

Connecting Flexmls to ChatGPT and Claude

The one piece of information you will need:

When the AI assistant asks for the Flexmls server URL, paste this exactly:
`https://mcp.flexmls.com/mcp`

Before You Start: Three Things to Check

1. You need an active Flexmls subscription

This is authenticated using your normal Flexmls username and password. If you're not actively credentialed in our MLS, you cannot connect. There's no workaround.

2. Determine if you will use ChatGPT or Claude

ChatGPT MCP access is only available for specific paid tiers, these restrictions for MCP servers are set by OpenAI, not by Flexmls - <https://help.openai.com/en/articles/12584461-developer-mode-and-mcp-apps-in-chatgpt>

The Claude free plan does support custom connectors - <https://support.claude.com/en/articles/11175166-get-started-with-custom-connectors-using-remote-mcp>

3. You need AI Settings turned on inside Flexmls

This is the step most people miss. Even if our MLS has enabled MCP for members, each individual agent has to toggle it on inside their own Flexmls account AND accept a Terms of Use agreement before either ChatGPT or Claude can connect. See the next section for how.

Step 1: Turn On AI Settings in Flexmls

This has to happen first. Do this once and you're done with the Flexmls side forever.

1. Log in to Flexmls as you normally would.
2. In the Flexmls menu, go to Preferences → AI Settings.
3. Find the toggle for the MCP server and switch it ON.
4. A Terms of Use agreement will appear. Read it, then click I Agree to proceed.
5. Flexmls will then show you a short setup guide with the server URL. You can either follow it from here, or use the steps below in this document for whichever AI tool you're using.

Step 2 (Option A): Connect Claude

If you're choosing between ChatGPT and Claude for this, Flexmls themselves say Claude is the easier setup. It's also slightly faster. Both work. Use whichever you already pay for, or both.

Setup steps for Claude

1. Open Claude in a web browser at claude.ai, OR open the Claude desktop app if you have it installed.
2. Click your profile icon in the bottom-left corner. Choose Settings.
3. In the Settings menu, click Connectors.
4. Click the Add Custom Connector button.
5. In the URL field, paste exactly: <https://mcp.flexmls.com/mcp>
6. Give it a name like "Flexmls" or "ETNR MLS" so you can recognize it later. Click Connect.
7. A Flexmls login window will pop up. Sign in with your normal Flexmls username and password.
8. Approve the connection. The window will close and you're done.

To use it: Start a new chat in Claude, click the toolbox icon near the message input (or look for a "Connected apps" / "Tools" button), and make sure Flexmls is selected. Then just ask your question.

Step 2 (Option B): Connect ChatGPT

The setup is slightly more involved than Claude because it requires turning on something called Developer Mode first. Don't let the name scare you. It's just a toggle.

Setup steps for ChatGPT

1. Open ChatGPT at chatgpt.com in a web browser. (Note: this can also be done in the ChatGPT desktop app, but the web browser is the most reliable place to do it the first time.)
2. Click your profile icon in the bottom-left corner. Choose Settings.
3. In the Settings menu, look for Plugins and click into it.
4. Scroll to the bottom and click Developer Mode.
5. Find the Developer Mode toggle and switch it ON. ChatGPT will show a warning about custom connectors not being verified by OpenAI. That's expected. Acknowledge it and continue.

6. Go back to the Plugins Page. Click Browse Plugins. On the Browse Plugins page click the + icon towards the top right.
7. Fill in the form:
 - Name: Flexmls (or “ETNR MLS” — whatever you want to call it)
 - MCP Server URL: <https://mcp.flexmls.com/mcp>
 - Authentication: choose OAuth
8. Click Create. A Flexmls login window will pop up. Sign in with your normal Flexmls username and password.
9. Approve the connection. You're done.

To use it: Start a new chat in ChatGPT. Click the “+” button next to the message box, choose More, and select your Flexmls connector. It now has access for that conversation.

Step 3: Test That It's Working

Whichever tool you set up, give it a simple question to confirm everything's wired up. If you get a reasonable answer back with actual MLS data, you're good.

Try one of these:

- “How many of my active listings are there right now?”
- “Show me the open houses I have scheduled this weekend.”
- “What's the median list price for active 3-bedroom homes in Alcoa right now?”
- “How many days on market does my listing at [address] have?”

If the assistant says something like “I don't have access to your MLS data” or “I can't connect to Flexmls,” the connection didn't take. Go to the troubleshooting section.

What You Can Actually Do With This

Once it's connected, ChatGPT or Claude can answer questions about:

- Your own active and recent listings
- Searches across all listings in our MLS (filtered by city, price range, beds, baths, area, etc.)
- Market statistics (median prices, days on market, inventory levels, absorption rates)
- Open houses (yours, or any in the market over a date range)
- Listing detail (specs, photos, agent info — within compliance and display rules)

It cannot (and will not) modify your listings, send messages to clients, or take action in Flexmls. It's a read-only window into the data. Remember to always verify AI-generated content — especially listing details, market stats used in client materials, or anything used in a transaction — directly in Flexmls before using it with clients.

Quick Reference Card

If you only print one page of this guide to keep at your desk, print this one.

Item	Detail
Flexmls MCP server URL	https://mcp.flexmls.com/mcp
Where to enable in Flexmls	Preferences → AI Settings → toggle ON → accept Terms of Use
Minimum ChatGPT plan	Plus (\$20/mo) or higher
Minimum Claude plan	Free plan or higher
ChatGPT setup path	Settings → Apps → Advanced → Developer Mode ON → Create
Claude setup path	Settings → Connectors → Add Custom Connector
Authentication type	OAuth (sign in with your normal Flexmls credentials)
Read or write?	Read-only — cannot modify listings
Cost on the Flexmls side	Included with your MLS subscription

Troubleshooting: When Things Don't Work

These are the issues members are most likely to call about, in roughly the order they happen.

“I don’t see AI Settings in my Flexmls menu.”

This means one of three things, in order of likelihood:

- Our MLS hasn't enabled MCP for members yet. Confirm with MLS staff.
- Our MLS requires individual member enablement. MLS staff can flip the switch.
- Access has been disabled. Less likely, but worth asking.

If our MLS confirms MCP is enabled for the member, have them log out and back into Flexmls. The menu sometimes needs a fresh session to pick up new permissions.

“The AI assistant says it can't connect / has no access to my MLS data.”

Walk through these in order:

- Did they complete Step 1 (toggle AI Settings ON inside Flexmls and accept the ToU)? This is the #1 cause.
- Did they use the right URL: <https://mcp.flexmls.com/mcp>? Typos here are common. The most reliable way to get it right is to copy it directly from this document rather than retyping it.
- Did they actually sign in with their Flexmls credentials when the popup appeared? Some browsers block popups or auto-dismiss them.
- In ChatGPT specifically: did they actually enable the connector in the chat they're using? It's a per-conversation toggle (“+” button near message box → More → select Flexmls).

- In Claude specifically: is the connector toggled on in the current chat? Look for the tools/wrench icon.

“It was working yesterday and now it's not.”

Most common causes:

- Their Flexmls login session expired. Have them log out and back into Flexmls, then disconnect and reconnect the connector in ChatGPT/Claude.
- The MCP server itself had a temporary issue. If retrying in 5–10 minutes works, that was it.
- Someone in their organization toggled AI Settings off. Have them recheck the toggle inside Flexmls.

“ChatGPT keeps asking me to confirm every single action.”

That's by design — ChatGPT's Developer Mode confirms most tool calls for safety. They can choose “Always allow for this conversation” on the confirmation prompt to stop being asked for the rest of that chat. The confirmations will return in the next new chat.

“The answers I'm getting are wrong or weird.”

This is a real risk and worth taking seriously. The MCP server delivers accurate data, but the AI tool's interpretation of that data can be wrong. Common patterns:

- AI hallucinated a detail that isn't actually in the MLS record — always verify in Flexmls directly before using anything with clients.
- AI confused two listings with similar addresses.
- AI summarized a market stat incorrectly. Numbers from the MLS are right; the AI's framing of them may be misleading.

Treat AI responses as a draft, not a finished product. The data foundation is solid; the wrapper around it isn't perfect.

“I'm on a Team or Enterprise account and Developer Mode is missing.”

On Team/Enterprise plans of ChatGPT, the workspace admin can disable Developer Mode for the whole organization. They'll need to ask their workspace admin to either turn on Developer Mode or specifically allow the Flexmls connector. This isn't an MLS issue — it's an internal IT/admin issue at the brokerage.