Community Centric Smarta Housing

**Demographic → college students!**

**FOR TENANTS**

1. Profile:

* Contains ratings, preferences and current living status(currently looking etc)
* Preferences include but are not limited to - number of bedrooms, area, rent monthly range, per room/per house lease, lease length.
* Tenants can set these preferences and select a checkbox in case they are open to being contacted by landlords with available listings.
* Personality quiz answers (optional in case roommate finder is needed)
* View the current standing contract along with the expiry date

1. Apartment Finder:

* Browse and look for apartments
* Filters on the side to modify preferences
* Read reviews left by certified past tenants

1. Roommate Finder:

* Tenant gives a personality quiz
* Tinder like roommate matching
* Chat option for matches

1. Money management

* Something like splitwise to add and split living expenses
* Rent and utilities due can also be viewed here

1. Chatbots for guidance

* Look for keywords in order to give custom searches

1. Loyalty points

* Gamify the system to gain points for community activities
* Points can be gained for:
  + Renewing a lease with another Smarta housing
  + Attending community events (Attendance can be noted through scanning phone QR codes)
  + Receiving positive landlord reviews
* Points can be redeemed for:
  + Reduction in payable deposit
  + GoPuff/Instacart/Postmates/Doordash vouchers

1. Achievements

* Complete a set of tasks to ‘level up’

**FOR LANDLORDS**

1. Profile with ratings

* Contact details
* Can list available properties in one place

1. Search feature

* Can search and contact tenants in case tenant preferences match current available listings (No personal tenant info revealed unless tenant chooses to respond)
* Only tenants that are a match will be displayed in the search

1. One stop place to manage all ongoing housing contracts along with their expiry dates
2. Splitwise like feature to add utilities/rent bills. (Can be auto updated each month based on the smart contract)
3. Points system for landlords:

* Landlords can gain points for
  + Hosting community events
  + Getting positive ratings from verified tenants
* Landlords with higher ratings/points have a higher visibility in the system