Project Title – House Renting System

Introduction

The fast-growing population of urban areas has created a great demand for affordable and reliable housing systems. In Bangladesh, a densely populated country, house renting is often challenging due to unfair rent increases, lack of verified information, fraud, and communication gaps between landlords and tenants.

The **House Renting** System project is to create a digital platform where landlords can list their properties and tenants can browse, view, request, and rent them in a transparent, reliable, and secure way. This system also provides an admin panel for verification, fraud prevention, and overall management.

Objectives

- To design and develop a user-friendly and reliable online platform for renting houses easily and securely.

- To connect landlords or owners and tenants without third-party brokers.

- To provide secure login and authentication for all users.

- To ensure transparency with verified property listings and reviews for reliability and safety.

- To implement an admin system for monitoring, managing, and fraud prevention.

- To propose future enhancements like e-agreements, digital payments, and AI-based recommendations, and more smart features to digitalize the system, ensuring adaptability.

Existing Systems & Limitations

Nowadays, house renting in Bangladesh is mostly managed through:

- Word of mouth, posters, to-let boards.

- Social media groups posting.

- A few property listing websites.

Limitations:

- No proper verification of property or landlord.

- Fake or outdated listings.

- Lack of secure agreements or secure payment systems can also lead to potential fraud

- The misunderstandings between tenants and landlords may occur quite often, and being forced to use a middleman or a broker only adds to the costs.

Scope of the Project

This project can be used by:

- **Families and students** in need of affordable apartments.

- **Landlords or owners** who want to advertise their properties easily.

- **Admins and authorities** to monitor fair practice in rentals.

Future scope includes other areas that the system will be extended to **office areas, hostels, and commercial premises.**

Features

Tenant Features

- User Registration & Login

- Browse & Search Properties

- View Property Details (photos, rent, location)

- Save Favorites

- Send Rent Request

- Reviews & Ratings

- Report/Complaint System

Landlord Features

- Landlord Registration & Login

- Add/Edit/Delete Property Listings (with photos with rent and details)

- Manage Tenant Requests

- Track Rent Collection

- Respond to Complaints

Admin Features

- Admin Dashboard

- Verify Properties & Landlords

- Manage Users & Listings

- Handle Complaints/Reports

- Generate Reports

- Content Moderation

Advanced Features (future integration)

- Google Maps Integration

- Chat System (tenant - landlord)

- AI-Based Recommendations

- E-Agreements (Digital Contracts)

- Credit score for tenants & landlords

- Notifications & Alerts

- Virtual Tours (360° property view)

6. Technology Stack

Layer	Technology Used	Purpose
Front-end	HTML, CSS, JavaScript, Bootstrap	User Interface
Back-end	PHP (Core PHP)	Server-side logic
Database	MySQL	Store user & property data
Hosting	XAMPP/WAMP (local) / Heroku (online demo)	Deployment
Optional APIs	Google Maps API, Payment Gateway (bkash demo)	Location & Payment Integration

Conclusion

The House Renting System is a practical tool for the rental problems of the house in Bangladesh. By integrating tenant, landlord, and admin functionalities together into a single platform, it also ensures transparency of data, reduces fraud and simplifies the renting process. Future improvements like e-agreement, recommendations based on AI and support for mobile app will be incorporated further to make this a national rental platform.