House Mate

No place to stay we got you covered mate!

User Manual

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INTRODUCTION:

This manual it's a detailed explanation for the use of the platform House Mate. Made to familiarize with the webpage where the platform is hosted and allow the users a more detailed understanding of each function that can be used on the platform.

There is detailed explanation of the four main modules that can be found on the program, which are the adminsitrator user (and the user "o" of the webpage), Real Estate agent, Appraiser and regular Client; as well as an explanation that enphasizes the differences between each module and the use that can be given to each of them.

Finally the manual contains screenshots of all the pages that House Mate contains, divided in the correspending modules previously explained and including from the most important parts of the program to the most unsignificant pages.

ADMINISTRATOR

The administrator user is the most important of the system. This module has access to all the functions of the program and there are two types of administrators. One is the "0" type user which is an administrator that cannor be eliminated from the program and its use it's recommended to create other administrator users in the case that no other admin has been registered to the program. Also, this user can't be modified, because the account doesn't belong to any user.

The "1" type user is also an administrator but It DOES belong a user of the webpage that is asigned to perform all the maintenances of the users such as changing their information, resetting their passwords in case of being forgotten, besides deleting a user or creating a new one. It can also modify information from the users that want something changed from their real estate properties or authorize an appraisal for a property. All the other functions are common with all other users, such as customizing a profile or see the properties that have been published, or see the messages that he has sent or have been sent to him from the other users.

REAL ESTATE AGENT

An agent it's a user that facilitates the sale of a property to other user. The users can look for an enterprise to help them him sale a property, and a real estate agent that works for that enterprise works promoting the property for the user. The advantage that the agent has to sale a property is tha the belongs to an enterprise and enterprises can be rated based on the users that have bought houses from the enterprise or the users that have requested advice from them. Depending on that rating the page promotes more those companies with the highest ratings, then hiring a trusted company garantees that the property can be seen by more people and that it will be sold as soon as possible.

The generates deals for the enterprise and it can also sell properties independently as a normal user.

APPRAISER

 When a user publishes a real estate property to be sold, first his property must be evaluated by an appraiser. This is the only function of this type of user. The appraiser type of user works as a legal support for the house to be evaluated in an objective way.

The appraiser user only recieves requests from users or enterprises that need the value of a real estate before being published by the page. The program offers him the corresponding form that he muts fill in according to the type of property he is appraising and according to the conditions that the programs allows him for appraising.

Due to the complexity and number of the request and forms that must be completed by an appraiser user, its use has been limited to the use of the platform to the technical area at first, but later on the appraiser module also got the same options as a client. The appraiser user can search properties inside the platform since it's a user; but foremost he is an expert dedicated to the correct implementation of real estate website.

CLIENT

The client is most basic user of the platform. It can't do any maintenance more than his own profile and the properties he has published. It can create his account on the home page and choose his username with which he can log into the platform.

Once inside, he can see the houses that has been published on his homepage, recomendations of houses that are being sold by companies with high ratings, use the quick finder to search with different types of filters (maximum price that he is willing to pay, if the property is for sale or for rent, type of property, etc.).

SCREENSHOTS

NAVIGATION BARS

NAVIGATION BAR 0

House Mate   Log in   Register   About   Language ▾
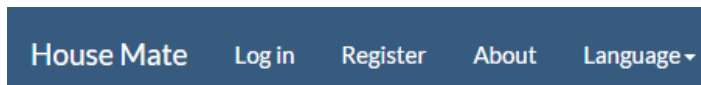
The first navigation bar is when the user has not logged into the platform and it allows navigating on the informative webpage of House Mate. The first button is to return home, after that, the button to display the login modal, the page to create a new account, the About House Mate and finally the option to change the idiom.

NAVIGATION BAR 1

House Mate 🌐 ▾ ✉ ▾ 🔔 ▾   Lenguaje ▾   asd

The second navigation bar of the platform and the most basic one for a user that has already logged in is the client module, which has the option to join an enterprise or manage his own, send and receive messages, and look notifications as new messages or mate requests.

Lastly, there is the option for changing the language and a button with the name of the user, which can redirect him to his profile, his mates, his real estate properties and the option to log out.

NAVIGATION BAR 2

House Mate 📋 ▾ 🌐 ▾ ✉ ▾ 🔔 ▾   Lenguaje ▾   asd

The appraiser navigation bar contains the same function as the client navigation bar, as enterprise, messages, notifications, the language dropdown and the profile options. Which differentiates it is the addition of the appraiser module where he receives request from real estate properties pending of evaluation and there is the respective for evaluate those properties.

NAVIGATION BAR 3

House Mate 🔨 ▾ 🌐 ▾ ✉ ▾ 🔍 📋 ▾ 🔔 ▾   Lenguaje ▾   Fernando Antonio

The administrator user has Access to the full maintenances of all the tables on the database such as users, real estate, appraising, enterprises, etc. In addition, he has the options of normal user and his own profile.

BEFORE LOGGING IN

HOME PAGE
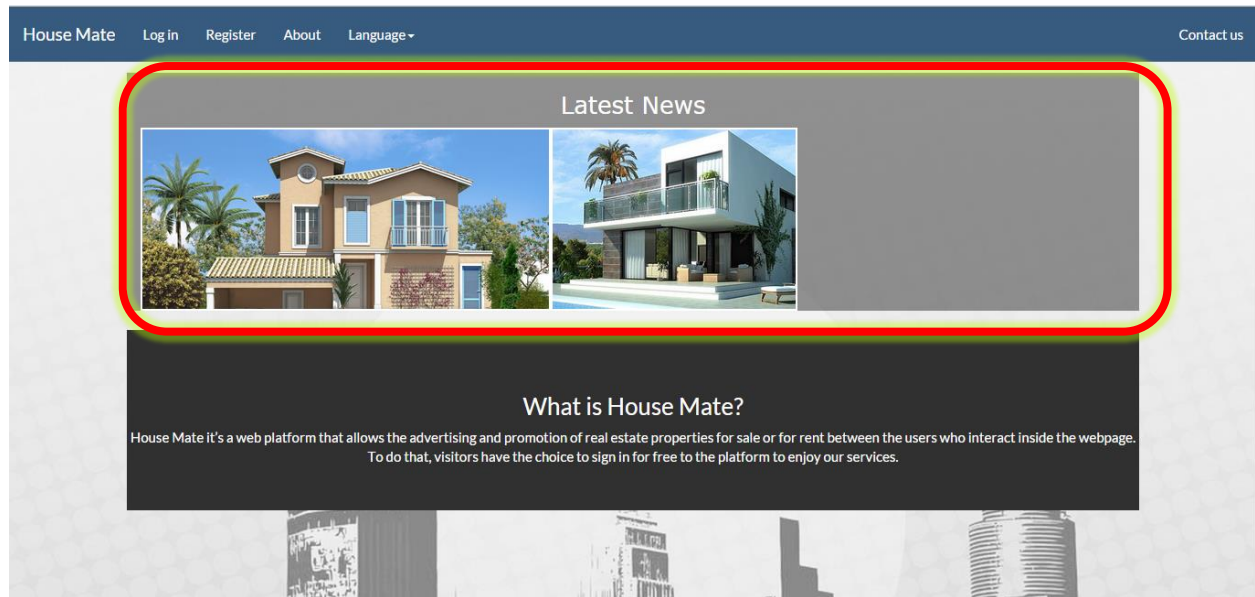
The first page of the program is the section of the homepage. This page contains the "o" navigation bar same as all the pages of the platform when the users has not logged in. The page contains a latest news section with the latest houses published on the platform.

When hovering the mouse on a House, a short description of the property is displayed in case the user is interested in it. When the user clicks on the property, he is redirected to a link with all the information of the property that was not previously shown. Under the latest news section, some general information about House Mate is displayed.
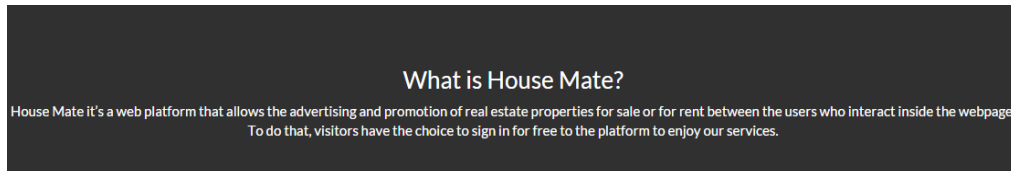
LOGIN
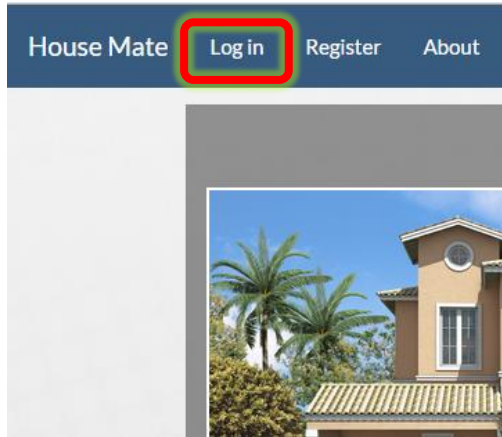
When clicking the log in button in the navigation bar a modal is displayed with the log in form in it. To the left there are two text boxes where the user types his username and the password to enter to his account. To the right, there is a list of all the advantages of creating an account in House Mate. The link Read more leads to the About House Mate and the button below is to create a new account and it redirects to the register form.

REGISTER
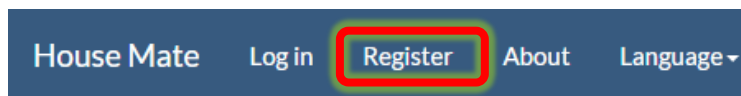
In the register form, the user fills in the requested information to create an account in House Mate. Later on, the user is required to provide information that is more personal, but to create an account this is the only necessary information that the user must give.

The form request the user to choose a unique username (that he will use to log into the platform) and to type his personal information like email, a password to access his account, his surnames and given names, and his birth date.
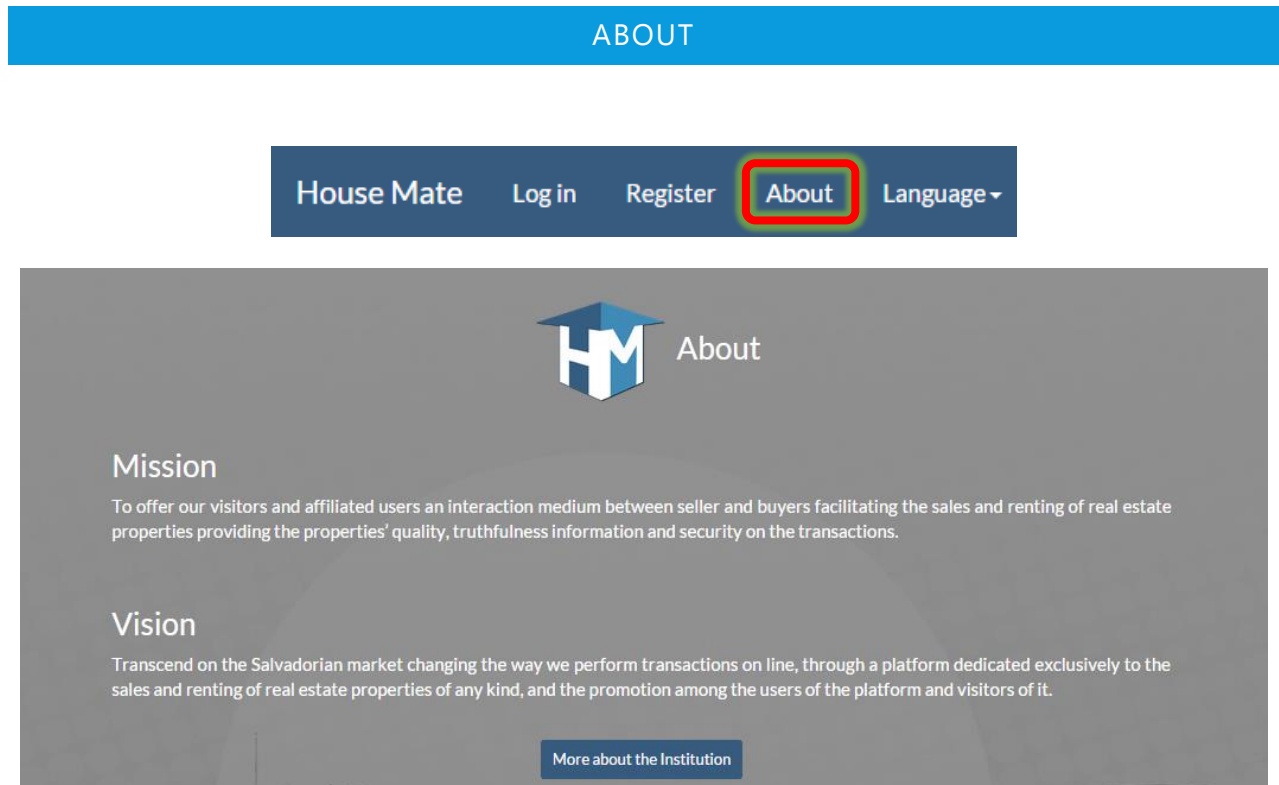
On the informative page there is the section called "About". Besides the "What is House Mate?" section at the beginning of the home page, this page has additional information as the mission and vision of House Mate as a group and information about its developers.

Below, there is a button "More about the institution" which is to promote the school website and is just a link that redirects to it.

ADMINISTRATOR MODULE

MAINTENANCES

The administrator module has the same options as the client uses with the exception that in the navigation there´s a golden colored icon with a tool and it contains a list of all maintenances on the program. In there, the admin can change information of the users, real estate, appraising, etc.
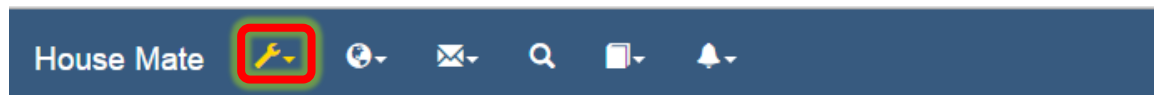
USER MAINTENANCES:

CREATE USER

The administrator can create new users for the platform from here, it's the same as the create account form; with the only difference that in this form the administrator can choose the type of user that he wants to create. On the create account form it cannot be chosen and is predefined as a client user.

VIEW USERS

On second tab of the user maintenances, there's the section to see the users previously created in the platform, with the exception of the "o" user whose information cannot be altered or eliminated because the user always must be on the platform in case there's no other admins. On each row of the table, there is the most important information of each user as his username, surname, given name, email, birth date and type of user. Next to each row there's also two buttons at the end, one to delete the user and when pressed it displays a dialog box to confirm that you really want to delete the user; and the other button is to go the modify user form with the chosen username.

MODIFY USERS

On the modify user tab the administrator can type the name the username of the user that he wants to modify or select one from the view users section, and in both ways the platform autocompletes the user's information that appears on the view user's table with the exception of the password. Regarding the password}, the only thing the administrator can do I reset the pass to "oooo" in case the user has forgotten and he will be notified via email of the password change

REAL ESTATE MAINTENANCES

The first real estate form is the create property form where an administrator can create a real estate but only for his own user. Before creating a property the user profile must be upgraded, which consist of filling in a form with more personal information to make the transaction, which is necessary to put a real estate property for sale or for rent.

The fields that need to be filled in are: if the house is for sale or for rent, if the property is urbane (in the city) or rustic (outside the city), the "initial or estimated" price of the property, the department, town, a more specific address (residence, alley, street, etc.), a short description of the property and finally the tags which quantify what the real estate possess. (Rooms, bathrooms, living rooms, kitchens, etc.).

Cod	Sale or Rent	Price	Address	Description	Owner	Type of property	Edit	Delete
1	Sale	$2323.00	Lolotique, San Miguel, El Salvador	asd	Fernando Antonio Menjivar Rivera	Rustic		

Showing 1 to 1 of 1 rows

A table, which contains a list of all Houses that have been uploaded to the platform on chronological order. As in view user next to each row there are two buttons, one to modify the selected property and other to delete it. On each property, the image and the tags are not shown to do not over saturate the table with content.

MODIFY REAL ESTATE

After selecting a property on the view real estate table the admin can change all the information that has been added to the House on the create property form.

DELETE PROPERTY

After selecting a property on the view real estate table the admin can delete all the information that has been added to the House on the create property form.

ENTERPRISE MODULE

A user can join an Enterprise to get a job as real estate agent for an enterprise affiliated to House Mate; or also create his or her own enterprise and other user to join as real estate agents.

OUTSIDE AN ENTERPRISE

NEW ENTERPRISE

A user can create his own Enterprise on the form above. To be capable of adding an enterprise to the platform the must fill in the following information: Name of the company, the NIT used officially, the company phone number, an optional second number, the location (Department and Town) and the enterprise description.

SEARCH ENTERPRISE

To the left of create an Enterprise there is a button that redirects to search for an Enterprise. Here, the user, based on the description given by the enterprise, can choose an enterprise to affiliate to.
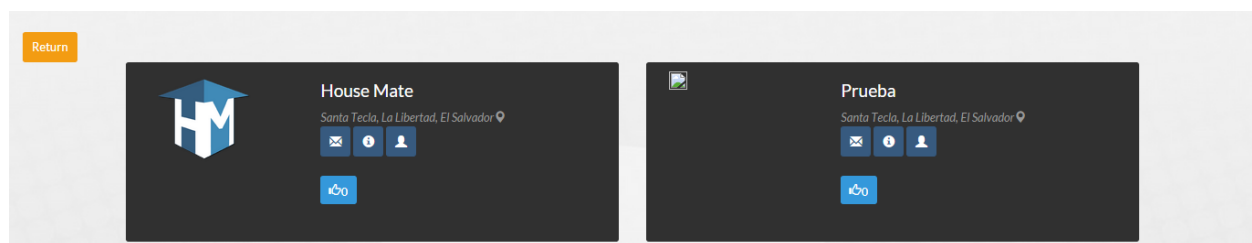
When a user is looking for an Enterprise, he has the option of sending a message to the owner or boss of the company, look a small profile for the company or see the profile of the boss.
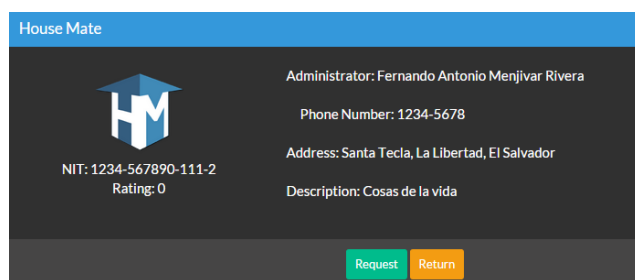
INSIDE AN ENTERPRISE

After affiliating to an Enterprise and being approved by the enterprise; or receiving a request from the company because of the user's high rating, when clicking the enterprise the users is redirected to a page with different options.

EMPLOYEE

On the Home the can see all the messages that have been published by the boss of the company. On the members section there's a list of all the users affiliated to the enterprise. On information a small description of the enterprise.

ENTERPRISE BOSS

HOME

On home, the users that are members of an Enterprise can see the announcements that the boss of the same enterprise has published. On other tab, the boss can create his announcement with only a title and a message.

MEMBERS

On members, the boss of the company can see all the users and his own user marked on light blue. If the boss retires from the enterprise, he can "improve" another user into the new boss. And he can see the profile of each employee or sending a message to each one.

REQUEST

On the first screenshot, the boss of the Enterprise can see the members that have sent a request to affiliate the enterprise. On the second one, the members to which the enterprise has invited to join. And the third screenshot is the form to add users to an enterprise; bellow it, there are the users with the highest ratings as recommendations a join an enterprise.

CONFIGURATION AND INFORMATION

On the configuration the boss changes the information of the enterprise as the name, the description, etc. ; and on information it can be seen the current information of the enterprise.

APPRAISER MODULE

APRAISSALS

The appraisal it's the module designated and created for all the appraiser evaluators of the system, to have access to this site, authorization from an admin is required. The appraisal system uses the "Costs"

method to value the properties and the area to get the price of a property according to its size and useful life years, when a user enters the module a table will be displayed, this table contains information referring to the new real estate properties added to the database. The table display possesses different uses: the rating of the user, communication with the use, see the profile of the user who uploaded the property, value the property and see the enterprise to whom the user belongs.

The next step to value a property is simply pressing the dollar sign button, once it's done the page will change to the appraisal form.

One presses the button mentioned before the following form will display.

The next form: On the upper part there's the basic information about the property supplied by the uploader user, it contains the address of the real estate with a short description, the

construction age, the useful life that comes from the system and used to perform the appraisal, the construction area on square meters and the field area in square yards. Based on this information, the appraiser can get the unitary value of each object.

Address:	Real estate age:	Useful life:	Residencial area:	Lot area:
Apaneca, Ahuachapán, El Salvador	10	65	120 m^2	120 m^2
asd				

The appraisal system for the real estate uses the empiric method, based on the experience of the appraisers, where is calculated with the conservation status value that is the estate in which the real estate has been preserved, the depreciation of the property, with the functionality factor (in this case it can't be depreciated) and lastly the useful life remaining of the real estate is calculated.

Unitary value (Residential:): $ ___

Unitary value (Lot): $ ___

Conservation factor	Depreciation factor	Functional factor	New net value	Reamining useful life
1	0.93	1	0.00	65

Result :0

Once the values are inserted, the next block will display information of the calculated value, and with the other sections included.

Residential value: $ 0.00

Lot value: $ 0.00

And simultaneously a percentage bar is filled each time this values are calculated. The percentage bar provides a visual aid to the appraiser to estimate how much the construction is worth in comparison with field value.

Residential: 0%   Lot 0%

Lastly, the table section changes based on the information inserted on the platform of the unitary values, where the total value of the real estate and its sections is calculated.
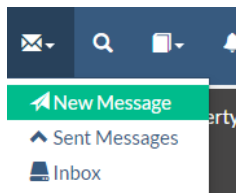
Name	Area	New net value	Total
Lot	120 m^2	NaN	0.00
		Total:	$0.00

Once the appraisal it's finished, the appraiser has the power to approve it with the insert button.
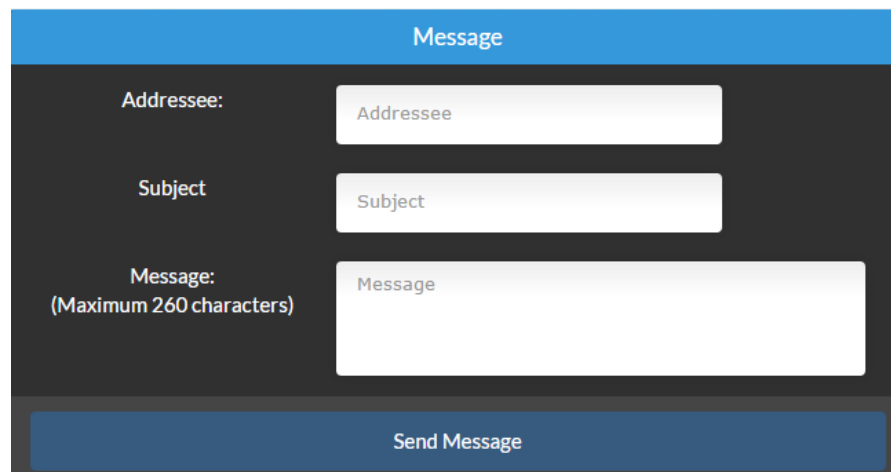

# COMMON OPTIONS FOR ALL USERS

MESSAGES

On the navigation bar of all users, there is a message option. The platform counts with this short messages system, with the purpose that the users can exchange information or discuss terms before establishing a final deal about the property one of them is selling.

SEND MESSAGE

The link for sending a message redirects to a small form for writing one. The fields that need to be type are the addressee (name of the other user), the subject of the message (a short title) and the message itself. When the message has been written, you just have to press the send message button and if there is no problem a success message will be shown.
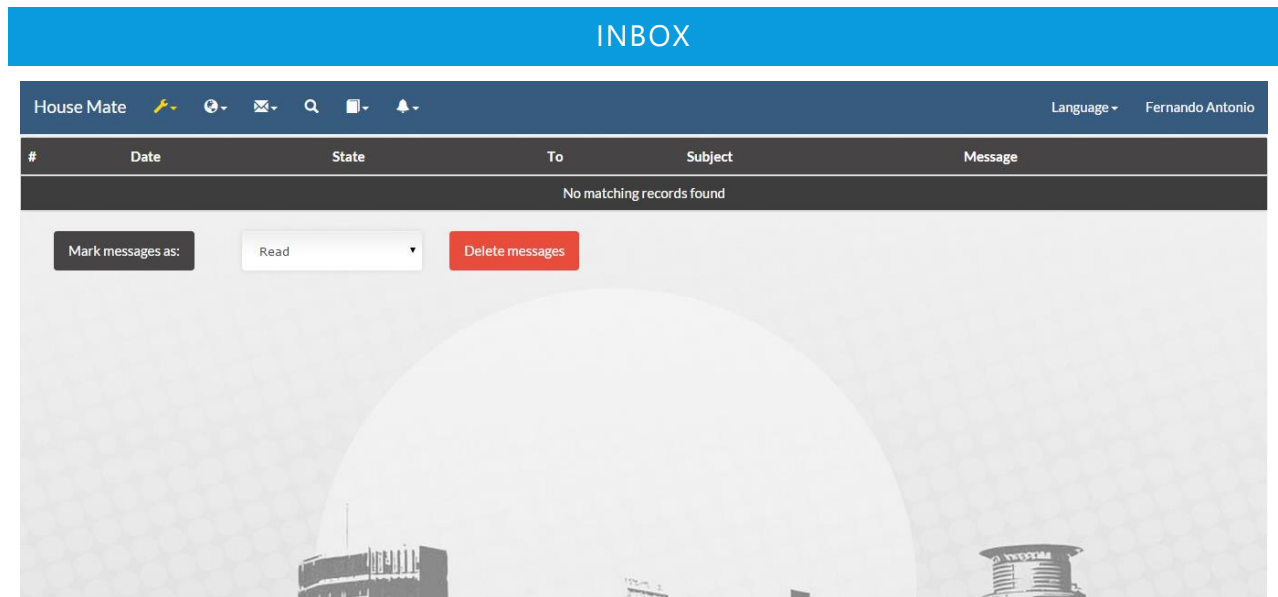
On the inbox, there are all the messages that the user has received. On the table, it appears the sent date, the state (pending or read), the sender (who sent the message), the subject and the first 50 characters of the message. Below there's an option to mark one or more messages as read or again as pending and the option to delete messages.

When you click on the sender of each message you can see the profile of that user or click the subject to read the entire message.
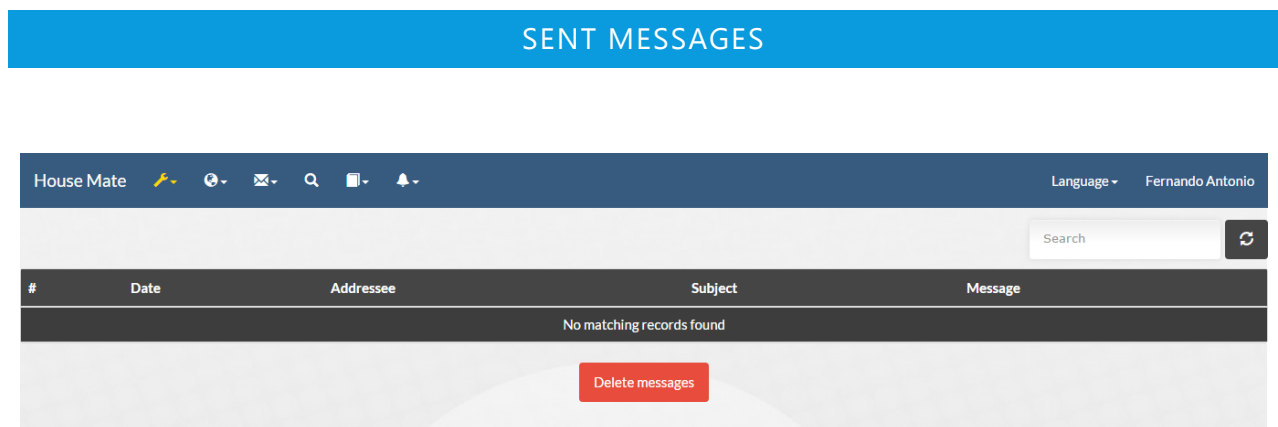
En la bandeja de entrada están todos los mensajes que el usuario ha recibido. En la tabla aparece la fecha de envío, el destinatario (a quien se envió el mensaje), el asunto y los primeros 50 caracteres del mensaje. Abajo hay una opción para eliminar los mensajes enviados.

Al hacer clic en el remitente de cada mensaje se puede ver el perfil de dicho usuario y al hacer clic en el asunto te redirige al mensaje completo.

Test Subject

To: **Visitante**

Subject:Test Subject

Message

Test Message Test Message Test Message Test Message Test Message Test Message
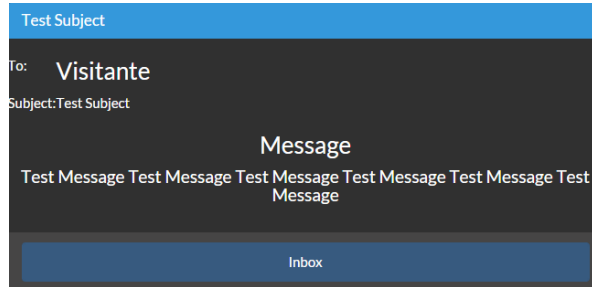
Inbox

On the inbox or sent messages the first 50 characters of a message are shown but when you click on the subject you get redirected to the full message on this form where you can see the same information you fill when sending a message (addressee if the user is the sender and sender if the user is the addressee) Below there is a button to go back to the inbox.
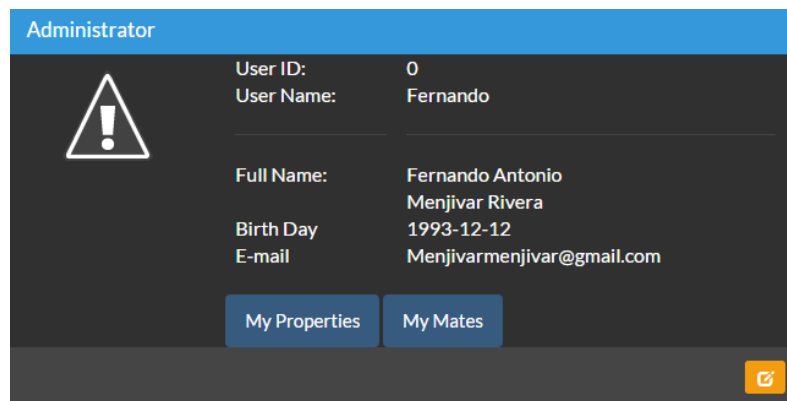
PROFILE

Fernando Antonio

Profile
My properties
My Mates
⏻ Log out
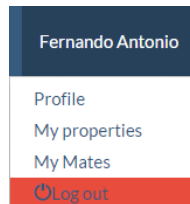
When you click your name, a list is displayed with all the information regarding the user: his profile, his properties, his mates and the button to log out of the platform.

Administrator

User ID:	0
User Name:	Fernando
Full Name:	Fernando Antonio Menjivar Rivera
Birth Day	1993-12-12
E-mail	Menjivarmenjivar@gmail.com

My Properties   My Mates

On this section, the user can see all his personal information and it works to have access to his properties and mates although the options are also on the navigation bar. Below there's an

option to upgrade profile (add information as DUI, NIT, phone number) and after upgrading the profile, the button works to change your profile information.
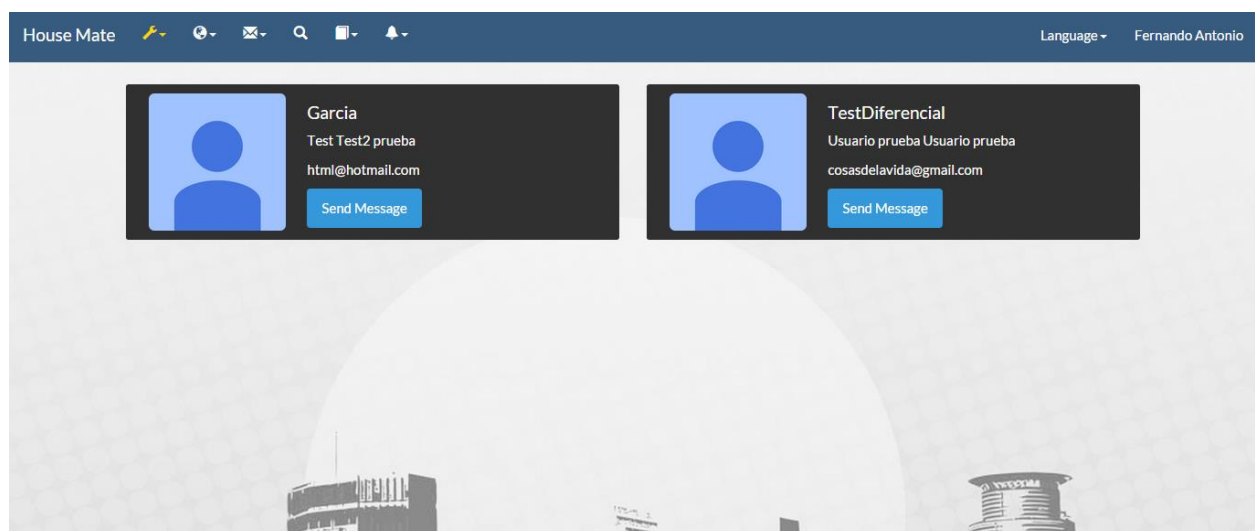
MY REAL ESTATE
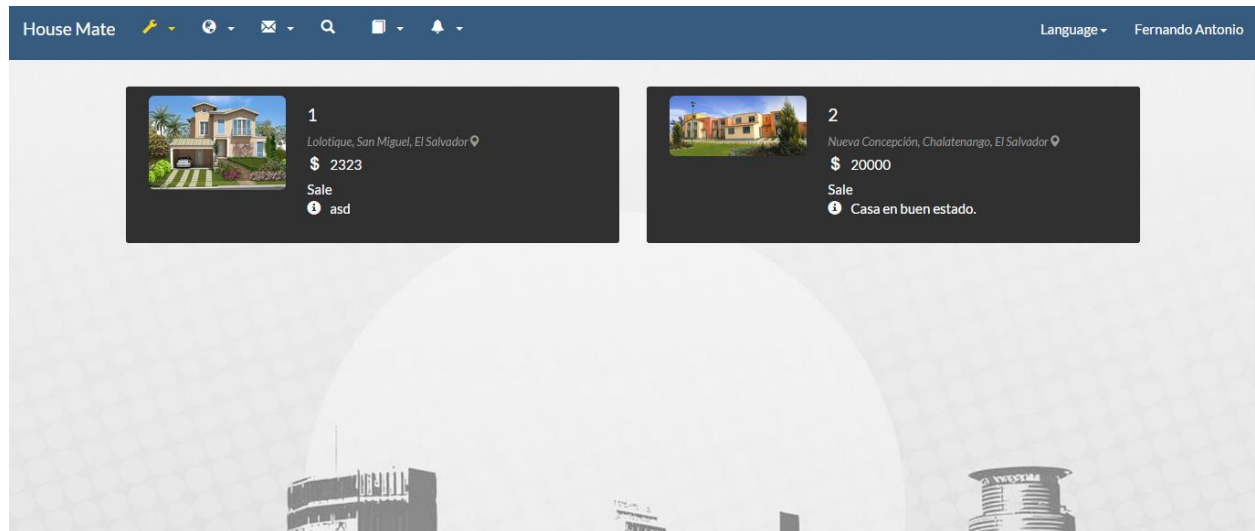
The user can see a list of all his properties and the most important information of each one.

MY MATES

The user can see a list of all his mates and the most important information of each one.

When the user is on a message, or is watching a real estate for sale or rent, he can see the profile of the person who sent the message o has published on the platform.

NOTIFICATIONS

On the notification section, the user can see how many pending messages he has or how many users had sent him a mate request, or the companies that have sent him a request.

AGREEMENTS

FULFILL AN AGREEMENT

When the user has logged into the platform it's possible

Cuando ya se ha iniciado sesión en la plataforma es posible ofertar por una propiedad que ya sido debidamente valuada por un perito y publicada en House Mate. También se necesita una cuenta mejorada para poder ofertar.

El formulario de ofertar un inmueble le da las siguientes opciones: El precio que está dispuesto a ofrecer por el inmueble (Arriba se encuentra el precio que pide el dueño), El plazo en el que se compromete a pagar por el inmueble, y el adelanto dispuesto a dar cuando se ha aprobado la oferta por parte del vendedor.

ACEPTAR O NEGOCIAR UN CONVENIO

Cuando un usuario recibe una notificación de que una de sus propiedades ha recibido una oferta tiene dos opciones, aceptar la oferta y generar una promesa de compra-venta entre ambos usuarios; o si no está satisfecho con la oferta, la puede renegociar para que el otro usuario le haga otra oferta. En ese caso la oferta queda pendiente de negociación.

Cuando el dueño de un inmueble exige que se negocie de nuevo, el otro ususario recibe un formulario donde llenan de nuevo la informacion con una mejor oferta.

En caso que el dueño si haya aceptado la primera vez o despues de una negociacion, entonces al usuario comprador tambien le aparece la opcion de imprimir el convenio.

Así es como se mira el convenio o promesa de compra venta terminado:

In the city of Santa Tecla, at ten o'clock on 07/20/2015.- claims sir Fernando Antonio Menjívar Rivera, with 21 years old, Profesional experto, resident from San Salvador, who I identify with his Documento Único de Identidad with the numbers 233333333 and the Número de Identificación Tributaria 2312321312, whom from now on will be denominated 'PROMISOR SALESMAN', and José Alexander García Valladares, with 20 years old, New at the company mates, resident from sasdasasjdtkasjdkl, who I identify with his Documento Único de Identidad with the numbers 123123232 y con Número de Identificación Tributaria 1223213213, who, from no won, will be denominated 'PROMISOR BUYER'; and they STATE: they have agreed to perform the following contract of TRADING PROMISE, that will be ruled by the following rules I) That the promisor salesman is the current owner of the following real estate: A propertyUrban, located on Apaneca, Ahuachapán, El Salvador. Said property has a total area of186 square meters , equivalent to 266.77236 square yards , and signed up officialy to the promisor salesman: Fernando Antonio Menjívar Rivera y II) PRICE, TERMS AND CONDITIONS: The total selling price is $1245, being this the terms of payment: On this momento delivers the promisor buyer to ther promisor salesman, the quantity of $2500, and the rest or the quantity of $72500, will pe paid at the end of the agreed terms in the present document or its extension. - The promisor salesman it's complied to sale free of all burden, the real estate related to the promisor buyer and he is complied to buy it.- The promisor salesman it's complied to keep unchanged the selling price agreed on the contract, during the establish term. - III) THE TRADING PROMISE TERM.- The term agreed for the sale of the described real estate, will be 75 days, extendable by an equal term, since the remaining amount of the real estate price, will be managed by the banking system by the promisor buyer, for which the term will subject to the lapse of time that lasts the approval process of the credit that will request the promisor buyer.- IV) PENALTY FOR BREACH OF THIS AGREEMENT.- A) For the case that the promisor salesman rejects to sell to the promisor buyer, on the agreed term and by the agreed price, the real estate related tothe numeral I of this instrument, besides returning to the promiser buyer $2500, as an advance payment from the selling price, in a maximum term of five days counted since the dismiss of the real estate sale, that will be within the agreed term, qunatily that can be demanded executely; V) OTHER OBLIGATIONS OF THE CONTRACTORS: 1) The promisor buyers are complied to pay a fee with the rest of the ... CTIONS THAT

CAN EXERCISE THE CONTRACTORS TO ENFORCE THIS AGREEMENT: Once the term for this contract of agreed trade expires, without being performed, any of the contractors can notify the other his will to perform it and it it's not performed at all in ten days after the notification, it will be understood as if the requiring part has not fulfilled the contract. -The contractors can opt to demand legally the fulfillment of the present contract, this is, the giving of trading real estate deed, in an Executive Judgement. - VII) For the case of legal actions on any of the parties submits to the jurisdiction of the courts from this town, waive the right to appeal the decree of embargo, auction order and any other appealable ruling handed down in the relevant Judgment, and any incidents, paying court costs the part ordered to trial. - So they expressed, the appearing parties, who are aware of the legal effects of the present deed, given entirely in a single act, with the content ratofied and signed.