

1st Connection Search Capabilities

1st Connection is one of the most powerful real estate search systems in the nation, offering agents unlimited ways to tailor their searches to clients' needs.

- Search up to 120 data fields
- Save, recall, and revise searches as necessary
- Save an unlimited number of searches
- Save customized client searches for easy recall
- Search options include searching on Foreclosures, Fixer Uppers, Active Adult Community, and more

Realist Tax System

FMLS provides a user friendly tax system with the most complete public tax information available, covering 48 Georgia counties:

- Access tax records via the internet – no more trips to the courthouse
- Search tax records by name, address, street, subdivision and more
- Find sales information on FSBOs, and other properties not listed in any MLS
- Download for free up to 5000 tax records *per month* to generate mailing labels for farming and marketing purposes
- Easy access to tax assessor maps and flood zone information

FMLS Prospecting System

The FMLS Prospecting system acts as an automated assistant, running searches nightly to match your potential buyers with properties that meet their exact specifications:

- A Client Gateway website is a FREE personalized website for each prospect, and is branded with agent photo, logo, and contact information
- All properties considered during a client's property search are housed on their Client Gateway, for easy reference
- Auto-notification feature notifies your potential buyer when a match is found, and links them directly to their Client Gateway
- Property Listing reports are also available for clients



FMLSneighborhoods

FMLS and eNeighborhoods partner to provide demographic and school information accessible via the internet:

- Demographics and school information are helpful for buyers making their final decision between homes in different areas
- Terrific information to include in a listing presentation book
- Adds to an agent's professional knowledge of different areas

FMLS Training

Our team of experienced trainers utilize start-of-the-art software and equipment to lead students through hands-on training in a total of eight classes, including three classes for CE credit:

- FREE classroom instruction available for FMLS members
- Earn free Continuing Education credits for three of our classes (three CE credits per class)
- Four Training Center locations for your convenience: Sandy Springs/Atlanta, Cobb, Gwinnett, and Fayette.
- Classes can be taught at a Broker's office or Board of Realtors center (quarterly), with a guaranteed attendance of ten

FMLS Comparative Market Analysis (CMA)

FMLS' detailed CMA Wizard compiles a professional, polished CMA complete with color photos and up-to-the-minute sales data:

- FMLS maintains one of the most accurate Sold databases in the nation, and accurate data translates into great comps for our agents' CMAs
- FMLS pulls data directly from the HUD1 Statements, to provide our agents with the most accurate Sold prices and Closing Costs.
- CMA Wizard allows agents to pull data from FSBO sales and estate transfers, as well as properties which were listed in an MLS.
- Professional reports are an invaluable tool when building consumer confidence, and sets FMLS agents apart from the competition.

Geographical Coverage

FMLS enables agents to list & search for properties across the state of Georgia and even the surrounding states:

- 42,000 FMLS Members means more exposure for your listings and more choices for your buyers
- FMLS averages 50+ new member companies every month

Statistical Reports

Monthly Statistical reports are compiled by a third-party vendor and provided FREE to FMLS members, providing access to detailed market data, including market activity, absorption rates, and sales summaries broken down by area, price, and property type:

- Provides easy access to the market data agents need, when they need it
- Cutting edge data keeps FMLS agents up-to-date on the current market trends
- Strong tool to justify your price recommendation during a listing presentation

Technical Support

FMLS' Technical Support team is located in Atlanta, and provides the most comprehensive Technical Assistance available. Support is available via:

- Telephone – 7 days a week, including evening hours!
- Email and Live Chat feature
- Knowledge Base reference system

Administrative Support

FMLS' dedicated team of Administrative personnel is available to help your team with any questions regarding our procedures and policies. Our Administrative team is committed to ensuring your success in this competitive marketplace.

