Current Issues

The current paper method takes too long and is difficult

There are concerns about accuracy and validity

It is hard to evict tenants

Business Rules

Leases are in 6 or 12 month terms

Some repairs are billed to tenants, others to the business

There is a 5 day rent due grace period

Late fee after is $100

Addresses are specifically formatted:

State: 2 characters, Zip: 5 digits

Email addresses will be verified

Managers can create reports

Security Rules

Payroll is processed by corporate

Tenants cannot access another renters’ info

Tenants update their info by contacting the manager

Modifications are recorded and backups are available

Passwords are required for access

The database is not directly available to managers, only the client

Database Requirements for Each Stakeholder

Corporate:

Assess all apartment and tenant info

Create, access, and export summaries and reports

Manage managers

Manager:

Input and access apt and tenant data

Record and track rent, payments and leases

Put notes, set reminders

Can postpone rent due dates

Store repair data

Record leasing performance

Submit summaries and reports

Processing transactions?

Tenant:

Add their own information when signing a contract

Do we want to have an app? – Most likely just have automatically generated emails or texts to remind them rent is due

Paying rent online would be cool, but this is probably more than necessary to solve the current issues

Request maintenance?

Nouns

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| *Apartment* | *Tenant* | *Lease* | *Rent* | *Maintenance and Renovation* | *Complex* | *Manager* |
| Occupancy | Contact | Number | Due | Bills | Costs | Reports filed |
| Address | Details and Exceptions | Contract | Deposit | Tenant expense | Revenue | Personal details |
| Tenants | Leases | Dates/season | Penalty | Billed expense | Changing tenants | Complex managed |
| History | Rent |  | Grace period | Type | Repairs | Tenants |
|  | History |  | Payments | Issue | Occupancy | Performance |
|  | Forms |  | Lease | Resolution |  | Notes |
|  | Transactions |  |  | Dates |  | Alerts |
|  |  |  |  | Apartment |  | Calendar |

Candidate Keys

Lease – Lease number

Tenants – Use a surrogate key from name and creation date (doe170100)

Apartment – Apartment number and complex ID

Repairs – Date + Sequential surrogate number

Managers – Manager ID

Complex – Complex ID