IOS and Android app development for a real estate agent company from Germany.
Website: www.citaimmobilien.de
The website is built with WordPress.
Our website does not have most of the functions that apps will have. Therefore, we have to ask our customers to install the app on their phones in order to use the benefits.
What users do we have?
1. Prospects: Prospects are looking for a property. Either for sale or for rent. Interested parties do not have to register to see our current properties. Interested parties can create a customer account. After the interested parties have installed the app, they will see the following functions:
A real estate search engine with the following functions:
1. Address entry (where are you looking for a property? In what radius? Radius, for example +50 KM from Frankfurt am Main
2. Are you looking for a property to rent or to buy?
3. What exactly? An apartment, a house, a piece of land, student apartment, garage/
Parking space, office, shop, warehouse
4. Price Min/ Max
5. In the case of apartments/houses and similar real estate, the number of rooms
6. In the case of an apartment, the min/max living space
7. In the case of a house, the plot area and the min/max living area
8. For student apartments, room size min/max
9. And other filters such as (year of construction, floor, type of heating, pets allowed or not allowed,
Apartment type (ground floor, apartment, loft, mezzanine, maisonette,
Top floor, penthouse, garden apartment, basement
10. Facilities yes/no (balcony/terrace, garden, fitted kitchen, garage/parking space, cellar, elevator, guest toilet,
11. And other relative filters, for example: show cheapest property first, most expensive show real estate and so on
After choosing what property, price... he is looking for, the list of properties is displayed. If the desired property is available, it will be displayed
And if he wants to apply for a property, the following data is required:

1. Register as a prospective tenant
2. Set profile picture
3. Surname, first name, email, date of birth, nationality, smoker yes/no,
Telephone number, current address, marital status, if married we need the data of man and woman

4. How he found out about us (through Instagram, Facebook, friends, Google, and ...)

5. Name of the current landlord and his contact details

6. Type of employment (employee or self-employed)

7. Current Employer

8. Tenancy already terminated? Yes No

9. Is there a dispute with the current landlord? Yes/No if yes, why?

10. Reason for moving?

11. Pets? Yes/No which?

12. Upload proof of rent payment for the last 6 months

13. Number of people

14. Profession

15. Total Net Income

16. If there are other people: name, date of birth, family relationship

17. The following documents must be uploaded:

18. Salary Statements

19. Schufa information (Schufa is a document that shows whether you have debts

20. Identification

21. Rent arrears certificate from former landlord (this is a certificate
 from the former landlord that he confirms that no rent arrears are anticipated. The template as a PDF must be available to the tenant. So that he sends this certificate to his landlord

22. There must be a chat function to communicate with the person if something is missing.

23. It must be possible for us to download entire application documents as PDF files in order to send them to landlords. ——————————

If you are interested in buying:

1. Register as a prospective buyer

2. Set profile picture

3. How he found out about us (through Instagram, Facebook, friends, Google, and ...)

4. Surname/First Name

5. Email

6. Telephone number

7. Is there a confirmation of financing from a bank? If yes, upload

8. If he doesn't know a bank, does he need our support? Since we are with banks work together.

9. Live chat function (it must be possible to upload and download documents.

10. His purchase offer (for which price does he want to buy?

11. It must be possible for the seller to download this profile as a PDF

if no property is available, we recommend that the interested party register and create a customer account in order to be informed later when the desired property is available. You can register via Facebook, Apple ID, Gmail but after registering you need to complete your profile.

During registration you will be asked whether you are looking for a property to rent or to buy.

We have two types of prospects: 1. Rental prospects

2. Prospective buyer

After registration, prospective tenants can create a search request:

1. What is he looking for? (Here we need filter function)

2. Where is he looking?

3. Object type? apartment/ house/ shop/ office/ land/ warehouse, student apartment,

4. In what radius?

5. Desired districts

6. Price min/max

7. Surname/First Name

8. Email

9. Telephone number

10. Is Schufa information available? (Schufa is a document that shows whether he has debts. He can upload his Schufa information

11. Number of people

12. Total Net Income?

13. Desired start of rental?

14. With pets? Yes which?

15. Where does he work?

16. In the case of an apartment/house: number of rooms, living space min/max, elevator yes/no/it doesn't matter, barrier-free

yes/no/any, fitted kitchen yes/no/any, garden yes/no, balcony yes/no, garage yes/no,

Prospective buyers can create a customer account:

1. Surname/First Name

2. Email

3. Telephone number

4. City (radius?)

5. Neighborhoods

6. Confirmation of financing available? Yes / No/ still to be done

7. Object type (house, apartment, warehouse, plot, office, shop

8. Purchase price min/max

9. In the case of an apartment/house: number of rooms, living space min/max, elevator yes/no/it doesn't matter, barrier-free

yes/no/any, fitted kitchen yes/no/any, garden yes/no, balcony yes/no, garage yes/no,

10. Living area Min/Max

11. For land/house/warehouse/land area min/max

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Next user means tipster or affiliate marketer:

A tipster is someone who introduces our company to a property, buyer or potential renter. If the tipster provides us with a property, a buyer or a tenant, he will receive a commission from us as a reward after the successful conclusion of the contract.

The tipster must register and create a customer account:

He can login with Google Account, Facebook or Apple ID but after that he needs to complete his profile:

1. Surname/ first name

2nd address

3. Email

4. Telephone number

5. Tax ID

6. How he found out about us (through Instagram, Facebook, friends, Google,

and ...)

7. There is a tipster association between our company and tipsters and

the tipster must enter into this agreement with our during registration

Confirm the General Terms and Conditions and the Privacy Policy

8. The tipster can access the contact details of the tenant, landlord,

submit seller

9. After each contract is concluded, the tipster receives a commission of 10% from us

our net profit

10. The referrer sees the list of referred people on their dashboard. Whether we with

have contacted the person or not. In what state is our relationship now (whether we rented his property, sold it or whether we found a property for a buyer or tenant.

11. The tipster sees the number of people referred by name

12. The tipster sees the number of successfully completed projects

13. The tipster sees how much he has earned in total

14. How much is he likely to earn if successful

15. How much we have already paid into his account

16. The tipster must give us his bank number when registering so that we can be
Transfer profit to his account
17. The tipster can decide for himself at which limit we transfer his commission.
For example, pay out from €1000
18. The tipster can invite his friends to our app and if his friends are active
and mediate us a landlord, seller, a potential tenant, a potential buyer, if successful, the tipster
gets 5% of our total commission for the first job. That means the friend gets 10% and he gets
5% of the total net brokerage commission
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The next user is a landlord or seller of a property.
There are two types of sellers and landlords:
The first group are people who have already contacted us by phone or email or via the website
and have commissioned us to sell or rent a property.
This user group receives the access data for the app via email via the admin panel

sent.
You can then log into the app.
1. Last name/first name must be seen
2. He has the option to add a profile picture
3. He sees a list of his properties that he has given us for rent or sale
4. He sees the number of interested parties and applications
5. He sees the application documents from the tenant/buyer
6. He sees offers to buy from each buyer (for example: The property costs €100,000. A
Buyer comes and says he is buying the property for €85,000 and another buyer
comes and says that he wants to buy the property for €95,000
7. He sees when the next viewing appointment will take place
8. He sees when he hired us
9. He sees when the brokerage contract expires
10. He can extend the brokerage contract
11. He can chat with us
12. He can see what documents we need from him so that he can send us the documents
app submitted
13. He sees which documents are missing
14. He can see the list of prospects and decide on a prospect
15. He can send us other properties for sale or rent
16. He can see rentals/sales that have already been successfully completed
17. He can see how long it took to get his property for rent or for sale

to sell

18. He can see the handover protocol with photos (after we rented a property or sold, we must hand over the property to a new buyer/tenant with a key. Everything is logged, electricity level, gas level, water level, all meter numbers, condition of the apartment, whether defects are known or not, which defects, which documents were handed over, how many keys (exact description) were handed over, date of handover, time of handover, signatures, witness, address of the property,

19. He can see how many keys and which keys he gave us

20. The seller can see where and when the notary appointment for certification takes place

21. The landlord can see the rental agreement

22. If the seller or landlord himself lives in the apartment, can specify which one Days and what times he is at home and has time for viewing appointments. He can change it at any time

23. He can see when the handover of the property takes place
The next user group are landlords or sellers who have found our company through an advertisement and would like to hire or sell our company.
This target group can register via the app and conclude a contract with us (we will send you the contents of the contract later).
The functions of the dashboard is the same as above.
The only difference is that these landlords or sellers will commission us themselves via the app and conclude a brokerage contract with us.
A digital signature and digital contract must be completed.
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The next user is named Admin and Broker:
An admin can change, add, remove, disable anything in the app. The admin panel must be structured in such a way that the admin can control everything.
A broker is someone like an admin.
Admin creates user account of broker.
The admin decides which rights and access a broker should have. Every broker takes care of his landlord or seller.
An example:
A real estate agent of our company has 5 landlords.
This broker only looks after his 5 landlords. He cannot see the clients of other brokers.
The admin decides which agent looks after which customer (landlord/seller).
A broker is an employee of the company.
With each registration, users must have accepted our general terms and conditions, data

protection declaration and cancellation agreement.
 I am at your disposal for any questions.