**CAB302 User Stories**

**Property Dashboard**

**Bond Management**

1. As an Owner I want to calculate the payable bond amount that each individual tenant owes.
   1. Given the Owner navigates to the property page, when the owner selects adds in the rent amount for the tenant, then the bond amount is automatically calculated from the rent amount.
2. As an Owner I want to individually view each tenants bond amount so that I can refund the Tenant the correct bond amount once end of lease.
   1. Given the owner navigates to an individual tenant on a property, when the owner selects a tenant, then the bond amount is displayed.
3. As an Owner I want to determine the Bond pay date and Bond release date so that I can ensure tenant has sent and received funds appropriately
   1. Given the owner navigates to an individual tenant on a property, when the owner selects on the tenant, then the start and end lease date is displayed.

**Tenant**

1. As an Owner I want to add a tenant to my property portfolio so that I can determine the number of occupants within my property.
   1. Given the owner navitages to the property dashboard, when the owner selects “add a tenant”, then the owner can add in the tenants details
2. As an Owner I want to set the lease start and end date for each Tenant so that I can determine the duration the Tenant will be occupying a room for
   1. Given the owner navigates to the property portfolio page, when the owner wants to add the tenant’s lease dates to the property, then the property will store these dates accordingly.
3. As an owner I want to automatically remove a tenant from my property portfolio once the lease date elapses so that I can add a new tenant in.
   1. Given the owner navigates to the edit property page, when the owner selects “edit tenants” and deletes a tenant, then the system will remove the tenant from the property and the room will be vacant.
4. As an owner I want to be able to add in contact information for each tenant so that I can reach out to each tenant with ease.
   1. Given the owner navigates to the individual tenant associated with a property, when the owner selects a current tenant, then the option to add in contact information becomes available

**Property Maintenance Request**

1. As an owner I want to be able to add maintenance requests to the property portfolio so that I can manage/schedule repairs on the property
   1. Given the owner navigates to the property portfolio, when the owner selects “add maintenance request”, then the owner is able to add in maintenance requests for the property
2. As an owner I want to be able to add in the necessary files for the maintenance so that I have storage of legal documentation for the maintenance request.
   1. Given the owner navigates to the property portfolio, when the owner selects “add files”, then the owner can add the necessary files associated with the property and store it there.
3. As an owner I want to be able to add the operational dates for the maintenance so that I can notify the tenants.
   1. Given the owner navigates to the property portfolio, when the owner selects “add maintenance dates”, then the owner will be able to add in dates when the maintenance is scheduled and stores the dates of the planned maintenance.

**Rent**

1. As an owner I want to assign the rent amount to each individual tenant staying in the property so that I can charge each tenant an amount to be paid per weekly/fortnightly basis
   1. Given the owner navigates to the “add tenant” section within the property portfolio, when the owner selects “assign rent”, the owner will be able to assign and store the weekly/fortnightly amount of rent that is due for that tenant.
2. As an owner I want to calculate the total rent per week/fortnight/month so that I can track the revenue generated from the property
   1. Given the owner navigates to the property dashboard, when the owner views the page, then the total revenue generated from the rental income is shown.
3. As an owner I want to assign a start and end date of the rent amounts to be charged to each tenant so that I can determine when to charge/stop charging the tenant rent
   1. Given the owner navigates to the DUPLICAE?

**Utilities**

1. As an owner I want to assign additional charges such as utility bills to each tenant so that I can charge each tenant accordingly.
   1. Given the owner navigates to the property portfolio, when the owner selects “add additional charges”, then the owner is able to add in additional custom charges for individual tenants associated with the property
2. As an owner I want to unequally distribute the utility bill amount depending on the number of days the tenant has stayed in the property so that I can charge the tenant depending on the number of days in the property.
   1. Given the owner navigates to the individual tenants for an associated property, when the owner selects “assign rent” the owner will be able to assign custom rent amounts for each tenant.
3. As an owner I want to be able to upload the utility bills onto the property portfolio so that I can have all documentation stored.
   1. DUPLICATE

**Car Spot**

1. As an owner I want to be able to add in a car spot to the property so that I can assign a tenant to the car spot.
   1. Given the owner navigates to the property portfolio, when the owner selects “add car spot” then the owner can add in a car spot and assign the car spot to a certain tenant within the property
2. As an owner I want to be able to charge a tenant for occupying the car spot on a weekly/fortnight basis so that I can generate more revenue.
   1. Given the owner navigates to the property portfolio, the owner can select a tenant and add a “custom amount” for the car spot on a weekly/fortnightly basis

**Historical Data of Property**

1. As an owner I want to be able to see the historical data of the property’s value so that I can see the growth in my property
   1. Given the owner views the property dashboard, when the owner views this page, then the owner can identify the trend and property’s value over a period of time

**Add a Property**

**Address**

1. As an owner I want to be able to add the address of my property so that I can manage individual properties.
   1. Given the owner navigates to the “add property” when the owner selects this button, then the owner will be able to allocate an address to the newly created property

**Property Specification**

1. As an owner I want to add the number of bedrooms, bathrooms, garage spaces, kitchens etc. so that I can determine the number of Tenants that can occupy the property.
   1. Given the owner wants to add details about the property, when the owner selects “add property” then the owner will be able to add property specifications attributed to the property.
2. As an owner I want to add in the block size so that I can manage the Tenants per square meterage
   1. Given the owner wants to add details about the property, when the owner selects “add property” then the owner will be able to add the block size attributed to the property.

**Rooms Available**

1. As an owner I want to be able to determine which rooms are available for rent so that I can list up the properties
   1. Given the owner wants to visualise the property dashboard, when the owner selects a certain property, then the owner can see the number of rooms available and which rooms within the property is available to list and rent.