Excel spreadsheets
- ASCII text format (Used by virtually any software program)
- Export in HTML directly to office or agent websites.
- The database is also accessible by any program that uses SQL query tools, such as Crystal Reports.

PUBLIC RECORDS – Kinnexus also imports public record data into the database where such data is available from government agencies. Public records may be searched and used to auto-fill listing fields.

ASSOCIATIONS BETWEEN BUILDINGS AND APARTMENTS – Kinnexus uses a link between apartment listings and the buildings where they are located. With a click of an icon, an apartment search result can display the attributes of its building, and with another click all other apartments in the building are displayed.

ADVERTISING – The Kinnexus advertising feature lets agents write and schedule advertisements for designated newspapers. Kinnexus keeps track of the advertisements so that brokers can properly bill the agents who use this service.

SYSTEM MESSAGE AREA - In the System Message area displayed on the home page, the system administrator can post general messages intended for all users, i.e. meeting or training class schedules, dues reminders, system status messages, etc.

BANNER ADS - Banner Ads, also located on the home page, are intended to provide the MLS with a tool to generate non-dues revenue. Up to 365 banner ad spaces are provided and can be cycled as scheduled by the MLS. Sell them to any local business that provides services to agents, sellers and buyers, such as local banks, title insurance companies, house cleaning services, landscapers, etc.

SECURITY – System security is provided by the following:

- Each user is given a unique USER NAME and password that enables use of the system. Passwords are controlled by the system administrator. (Note: A user's setup parameters are also identified with the USER NAME so that Kinnexus looks the same to that user regardless of the computer being used to sign on.)
- The system administrator has absolute control (RIGHTS) over all features and functions of the Kinnexus system. The system administrator can and should give (GRANT) some rights to offices. Brokers can grant their rights to their agents. Virtually all other functions are controlled by the GRANT RIGHTS function.
- Firewalls are used in the software architecture to prevent unauthorized access to the MLS server by way of connected websites.

MLS BOOK PUBLISHING – Kinnexus extracts and formats listing data into various MLS book formats (bi-weekly, monthly, comps, etc.) as designed by the MLS.

- Camera-ready copy may be produced on the system laser or inkjet printer and delivered to a publisher for printing

- Or the book may be sent to a publisher electronically as a formatted postscript file, a PDF file or an unformatted ASCII file.
- If the right is granted, individual offices or agents could produce their own books with this feature.

IMPORT STUDIO - Import Studio provides the mean of importing data into the database at the by the system administrator.

- It contains the MLS unique scripts that are used to import listings from the old system into the Kinnexus database while running concurrently. After cutover, they are no longer used.
- It contains the scripts that convert the public record data into Kinnexus database records. The system administrator imports the data whenever the government provides updated records.
- It also provides the system administrator with the means to batch load photos when needed.

Kinnexus Server Software

Kinnexus Server operates in the Window NT environment and utilizes Microsoft SQL Server for the database. Kinnexus Server 2.0 contains KX Server that connects Kinnexus Client with the SQL database and is the workhorse that handles all data exchanges.

CUSTOMIZE - As with Kinnexus Client, the server software is designed to give maximum flexibility to help the MLS utilize the database as they choose. Kinnexus provides tools that allow the MLS to modify or customize the system when changes are desired. The system administrator can add a new listing field within a few minutes. Existing fields, forms and wizards can be edited or deleted. Entirely new property types (no limit to the number) can be added with the tools that are provided.

INTERNET – KX Server is the interface between Kinnexus Client and the SQL database. It also interfaces with the Internet Information Server (ISS) that supplies listing data to system websites.