

2. SOFTWARE REQUIREMENTS SPECIFICATIONS (SRS) / PRODUCT REQUIREMENTS DOCUMENT (PRD)

2.1 Scopes and Features

The scope of the Home Rental Management System focuses on automating and streamlining rental property management activities through a centralized, web-based platform. The system is designed to support four primary user roles: Tenant, Landlord, Owner, and Manager, each with distinct responsibilities and access privileges. It aims to eliminate manual processes, reduce operational complexity, and ensure transparent communication among all stakeholders involved in rental management.

The system provides an integrated environment where rental properties, tenant applications, rent payments, maintenance requests, notices, and user information can be managed efficiently and securely. By maintaining all data in a centralized database, the system ensures accuracy, consistency, and real-time access to information for authorized users.

The Home Rental Management System will:

- Replace traditional manual and paper-based record keeping
- Reduce human errors in rent tracking and tenant management
- Improve operational efficiency through automation
- Enhance transparency between tenants, landlords, owners, and managers
- Provide real-time access to rental data and system activities
- Ensure secure, role-based access to system functionalities

Key Features

Admin / Manager

- Manage all user accounts (Tenant, Landlord, Owner)
- Approve or reject property listings submitted by landlords
- Monitor tenant applications and rental activities
- Oversee maintenance requests and assign tasks when necessary
- View rent payment records and system-wide reports
- Send notices and announcements to users
- Monitor system activity and ensure data integrity

Landlord

- Register and log in to the system securely
- Create, update, and manage rental property listings
- View and manage tenant rental applications
- Approve or reject tenant requests
- Generate and manage rental agreements
- Track rent payments for owned or managed properties
- View and respond to maintenance requests
- Send notices to tenants

Tenant

- Create an account and log in securely
- View and update personal profile information
- Browse available rental properties with detailed information
- Apply for rental properties

- Track application and agreement status
- Pay rent through the system and view payment history
- Receive system notices and alerts
- Submit and track maintenance requests

Owner

- Register and log in to the system
- View all properties under ownership
- Assign landlords to manage properties
- Monitor tenant occupancy and rental agreements
- Track financial summaries such as total rent collected and pending payments
- Review landlord performance and overall property status

Scope Limitations

The current version of the Home Rental Management System is limited to web-based access only. Features such as mobile applications, third-party property advertising integration, and advanced analytics are considered out of scope for the current phase and may be implemented in future versions.