March 21, 2018

The Ad table you just create table but will not it until we launch site.

Pricing

[Www.eproperty365.com/pricing](http://www.eproperty365.com/pricing)

Basically $ per unit

If paid annually and different amount per unit if paid monthly

There are minimum amount also

I do not we need another table for user

We capture user name and email o start and if they become owner or property manage we update global user when they save their profile. The same for a tenant if they are approved and pay their deposit and create tenant profile we update global user table.

Owner does access to database tables.

Eproperty365 will have access to all account by being able to put owner email address and there password.  We need in eproperty365 system to assign to user the ability have super admin for support.

I think sub domain might be the best way to handle. We hope have over million properties.

18 April, 2018

1. As we are creating owner and property manager profile, they should be able to login by selecting account type from pull down menu.

No, Not really. Their email id and password that should tell us what type of users they are. The owner, property manager are only ones that can complete a register of a tenant by approving their application.

1. Owner, property manager, at this time have the same rights just different types of users
2. Approved Tenants only have right to see tenant dashboard

These are the only three can actually login to portal

Potential tenants are enter email id and password can only see unit/lot web page and schedule site viewing and apply to become a tenant – if approved this becomes the start of the tenant profile

2. Also need a dashboard for property manager.

No same as owner

3. For residential/Commercial/Condo type of user, can same user be able to login as both.

See above explanation

This more type property not user

4. I mean same user can be resident and after some time be condo/commercial?

Yes as owner they could have apartments, houses, commercial property, condo, etc

5 In login window we need separate type of account  for resident and commercial tenant.

No they are both just tenant

6. On the bottom “Create an account first time sign In” -  which type of user can register by submitting this button?

Only admin/Owner/Maintenance ??

Only Admin /Owner – they would create property manager, maintenance,

**System Info:**

After login as admin first step is to  **Setup System Profile**

**Owner system info** and **Globel Eproperty365 System Info** are same page.

To set up system data as admin should not able to modify other user who is not admin.

yes

I think top part of the page like web url, email credentials, security check, ledger code info should be part of global system info.

No they information for each property

And resident/condo fee, monthly software charge setup should be owner system info.

yes

What do you think?

There are 4 email server information. Can we keep only one?

yes

What is the Security Check Link and Card Credit Information link both are same field .

The potential tenant will fill out online application and then we will pass that information company to do financial and background screening check and return a report which we will save using Myfileit – We will do this after all page for profiles are done.

In the bottom we have already checking account and card info.

We will be collect an application fee for potential tenant and monthly rent, by credit card or ACH

Who will pay application fee, monthly charge, Residential / Commercial Basic Plan and Condo Plan fee?

Potential tenant

User/Contact/Vendor list – can be visible/accessible from all owner/Property manager?

yes

**User profile**

Security Level – 2 and up? What are the other level and their roles in the system?

No roles at this time just reserved now

24 April 2018

**Manage Users**

After creating user, will they login? if so we need user type and  password.

I am not sure what user you are talking about but this how it works

Access to portal;

The owner is only one that  has access and can create  property manager, maintenance users in the portal

If the owner approves a user to rent a unit then that users become a tenant and has access to the portal

If someone come to see a unit webpage that user must registrar their email mail, name, phone, Access to unit web page and make appointment

This add to contact table

What will be the value of LocationID in user list on top?

Location Id is just unique number for each location that can start 1000 and go plus 1

Can we add input field for location? Is this like state or something?

See be above

**Contact Information**

What will be use of By Location, Emergency contact and send all email communication checkboxes??

NO - Contact table is only to keep track of potential renters information – which will be used for marketing

Can we add input field for emergency contact number and locationID for listing on top??

User table will be used for location, emergency contact, type vehicle and email communication

Admin Dashboard

From login screen you sure go Admin Dashboard (Owner Dashboard) that says To Start: - The owner should come to the Dashboard until they complete the setup and when owner login they go to “Eproperty365 Dashboard” see wireframe

How Eproperty365 Works

A property owner or manager starts by entering their profile and then the profile of the property, common areas and equipment. Then you create a unit profile which shows the size, and what is included and the cost. This becomes unit's listing web page. The software has the ability to clone this description 100's of time making it fast and easy to install a larger complex quickly. The web listing allows the potential renter to see all information about the unit. The potential renter has the ability to schedule a viewing of the unit right from the listing page. If potential renter likes the units, they may, from web page listing, apply for the unit. Eproperty365 collects an application fee and may perform online financial and background screening. If they are approved, Eproperty365 will give them online lease / rental equipment sign and collect rent and security deposits. At this point, Eproperty365 will create a tenant account and give the tenant access to the tenant portal. The tenant portals allows for monthly rental collection and email communication with property owner or manager.

• Eproperty365 allows the owner or property manager to be

  informed when Equipment maintenance should be done.

• Any type of equipment can be setup with trigger and reminders for

  any type of maintenances. These alerts can be sent to many

  people.

• Eproperty365 offers a vendor database that the owner can have

  approved vendor in it to be used by property manager.

• Eproperty365 offers a full accounting system. Each owner has their

  own encrypted database of their properties. You may export the

   information to other accounting systems.