**Client Feature/Designer Input:**

**1)**

* **Client:** Design advertisements visible on gumtree which direct potential tenant to the website to browse available rental properties.

**-**Advertisements show property id

* **Designers Input:**

-Advertisements itself are a link to the website-easy access for potential tenants.

-Advertisements rotate between latest rental openings.

-Advertisements show property id/image/location/cost per week

2)

* **Client:** On the website, rentals will be searched by suburb name, more/less of specific amount of rent per week, property type, furnished/unfurnished.
* **Designer Input:**

-Also section on the line of option which allows browsers to input a property id from the ads they have seen for quick access to rentals they are interested in.

-Combination of searches will be implemented. E.g. Selecting a ‘Lower than $250 per week’ and a specific suburb will return the rentals in those areas.

-Another option where users can browse through popular/new rentals that have become available.

3)

* **Client:** Property listing will supply a set day and time for property viewing. Max-2 days/week at a given time-20 mins
* **Designer Input:**

-dates and times will be shown in different colour depending on how close the viewing date is.

4)

* **Client:** Registering to view a particular property on a set day and time is necessary.
* **Designer Input:**

-Property pages and listing tabs show a ‘Register for Viewing’ option which allows the user to book their sot in viewing the property, selection of dates and times from the lists provided will be necessary, first and last name, email address for confirmation, submitting of the registration will ensure your name is on the list for inspection of the property.

5)

* **Client:** Tenants details such as full name, phone number, email, property rented should be recorded.
* **Designer Input:**

-Sign up for the website will be required, full name, phone number, email and properties rented will be recorded in the user’s profile and details of the user will be secured in a private list for the clients viewing, ensuring all properties listed are being rented by the user the website shows having rented it.

6)

* **Client:** Details of staff recorded and properties allocated to a staff.
* **Designer Input:** Staff accounts will be specially marked with a star, details of the staff will be recorded on these profiles, properties which are under their supervision will be listed on their profiles and property pages will show the staff member who is handling that properties inspections.

7)

* **Client:** Staff should be able to see properties allocated to them.
* **Designer Input:** Staff will be notified of property allocation through their notifications/messages window, properties there are in control of inspection for will be viewed from the staff members profile page.

8)

* **Client:** When tenants sing contracts, details of the tenant are recorded in the database.
* **Designer Input:** Contracts will be done on the website, once contract has been signed, details from the user profile will be permanently saved in the database.

9)

* **Client:** Rental contract details and property details should also be recorded.
* **Designer Input:** Separate database including rental contract details and property details will be implemented showing all details of rented from-to, rent payment dates, frequency. Property details (State of the property, problems that have emerged) will be recorded too.

10)

* **Client:** Only client can update property data.
* **Designer Input:** Client will receive control account, making property editing available.

11)

* **Client:** Owner details should be recorded with all propertied owned by him.
* **Designer Input:** Property pages will include the details of the property owner.

12)

* **Client:** Property owner can update details of his/her property such as rent, photos, description, etc.
* **Designer Input:** Property owner receives control account capable of full editing of properties and details.

**Designer Features:**

* **Website layout**

**-Sign in/Sign up Screen**

**-Home:** Latest listings/alerts for rentals about to have a viewing, new members etc.

**-Profile:** All user information stated here (private to users other than staff and client)

**-Listings:** Listing pages shows all available properties for rents with search functions available for the user including latest/oldest, price ranges, etc.

**-Property page:** Each property has its property page where location/price/viewing times/pictures/state of the property is discussed. Contact to staff member controlling the property viewing available here too.

**-Staff:** List of all staff and their contact information for enquiries.