

RESIDEX

Complete Feature Specification (Non-Bloated)

Based on Revised Feature List

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PHASE 1: CORE FEATURES (Must Build for Hackathon)

How the app will work: Landlord initiates, tenants follow. Landlords request tenant cooperation for property management. Tenants benefit from bill splitting, chore management, and building rental reputation.

1. Dual Score System ⚖ (Tenants + Landlords)

Objective rating system measuring financial reliability (Fiscal Score) and household responsibility (Harmony Score). Portable reputation for future rentals.

Fiscal Score (0-1000 points)

- Payment punctuality tracking (40% weight)
- Payment consistency streaks (25% weight)
- Contribution fairness calculation (20% weight)
- Payment method reliability (10% weight)
- Historical trend analysis (5% weight)
- Color-coded tiers: Perfect (900-1000), Excellent (800-899), Good (700-799), Fair (600-699), Poor (0-599)
- Circular gauge visualization, monthly history graph, score improvement tips

Harmony Score (0-1000 points)

- Chore completion rate (35% weight)
- Housemate ratings (30% weight)
- House rule adherence (20% weight)
- Tenure stability (10% weight)
- Community contribution (5% weight)

Privacy Controls

- Visibility settings: Public / House-only / Private
- Component-level hiding (show/hide individual breakdowns)
- Anonymous peer reviews
- Consent-based sharing with password protection

2. Maintenance Ticket System (Tenants + Landlords)

Flow: (1) Tenants submit ticket → (2) Landlord notified → (3) Issue fixed → (4) Tenant approves resolution → (5) Ticket closed

Ticket Categories

-  AC / Heating
-  Plumbing / Water
-  Electrical
-  Doors / Windows
-  Appliances
-  Structure (walls, ceiling, floor)
-  Pest Control
-  Other

Urgency Levels & SLA

- URGENT: Safety hazard, 4-hour response required, auto-escalate if missed
- HIGH: Fix within 3 days, 48-hour response, auto-escalate after 4 days
- MEDIUM: Fix within 1 week, 7-day response, auto-escalate after 8 days
- LOW: Fix within 2 weeks, 14-day response

Key Features

- Photo/video documentation with AI analysis
- Unique ticket ID (K-YYYY-MMDD-NNN format)
- Status tracking: Open → Acknowledged → Scheduled → In Progress → Resolved
- Automatic reminders every 24 hours
- Auto-escalation (email property manager, CC housing authority, legal documentation)
- Landlord performance rating (Responsiveness, Repair Quality, Overall)
- Timeline preservation for legal evidence

3. Bill Splitter with Receipt Verification (Tenants)

Split monthly rent and utility bills among housemates with automated calculation and payment tracking.

Supported Bill Types

-  Electricity (TNB)
-  Water (Air Selangor, SAJ, PBA)
-  Internet (TM/Unifi, Maxis, Time)
-  Rent
-  Gas (Cooking cylinders)
-  Custom (other utilities)

OCR Processing

- Primary: Google ML Kit (on-device, 90% accuracy for Malaysian bills)
- Backup: Cloud Vision API (95%+ accuracy, requires internet)
- Auto-extracts: Total amount, date, line items, usage data (kWh/m³)
- Confidence scoring with manual correction interface

Split Methods

7. Equal Split: Total ÷ N people (default)
8. Custom Percentage: Assign % per person (e.g., heavy AC user 40%)
9. Per-Item Assignment: Shared items split equally, personal items assigned individually

Payment Tracking **(To be discussed, probably just set online bank transfer/duitnow)**

- Supported methods: TNG, GrabPay, DuitNow, Boost, ShopeePay, MAE, Cash
- Status indicators: Unpaid (red), Pending (yellow), Paid (green), Overpaid (blue)
- Automatic reminders: Day 3, 5, 7, 10 before due date + overdue alerts
- Payment history archive with search/filter by date, type, status
- Export options: PDF statement, Excel/CSV for accounting

4. Chore Scheduler with Accountability (Tenants)

Fair distribution of household chores with rotation system and completion tracking. Landlords can optionally view photos to monitor property condition.

10+ Pre-Defined Chore Templates

-  Take Out Trash (Every 3 days, 10 pts)
-  Sweep Common Areas (Weekly, 20 pts)
-  Wash Dishes (Daily, 15 pts)
-  Clean Bathroom (Weekly, 30 pts)
-  Buy Supplies (When needed, 20 pts)

- Laundry, Water Plants, Vacuum, Mop, Organize
- Plus custom chore builder

Auto-Rotation System

- Fair distribution algorithm ensures equal turns over time
- Missed turn = next slot priority
- Swap system with approval workflow

Verification & Points

- With photo + verification: 100% points
- With photo only: 90% points
- Without photo + verification: 85% points
- Without photo: 70% points

IMPORTANT NOTE: Frame as tenant benefit (build reputation) NOT landlord surveillance.

5. Community Board (Property Forum) 🔊 (Management + Tenants)

Central communication hub for property management to post announcements, Q&A, polls, and events.

A. Management Announcements

- Categories: Property Updates, Urgent Notices, Events, Tips & Reminders, Community News
- Priority levels: Low, Medium, High, Urgent
- Notification options: Push, Pin to top, Email, SMS (urgent only)
- Photo/document/link attachments

B. Community Q&A

- Categories: Maintenance, Deliveries, Parking, Facilities, Neighborhood, General
- Anonymous posting option
- Upvote/downvote system with 'Best Answer' badge
- Management verified badge for official answers

C. Community Polls

- 2-10 answer options
- Settings: Anonymous voting, Live results, Single/Multiple choice
- Visual bar chart display with participation tracking

D. Community Events

- Event details: Name, Date/Time, Location, Description, Photo/Banner
- RSVP options: Yes / Maybe / No
- Max attendees cap (optional)

E. Moderation Tools (Management Only)

- Pin/Unpin posts, Delete inappropriate content
- Mark as 'Official', Close/Archive discussions
- View moderation logs, Warn/Ban users

PHASE 2: ECOSYSTEM FEATURES (Post-MVP)

Rental Resume 📄 (Tenants)

Portable PDF/Link containing complete rental history and scores for future applications.

Contents

- Dual score summary (Fiscal + Harmony)
- Complete rental history (current + previous properties)
- Financial summary (bills paid, on-time %, total amount)

- Household contribution (chore completion, housemate ratings)
- Verified by Residex badge with QR code

Sharing Options

- Password-protected PDF
- Time-limited sharing links (7 days / 30 days / Forever)
- Multiple versions: Landlord-only, Housemate-only
- WhatsApp, Email, Custom link generation

CORE AI FEATURES

Option 1: FairFix Auditor (For Tenant- Damage Cost Estimator)

THE PROBLEM: Tenant scratches floor. Landlord quotes RM800. Tenant has no idea if fair. This is deposit theft via cost inflation.

THE SOLUTION: AI-powered visual damage assessment and cost benchmarking prevents unfair quotes.

How It Works

10. Tenant photos damage (within ticket system or standalone)
11. Gemini Vision analyzes: Type, severity, size, depth, material
12. AI looks up Kuala Lumpur market rates
13. Output: Fair cost estimate (RM80-120) with breakdown
14. Compares against landlord quote (RM800 = 400% above market)

Why It Wins

- Arms tenants with data to negotiate fairly
- Prevents deposit theft through cost inflation
- Fits 'Justice/EqualLens' theme perfectly
- Tech: Gemini 1.5 Flash (Multimodal vision)

Option 2: Lease Sentinel (For Tenant - Contract Guardian)

THE PROBLEM: 20-page tenancy agreements hide 'Trap Clauses' (e.g., 'Landlord can enter anytime'). Students sign blindly.

THE SOLUTION: AI scans contract against Malaysian law to detect predatory clauses.

How It Works

15. Tenant uploads PDF tenancy agreement before signing
16. Gemini Pro scans against Malaysian Tenancy Law
17. Output: Risk Score with red flags identified
18. Example: 'Clause 4.2 allows entry without notice (ILLEGAL)'

Why It Wins

- Protects vulnerable (students) from powerful (landlords)
- Perfect fit for 'Justice/EqualLens' theme
- Prevents exploitation through legal knowledge asymmetry
- Tech: Gemini Pro (Long context for contracts)

Option 3: Lazy Logger (For Landlord - AI RAG Document System)

FOR LANDLORDS: Upload all property docs (warranties, bills, taxes, reports) once, then ask AI questions.

How It Works

19. Landlord uploads PDFs (warranties, insurance, receipts, contracts)
20. Gemini indexes documents (RAG system)
21. Landlord asks: 'When's AC warranty expiration?'
22. AI answers: '15 March 2026' with source citation

Why It Wins

- Saves landlords hours of document searching
- AI chatbot interface = hackathon appeal
- Proactive expiry reminders prevent lapses
- Tech: Gemini with RAG (Retrieval Augmented Generation)

(NEW POTENTIAL CORE DUE TO DAILY FREQUENCY OF FEATURE – DISCUSS)

PropertyPulse - Daily Property Health Score

Every day, users get a Property Health Score (0-100) aggregating outstanding bills, pending tickets, chore completion, and upcoming deadlines with AI insights.

Score Aggregation

- Outstanding bills: How many unpaid?
- Pending maintenance tickets: How many open?
- Chore completion this week: Who's slacking?
- Upcoming deadlines: Rent due in 3 days?
- Anomaly detection: Electricity spiked 40%
- AI insights: 'Water bill 2x higher than similar properties'

Sustainability Angle

- Detect water leaks (AI spots usage spikes)
- Optimize electricity (AI suggests AC servicing)
- Reduce waste (AI tracks recycling via chores)
- Prevent damage (AI predicts maintenance before failure)

SIDE FEATURES (Tier 2 & 3)

Tier 2: Should Build If Time Allows

- Property Info Page: Create/edit properties, multiple properties per landlord, property details, lease document storage
- User Profile & Settings: Edit profile, privacy settings, notification preferences, payment methods

Tier 3: Post-Hackathon

- Visitor Pass Generator: WhatsApp text for guards, QR scanning, visitor log
- Guard Translation Chat: AI translation (5 languages), common phrases library
- Digital Rulebook: AI chatbot trained on house rules
- Friends/Housemate Management: Add friends, view profiles, invite to property
- Analytics & Insights: Spending trends, payment patterns, score history graphs

RESIDEX COMPLETE FEATURE CATEGORIZATION

TENANT FEATURES

Standalone Features (Work Without Landlord)

FEATURE	VALUE PROPOSITION	KEY FEATURES
Bill Splitter 	Saves: 3-5 hrs/month Worth: RM15-25/month Prevents: RM500-2K disputes/year	<ul style="list-style-type: none"> • OCR bill scanning (90% accuracy) • 3 split methods • Payment tracking (TNG, GrabPay, etc) • Auto-reminders + payment history
Chore Scheduler 	Saves: 2-4 hrs/month Worth: RM10-20/month Prevents: Housemate arguments	<ul style="list-style-type: none"> • 10+ chore templates • Auto-rotation system • Photo verification + points • Monthly statistics
Fiscal Score™ 	Worth: RM20-30/month Unlocks: Faster approvals, lower deposits Long-term: Helps home loans	<ul style="list-style-type: none"> • Payment punctuality (40%) • Payment streaks (25%) • Contribution fairness (20%) • Color-coded tiers (0-1000)
Harmony Score™ 	Worth: RM20-30/month Differentiates: From other applicants Proves: Responsible tenant	<ul style="list-style-type: none"> • Chore completion (35%) • Housemate ratings (30%) • Rule adherence (20%) • Tenure stability (10%)
FairFix Auditor™ 	Saves: RM500-5K in unfair charges Worth: RM30-50/month Prevents: Deposit theft via inflation	<ul style="list-style-type: none"> • AI photo damage analysis • Market rate benchmarking (KL) • Cost estimate (RM80-120) • Quote validation (warns if 400% above)
Lease Sentinel™ 	Prevents: RM5K-50K legal issues Worth: RM15-30/month Protection: Before signing contract	<ul style="list-style-type: none"> • AI scans contract vs Malaysian law • Detects illegal clauses • Risk score + red flags • Auto-corrected version generated
Rental Resume™ 	Saves: 1-2 hrs per application Worth: RM15-25/month Replaces: Traditional reference letters	<ul style="list-style-type: none"> • Dual score summary • Rental history • Financial summary • Password-protected PDF/Link
Digital Rulebook AI 	Saves: 1-2 hrs/month looking up rules Worth: RM10-15/month Prevents: Rule violations	<ul style="list-style-type: none"> • AI chatbot trained on apartment rules • Ask: 'Can I have pets?' → instant answer • Quiet hours, guest policy, facility info • Emergency contacts, WiFi password

Ghost UI Overlay		Provides pic taking instructions and saves state of property when tenant newly moves in. During contract closing/end, there would be a ghost overlay and a second pic taking process for AI to scan and analyse state and condition of property to settle deposit issues and conflicts. Include lease termination/ending processes and clarifications here by pulling data from the lease sentinel for tenant so that all T&Cs are met by the tenant before moving out
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Network Features (Require Landlord/Management on Residex)

FEATURE	VALUE PROPOSITION	KEY FEATURES
Maintenance Tickets 	Accountability: No ghost landlords Legal Protection: Evidence for Tribunal Peace of Mind: Issues get fixed	<ul style="list-style-type: none"> • 8 categories + urgency levels • Photo/video documentation • Auto-escalation (4hrs-14 days) • Landlord performance rating
Community Board 	Connectivity: Stay informed Convenience: One place for all info Community: Build relationships	<ul style="list-style-type: none"> • Management announcements (urgent notices) • Community Q&A (ask questions) • Polls (vote on building decisions) • Events (community activities, RSVP)

LANDLORD FEATURES

Standalone Features (Work Without Tenants)

FEATURE	VALUE PROPOSITION	KEY FEATURES
DocuMind™ AI 	Saves: 5-10 hrs/month Worth: RM29-49/month Alone justifies: RM29/mo subscription	<ul style="list-style-type: none"> • Upload docs once (warranties, insurance, etc) • AI Q&A: 'When's AC warranty expiration?' • Proactive expiry reminders • Searchable library + manual viewing

Lease Sentinel™ 	Prevents: RM5K-50K legal issues Worth: RM10-20/month Critical: Avoid Tribunal disputes	<ul style="list-style-type: none"> AI scans contract vs Malaysian law Detects illegal clauses Auto-generates corrected version Clause library (legally compliant)
Expense Tracker 	Saves: RM2,000+ in tax deductions Worth: RM20/month Pays for itself: Via tax savings	<ul style="list-style-type: none"> Track all expenses (repairs, taxes, etc) Receipt OCR + auto-categorization Tax-deductible breakdown ROI calculator + yearly tax report
PropertyPulse™ 	Saves: 2-3 hrs/month monitoring Worth: RM30/month Benefits: Peace of mind + credibility	<ul style="list-style-type: none"> Multi-property overview dashboard Real-time alerts (docs, maintenance, finance) Property health score (0-100) Benchmarking vs other landlords

TOTAL LANDLORD STANDALONE VALUE: RM89-119/month

Network Features (Require Tenants on Residex)

FEATURE	VALUE PROPOSITION	KEY FEATURES
Maintenance Management 	Organized: All tickets in one place Performance: Track response times Reputation: PropertyPulse score	<ul style="list-style-type: none"> Receive tickets with photos/videos Track SLA (4hrs-14 days by urgency) Communication thread with tenant Get rated by tenants
Tenant Screening 	Risk Reduction: Data-driven decisions Time Saving: No manual reference checks Quality: Attract better tenants	<ul style="list-style-type: none"> View tenant BehaviorScore™ Fiscal + Harmony breakdown Rental history + previous reviews Compatibility check (95% match)
Property Monitoring 	Peace of Mind: See property condition Early Detection: Catch issues fast Verification: Tenants taking care	<ul style="list-style-type: none"> View chore completion photos Track tenant Harmony Score AI insights: 'Property well-maintained' Optional feature (tenant empowerment)

MANAGEMENT FEATURES

(For Property/Condo/Apartment Management Companies)

FEATURE	VALUE PROPOSITION	KEY FEATURES
Community Board 	Efficiency: One platform for all comms Engagement: Higher resident interaction Transparency: Clear communication	<ul style="list-style-type: none">Post announcements (Property/Urgent/Events)Push notifications + Email + SMSCommunity Q&A (official answers)Polls, Events, Moderation tools
Digital Rulebook Management 	Reduces: 80% of repetitive questions Onboarding: Instant info for new tenants Updates: Push rule changes instantly	<ul style="list-style-type: none">Upload apartment rulebook (PDF/text)AI trains on rules (quiet hours, pets, etc)Tenants get instant answers 24/7Update rules → AI re-trains automatically

REX - THE AI FOR RESIDEX

I have renamed the core metric to "**Tenant Pulse**" to distinguish it from the landlord's "Property Pulse," and updated all workflows to match your new "Human-in-the-Loop" requirements (manual priority, mandatory receipts, suggestion-based chores).

here is the complete, linked specification for **Rex**.

I have split this into **Rex (Tenant Edition)** and **Rex (Landlord Edition)**, ensuring every feature from your categorization page is integrated into the AI's workflow.

PART 1: Rex for Tenants

Core Engine: "The Sync Score" (formerly Fiscal/Harmony Scores) **Role:** The Intelligent Residential Concierge **Directive:** "Advise, Verify, Protect."

Rex replaces the need for the tenant to navigate complex menus. Instead, Rex manages these 7 specific modules based on your categorization:

1. The Fiscal Analyst (Linked to: Bill Splitter)

Source: Feature Categorization

- **The "Sync" Link:** Paying on time maintains a Green Sync score.
- **The Rex Flow:**
 - **Trigger:** A new bill arrives or rent is due.
 - **Rex Action:** "I noticed the TNB bill for January is out. Your share is RM 45."
 - **The "Truth" Guard:** If the user manually inputs an amount, Rex blocks the split until proof is provided. *"Please upload the PDF or screenshot to verify the RM 45 before I notify the housemates."*
 - **Value:** Prevents arguments by acting as the neutral auditor.

2. The Harmony Engine (Linked to: Chore Scheduler)

Source: Feature Categorization

- **The "Sync" Link:** Chore completion impacts the Harmony component of Sync.
- **The Rex Flow:**
 - **Trigger:** The "Take Out Trash" task is overdue.
 - **Rex Action:** Instead of commanding, Rex suggests: *"The trash is full. Based on rotation, Sarah is next. Sarah, can you grab this to keep the house in Sync?"*
 - **Value:** Removes social friction; the AI acts as the "bad guy" so housemates don't have to.

3. The Lifecycle Guardian (Linked to: Ghost UI Overlay & Rental Resume)

Source: Feature Categorization

- **The "Sync" Link:** The final "Ghost Report" becomes a permanent part of the user's Rental Resume.
- **The Rex Flow:**
 - **Move-In:** Rex guides the photo capture to document the property state.
 - **Lease Termination:** 60 days before expiry, Rex asks: "*Renew or Terminate?*" If terminate, it drafts the legal notice.
 - **Move-Out (Ghost Mode):** Rex projects the Move-In photos as a semi-transparent overlay. "*Align the door frame with the ghost image for a perfect match.*"
 - **Value:** Creates indisputable proof for deposit recovery.

4. The Contract Guardian (Linked to: Lease Sentinel)

Source: Feature Categorization

- **The "Sync" Link:** Ensures the tenant enters the agreement safely.
- **The Rex Flow:**
 - **Trigger:** User uploads a PDF tenancy agreement.
 - **Rex Action:** Rex scans it against Malaysian Tenancy Law. "*Warning: Clause 4.2 allows the landlord to enter without notice. This is not standard. Shall I flag this?*"
 - **Value:** Protects vulnerable tenants (students) from predatory clauses.

5. The Damage Consultant (Linked to: FairFix Auditor)

Source: Feature Categorization

- **The "Sync" Link:** Prevents unfair deductions from ruining the tenant's financial record.
- **The Rex Flow:**
 - **Trigger:** Tenant breaks a chair or scratches the floor.
 - **Rex Action:** User snaps a photo. Rex analyzes the material and damage severity. "*Based on KL market rates, this repair should cost RM 80-120. Do not accept a quote higher than RM 150.*"
 - **Value:** Arms the tenant with data to negotiate fair deposit deductions.

6. The Community Guide (Linked to: Digital Rulebook AI)

Source: Feature Categorization

- **The "Sync" Link:** Prevents accidental rule violations.
- **The Rex Flow:**
 - **Trigger:** User asks, "*Can I drill holes for a shelf?*"
 - **Rex Action:** Rex queries the uploaded building rulebook. "*Clause 9 prohibits permanent wall alterations. I suggest using command strips instead.*"

- **Value:** Instant answers without reading a 50-page PDF.

7. The Maintenance Advisor (Linked to: Maintenance Tickets)

Source: Feature Categorization

- **The "Sync" Link:** Tracks the health of the unit.
 - **The Rex Flow:**
 - **Trigger:** User reports a "buzzing fuse box."
 - **Rex Action:** *"Buzzing indicates an electrical hazard. I recommend setting this to HIGH priority."* (User can manually override).
 - **Value:** Helps tenants categorize issues correctly for faster landlord response.
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PART 2: Rex for Landlords

Core Engine: "PropertyPulse" **Role:** The Asset Health Monitor **Directive:** "Maximize Yield, Protect Condition."

Rex acts as the 24/7 property manager, filtering noise and highlighting risks based on the landlord features .

1. The Asset Monitor (Linked to: PropertyPulse)

Source: Feature Categorization

- **The "Pulse" Link:** The central dashboard metric.
- **The Rex Flow:**
 - **Trigger:** Daily status check.
 - **Rex Action:** "*PropertyPulse is Green. Rent is paid, zero defects reported. Tenant Sync Score is high.*"
 - **Value:** Peace of mind in one glance.

2. The Maintenance Controller (Linked to: Maintenance Management)

Source: Feature Categorization

- **The "Pulse" Link:** Unresolved tickets lower the PropertyPulse.
- **The Rex Flow:**
 - **Trigger:** Tenant submits a "High Priority" ticket.
 - **Rex Action:** "*Tenant reports AC leak (High Priority). Photos attached. Do you want to approve the contractor visit?*"
 - **Reminders:** After the fix, Rex asks: "*Ticket resolved. Do you want to upload the invoice for tax purposes?*" (Landlord can dismiss).
 - **Value:** Streamlines approvals and builds a documentation trail.

3. The Document Vault (Linked to: DocuMind AI)

Source: Feature Categorization

- **The "Pulse" Link:** Ensures compliance and warranty validity.
- **The Rex Flow:**
 - **Trigger:** Landlord uploads warranties, insurance, and contracts.
 - **Rex Action:** Rex indexes everything (RAG system). Landlord asks: "*When does the fridge warranty expire?*" Rex replies: "*March 15, 2026. Source: Samsung Warranty PDF.*"
 - **Value:** "Upload once, search forever." Saves hours of digging through files.

4. The Fiscal Monitor (Linked to: Expense Tracker)

Source: Feature Categorization

- **The "Pulse" Link:** Financial health tracking.

- **The Rex Flow:**

- **Trigger:** Rent payment detected (based on tenant-set date).
- **Rex Action:** "Tenant marked rent as PAID on Friday. Receipt attached. Pulse maintained."
- **Tax Time:** Rex compiles all uploaded invoices and maintenance costs into a yearly tax-deductible report.
- **Value:** Automates ROI calculation and tax prep.

5. The Legal Shield (Linked to: Lease Sentinel)

Source: Feature Categorization

- **The "Pulse" Link:** Legal compliance.

- **The Rex Flow:**

- **Trigger:** New tenant accepted.
- **Rex Action:** "Generating standard Tenancy Agreement compliant with Malaysian Law. Added clause for 'No Pets' as requested."
- **Value:** Prevents using outdated or illegal contract templates.

6. The Gatekeeper (Linked to: Tenant Screening)

Source: Feature Categorization

- **The "Pulse" Link:** Risk assessment.

- **The Rex Flow:**

- **Trigger:** New applicant applies.
- **Rex Action:** Rex scans their **Rental Resume**. "Applicant Sarah has a 'Perfect' Sync Score from her last 2 tenancies. Financial reliability is 98%."
- **Value:** Data-driven tenant selection, replacing gut feeling.

7. The Lifecycle Guardian (Linked to: Property Monitoring)

Source: Feature Categorization

- **The "Pulse" Link:** Verifying asset condition at exit.

- **The Rex Flow:**

- **Trigger:** Tenant submits Move-Out "Ghost Report."
- **Rex Action:** "Reviewing Move-Out Report. Living room is a 100% match. Bedroom wall has scuffs (Tenant admitted). Do you accept or dispute?"
- **Value:** Digital "Double Handshake" protects the asset and justifies deposit deductions.

1.

Additional content (We'll probably change this as we go)

C. BehaviorScore Badges

Payment Badges:

- 🥇 Perfect Payment (3 months): 100% on-time payments for 3 consecutive months
- 🥈 Perfect Payment (6 months): 100% on-time payments for 6 consecutive months

- ⌚ Perfect Payment (12 months): 100% on-time payments for 1 year
- ⚡ Early Bird: Paid rent/utilities 7+ days early for 3 consecutive months
- 💰 Zero Debt: Never had an overdue payment in entire rental history

Responsibility Badges:

- 🧹 Chore Champion (3 months): 100% chore completion for 3 consecutive months
- ⭐️ Chore Champion (6 months): 100% chore completion for 6 consecutive months
- 🔧 Maintenance Reporter: Reported 10+ maintenance issues proactively
- 🌸 Cleanliness King/Queen: Passed all cleanliness inspections

Social Badges:

- 🤝 Harmony Hero (3 months): Zero noise complaints for 3 months
- 🌿 Harmony Hero (6 months): Zero noise complaints for 6 months
- ⭐️ 5-Star Housemate: Received 5 or more 5-star reviews from housemates
- 🎭 Conflict Resolver: Resolved 3+ disputes amicably without escalation

Property Care Badges:

- 🌐 Property Protector: Zero damage incidents for 12 months
- 🔑 Access Angel: Always allowed maintenance access on first request
- 🌟 Inspection Master: Passed all property inspections with flying colors

Environmental Badges (Cross-over from Chore Tracking):

- ♻️ Eco-Champion Bronze: 3 months of consistent recycling
- 🌿 Eco-Champion Silver: 6 months of consistent recycling
- 🌐 Eco-Champion Gold: 12 months of consistent recycling + energy savings
- 💧 Water Saver: Reduced water usage by 15%+ for 3 months
- ⚡ Energy Saver: Reduced electricity usage by 15%+ for 3 months

Longevity Badges:

- 🏠 Long-Term Tenant (1 year): Stayed 12+ months at one property
- 🏠 Long-Term Tenant (2 years): Stayed 24+ months at one property
- 🏰 Long-Term Tenant (3 years): Stayed 36+ months at one property