

Project Report
for
House Rental Management System

Prepared by
B M M BARI - 1711384042
Fairuz Nawar -1831244642
Md. Amdadul Haque - 1722077042

North South University
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Chapter 1

Introduction

Every house owner keeps record of their tenants and rent on a ledger. Sometimes they don't get the accurate results and it's very hard task to record everything accurately. Here comes our "House Rental Management System" application. A user friendly application and accessible from anywhere over the world.

1.1 Purpose

"House Rental Management System" is a web based application. This application stores the information of tenants, rent information of every month. Admin and user both can use this application. Everyone can search, store and get information by having a Unique ID. Each ID / Person / User / Admin will have their own profile with sign in ID so that the information can be secured. Today we are living in the first world where everyone uses a device. Everyone uses a software or application to store data and receive information. The world is surrounded by software and applications.

1.2 Intended Audience

- **Developers**
- Project Testers
- Marketing Department

1.3 Intended Use

1. Developers:

Developers can use this SRS to easily understand what's the project about, which part they should focus more, which part to improve, find if there is any scope to add new features or function for any upgrade.

2. Project Testers:

Testers can use this SRS to test the software as per requirements. This will make the testing more organised as from SRS testers can easily get the idea where to look and what error or bug they should be looking for.

3. Marketing Department:

Marketing department can use this SRS to get an idea about what they are going to promote and what are the features of this project and how this features will help the clients or users.

1.4 Product Scope

Basically this web application is for the house owners who can easily store data and come up with a better output or calculation at the end of the month also they can have the calculation total for the year also. It will be similar as a portal for worldwide users. Anyone can create an account under one whole building or any individual flats. Everyone will have an individual user profile.

Features for the application:

- Sign In - User can sign in in their existing account with email address and password.
- Sign Up - User can sign up / Create account using email address.
- User Profile – An existing user can update their information.
- Rent collection – An admin can only update the rent payment information. User can see if it's paid or unpaid.
- Tenant information – By searching with Unique ID (UID), anyone with an account can easily see their information (Tenant Information)
- Utility bill - Monthly utility bill about can be found here, also it will have a status if It's paid or not.
- Flat information – By entering flat ID, user/Admin can find the flat information (Such as Rent, SqureFeet, Advance Payment, and Availability.
- Loan installment – Only admin can access to this feature and have the payment status and due amount.

1.5 Risk Definition

1. High Risk of security breach. As there will be stored lots of personal information anything can breach the security system.
2. Too much users at the same time can cause server traffic.

Chapter 2

Overall Description

We are going to build a web based application that will provide the user friendly system of storing tenants data. One or many admin can own the application for that it will have a admin profile. One building owner can have this applications with his/her tenants profile. One flat owner can manage his/her monthly and yearly expenses and store information against the flat he owns. This is completely a new product and we are going to built it from scratch.

2.1 User Classes and Characteristics

There will be several kinds of users and their characteristics will be different according their user profile.

- User can be an Admin
- User can be a Building owner - who needs to manage his flats and tenants.
- User can be a flat owner - who needs to manage his own flats information.

2.2 User Needs

As we are living in digital era where everything is easy than before. Every house or flat owner has to manage their own house, flats and the tenants also they have to pay utility bills, maintenance cost, security payments, loan installment deposit, anything can be done by using this application. Which will be much more user friendly and accessible to anyone

2.3 Operating Environment

Operating environment for the "House Rental Management System" is listed below.

- Operating System (OS): Any kind of Operating System which supports browsing.
- Database: MySQL
- Server: Xampp
- Language: Php, Html, CSS
- Framework: Laravel

2.4 Constraints

- We will be develop the web application in Php language.
- The developed system must work in client's operating environment.
- We have to finish the project within 2 months.

2.5 Assumptions

- Users can read and write English.
- Users have devices that support internet service.
- Users have internet connection.
- Users are familiar with Web browsing and can interact with website.

Chapter 3

Features

3.1 Submitted Features

1. **As a user**

I will be able to keep track on the rent

so that, i don't loose the calculation and know my exact income from the house rent.

- User has to log-in/sign up for their individual profile.
- User will input their monthly bill with proper username/user id.
- Flat No. must me included.
- An email and confirmation message will notify the owner that user/tenants paid the house rent.
- A confirmation email and message will be given to the users.tenants that their bill is successfully paid.
- There will be a verification from owner as this is an security issue. SSLCOMMERZ will be added later.

2. **As a user**

I will be able to have the information of the tenants

so that, i can have the information and provide to the government officer if needed. (As per the government security rule.

- Government issued new security rule on 2019 that every house owner have to provide their tenants information to the police station.
- User must need to put their NID (if any) or Birth certificate, Valid Passport.
- There will be a form online with the Bangladesh police initial. Users must fill up the form according to the rule.
- Owner will collect all the data and provide it to the police station via online.

3. **As a user**

I will be able to be able to pay the utility bills.

so that, In this pandemic situation or any situation users/tenants can pay their bill via online. No need to go outside.

- SSLCOMMERZ will be added later.
- User will have to put their authentic and individual meter no.
- User have to select the billing month.
- Must put the total amount shown on the actual bill.
- User will get a confirmation message.

4. As a Owner

I will be able to update and delete information. **so that**, We get the valid information of the tenants.

- Information is the most important and security issue on every purpose. This need to be secured.
- Only owner will have the permission to add delete or update any kind of information.
- Users/Tenants will apply for the change from their profile/portal.

5. As a user

I will be able to have the information of my flats with all the facilities. **so that**, show them while i give rent to the tenants.

- There will be a page of vacant flats.
- The list of the vacant flats will have all the required information.
- It will be visible publicly.
- If anyone wants to rent the house they can apply for a appointment with the owner from the vacant information page.
- After the appointment if anyone interest to rent the flat he/she must fill up the rental form from the rent page.
- After that the user/tenant will sign up for an account. or it will be automatic created when he do the flat registration.

6. As a user

I will be able to pay monthly house loan installment and we be able to keep track on the statement of loan to be disbursed.

- In Bangladesh most of the building is built by taking loans from the banks.
- There will be a statement of bank/personal that how much money do we have to pay to the bank or already paid.
- Every month I will be able to pay the installment online as soon as we develop the SSLCOMMERZ.

7. As a owner

I will be able able to see the monthly and yearly income, **So that**, I can have the proper knowledge about my income and show it to the income tax.

- Owner of the house/building/flat will be able to check the paid and unpaid house rents of every months.
- Owner have to select month or year and the system will sort his search accordingly.
- Owner can comment on each flats house or building tenants.
- Owner can also notify anything in advance through that portal.