Unified Rent Collection System (74 Rooms @ KES 4,000)

Overview

Automated rent collection via Safaricom Lipa na M-Pesa STK Push with direct settlement into Co-op Bank account. System provides real-time payment confirmation, dashboard tracking, and caretaker alerts.

Integration Checklist

1. Tenant Database Setup
2. Batch Scheduling (1st of each month)
3. STK Push Trigger (KES 4,000 per tenant)
4. Payment Callback (M-Pesa API)
5. Settlement into Co-op Bank account
6. Dashboard Updates (Room Matrix)
7. Caretaker Notifications (7 days overdue)
8. Reconciliation & Reporting

Room Matrix (Sample Snapshot)

Room	Tenant	Phone	Status
Room 1	Tenant 1	07XX100	Paid
Room 2	Tenant 2	07XX101	Unpaid
Room 3	Tenant 3	07XX102	Unpaid
Room 4	Tenant 4	07XX103	Paid
Room 5	Tenant 5	07XX104	Unpaid

(Matrix extends to all 74 rooms)

Integration Flow Diagram

Tenant Database → Monthly Scheduler → STK Push API → M-Pesa Gateway → Payment Callback → Co-op Bank Settlement → Dashboard (Room Matrix) → Caretaker Alerts