

## Solution Requirements (Functional & Non-functional)

Date	24 JUNE 2025
Team ID	LTVIP2025TMID30578
Project Name	Lease Management
Maximum Marks	

### Functional Requirements:

FR NO.	Functional Requirement	Sub Requirement (Story / Sub-task)
FR-1	Property & Lease Management	<ul style="list-style-type: none"><li>• Create/edit Property records (address, type, status)</li><li>• Create/edit Lease records (start/end dates, rent, escalation, renewal flags)</li><li>• Attach documents &amp; track versions</li></ul>
FR-2	Tenant & Application Handling	<ul style="list-style-type: none"><li>• Capture Tenant profiles (contact, screening info)</li><li>• Allow online application submission</li><li>• Track application status through stages (submitted → screened → approved/rejected)</li></ul>
FR-3	E-Signature Integration	<ul style="list-style-type: none"><li>• Generate DocuSign envelope from Lease</li><li>• Send to tenant and monitor status</li><li>• Automatically update lease status once signed</li></ul>
FR-4	Tenant Screening Automation	<ul style="list-style-type: none"><li>• Call screening API with applicant data</li><li>• Receive results and update application status</li><li>• Notify property manager of rejected/approved results</li></ul>
FR-5	Payments & Deposits Processing	<ul style="list-style-type: none"><li>• Initiate payment requests for deposit/rent</li><li>• Record payment confirmations</li><li>• Handle payment failures and retries</li></ul>
FR-6	ERP Financial Sync	<ul style="list-style-type: none"><li>• Sync deposit, rent payments, and refund statuses daily with ERP</li><li>• Update Salesforce payment records accordingly</li></ul>
FR-7	Automation & Notifications	<ul style="list-style-type: none"><li>• Send configurable reminders (90/60/30 days before renewals, rent due, lease expiry)</li><li>• Support manager, tenant, and admin notifications</li></ul>

FR-8	Maintenance Ticketing	<ul style="list-style-type: none"> <li>• Allow tenant to open maintenance tickets</li> <li>• Route tickets to property manager</li> <li>• Update ticket status and resolutions in system</li> </ul>
FR-9	Reporting & Dashboards	<ul style="list-style-type: none"> <li>• Build dashboards for occupancy, rent revenue, lease expirations</li> <li>• Enable report filtering (by property, tenant, period, status)</li> </ul>
FR-10	Lease Accounting Compliance	<ul style="list-style-type: none"> <li>• Calculate lease liabilities and right-of-use assets per ASC 842/IFRS 16</li> </ul>
		<ul style="list-style-type: none"> <li>• Generate amortization schedules</li> </ul>
FR-11	Security & Access control	<ul style="list-style-type: none"> <li>• Define role-based profiles for Tenants, Managers, Admins</li> <li>• Set object/field-level permissions</li> <li>• Encrypt sensitive data and maintain audit logs</li> </ul>
FR-12	Tenant Portal & Mobile UI	<ul style="list-style-type: none"> <li>• Tenants submit applications, view documents, pay rent, open tickets, and request renewals via mobile portal</li> <li>• Interface must be mobile-responsive</li> </ul>
FR-13	Admin Configurable Automation	<ul style="list-style-type: none"> <li>• Allow changes to templates, notification thresholds, lease terms, and workflow rules via configuration (Flow Builder) without code</li> </ul>

### Non-functional Requirements:

NFR NO.	Category	Definition
NFR-1	Usability	Measure of how effectively, efficiently, and satisfactorily users achieve goals
NFR-2	Security	Protection of data from breaches, unauthorized access, with encryption and access control
NFR-3	Reliability	Likelihood of correct operation over time, maintaining integrity and handling faults
NFR-4	Performance	System responsiveness, throughput, and latency under load
NFR-5	Availability	Probability system is operational when required (e.g., 99.9% uptime)

NFR-6	Scalability	Ability to maintain performance while scaling for increased data/user load
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