

**Tribhuvan University**

**Faculty of Humanities and Social Sciences**

**House Rental System**

**A PROJECT REPORT**

ON

**Submitted to**

**Department of Computer Application**

**Ratna RajyaLaxmi Campus**

**Pradarshani Marg, Kathmandu**

***In partial fulfillment of the requirements for the Bachelor in Computer Application***

Submitted by**:**

Rajan Bhandari (6-2-40-31-2021)

Ujjwal Thakuri (6-2-40-63-2020)

Under the supervision of

Bhupendra Ram Luhar



**Tribhuvan University**

**Faculty of Humanities and Social Sciences**

**Ratna Rajyalaxmi College**

**SUPERVISER’S RECOMMENDATION**

I hereby recommend that this project prepared under my supervision by “**Rajan Bhandari** and **Ujjwal Thakuri**” entitled **“House Rental System”** in partial fulfillment of the requirements for the degree of Bachelor of Computer Application is recommended for the final evaluation.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**SUPERVISOR**

Bhupendra Ram Luhar



**Tribhuvan University**

**Faculty of Humanities and Social Sciences**

**Ratna Rajyalaxmi College**

LETTER OF APPROVAL

This is to certify that this project prepared by **Rajan Bhandari and Ujjwal Thakuri** entitled **“House Rental System”** in partial fulfillment of the requirements for the degree of Bachelor in Computer Application has been evaluated. In our opinion it is satisfactory in the scope and quality as a project for the required degree.

|  |  |
| --- | --- |
| **Supervisor**  Mr.Bhupendra Ram Luhar  Ratna Rajyalaxmi College | **HOD**  Mr. Ananda K.C  Department of Bachelor in  Computer Application  Ratna Rajyalaxmi Campus |
| **Internal Examiner**  **………………………………**  Ratna Rajyalaxmi College | **External Examiner**  **.………………………………** |

# ABSTRACT

The House Rental System is a web-based application designed to simplify the process of Rental residential properties by connecting landlords and tenants on a unified platform. The system allows property owners to list rental properties with detailed descriptions, pricing, photos, and availability, while prospective tenants can search, filter, and view listings based on their preferences such as location, budget, and property type. Key features include user authentication, property management and booking requests. The platform aims to reduce the inefficiencies of traditional rental methods, provide transparency, and enhance user experience through automation and real-time data access. This project leverages modern web technologies and a relational database to ensure scalability, security, and ease of use for all stakeholders involved in the rental process.

***Keywords: house rental, property management, database, server-side***

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I would also like to thank my parents and friends who helped us a lot in finalizing this project within the limited time frame.

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**Rajan Bhandari and Ujjwal Thakuri**

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# CHAPTER 1: INTRODUCTION

## 1.1 Introduction

Among the basic needs, Shelter is one of the biggest needs for living a quality life. People keep on migrating from one place to another whether it is within the nation or outside of the nation for their better life. While moving to a completely new place, the biggest problem people tackle is a to find a place where they can live according to their needs. To find a whole house on rent, tenant have to visit houses physically and check the place according to their need which may be even more difficult so, there we introduce our **House Rental System**

House Rental System is a web-based platform designed to simplify and streamline the process of Rental accommodations. In today's fast-paced digital world, the traditional methods of finding and Rental house have evolved, and online platforms provide a convenient and efficient solution for tenants in finding House. Our House Rental System is a portal where tenant can find the house for rent. This system can connect the house owners(us) and tenant through online. With this system tenant doesn’t have to meet with house owner physically. It will provide the facility to the tenant to view the information about the room they are looking for by typing the key words such as location of the place and can chose the house according to their budget. The owners and renters don’t have to make time for each other to know the information of the tenant or the information of the place that tenant want to rent. It will be on website security purpose. [1]

Our website allow’s the admin to register the house to provide it on rent. This website allow the admin to post or update the property. And hence, it makes tenant easier to know about the property and book the House suitable for them. Our website requires the complete information about the renter which makes it safer for both parties. Housing plays a huge role in revitalizing economic growth in any country, with shelter being among the key indicators of development. Most families choose to rent houses based on their income and family situations. Unfortunately, there may not be enough good quality rental housing for these families. [2]

Due to the increase in the use of internet and technologies, people are gaining several opportunities on the web. One of business that the internet has introduce is online Property selling and buying system which makes peoples life easier. In todays, age where people keep migrating from one place to another in search of better life (education, more facilities, hospital, and more opportunities). It would be convenient if there is a platform where they can find the house instantly without struggling much for it. [3]

## 1.2. Problem Statement

In today’s time, tenant may be a family who migrate from their permanent house for their children higher and quality education or it may be workers migrating in search of high paying job. In today’s system such people have to go door to door in pursue of house. Firstly, they have to find the location of the house where they want to be at and search different houses and know whether the house is for rent or not. Then the tenant has to know whether the house is vacant or not. Although they have found the vacant house, they have to negotiate with the house owner to know whether they can. After meeting, the owner fixed the rent of the house which is mostly costly. Since they don’t have time to visit each and every door, they are forced to pay the higher rent for house. Sometime owner even increases the price of the immediately after a month which is very difficult to pay for renter like family man.

Mostly now a days people are seeking house for the office use or to do some business too.

If office work doesn’t go well tenant can’t pay the rent and they are force to leave the house. In order to eliminate such problem this system has been develop which allow tenant to find the house according to their budget, needs. This website will contain the house of different price and location.

## 1.3. Objectives

Some objectives of the projects are:

* To allow tenant easy access to the different houses near their location.
* To provide promise house at a particular price.

## 1.4. Scope and Limitation

Some scope of the project are:

* To find the house according to their location.
* To support uploading of property images and descriptions.

Some limitations of the project are:

* This software doesn’t have a legal agreement or digital contract.
* The system doesn’t support digital payment.

## 1.5. Development Methodology

## 

The Waterfall methodology is ideal for creating Vedastra as the project’s needs are welldefined and unlikely to vary considerably over time. This model’s linear and sequential approach ensures that each phase like requirements collection, design, implementation, testing, deployment, and maintenance is fully finished before moving on to the next. This clarity can assist guarantee that all functionalities are thoroughly planned and documented from the start, resulting in a more ordered and predictable development process.

Furthermore, the Waterfall model’s structured design makes it easier to manage and track progress, ensuring that the project stays on track and under budget.

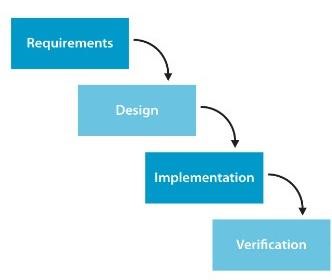


Figure 1.1: Waterfall Model of House Rental System

## 1.6. Report Organization

The report is organized into 5 chapters as given below:

### Chapter 1: Introduction

In this section, the brief introduction of our project, statements of the problem and its objectives are discussed.

### Chapter 2: Literature Review and System Analysis

The previous work related to our project and similar works were studied and different feasibility analysis is summarized in this section.

### Chapter 3: System Design

In this section, we have design system architecture, system flow diagram, dataflow diagram etc.

### Chapter 4: Implementation and Testing

In this section, various implementation method and tools are discussed and also contains descriptions of testing.

Chapter 5: Conclusion and Future Enhancement**:**

In this section, conclusion to our project and description about what features can be added in the future has been described.

# CHAPTER 2 : BACKGROUND STUDY AND

# LITERATURE REVIEW

## 2.1. Background Study

The House Rental System is a mobile-based (or web-based) application that connects landlords and tenants through a centralized digital platform. In many communities, the traditional method of finding and Rental a house is time-consuming, inefficient, and often unreliable. People rely on newspaper ads, personal networks, or real estate agents, which may lead to limited options, inconsistent information, and miscommunication. Property owners still use manual methods such as paper forms or informal chats to manage rentals, making it difficult to track property availability and rental history. These outdated practices can result in missed opportunities, misunderstandings, and a lack of transparency in the rental process. To address these issues, the House Rental System was developed to simplify the process, ensure data accuracy, and provide a fair and streamlined experience for both landlords and tenants.

The institutionalization of house rental practices can be traced back to ancient civilizations where land ownership and tenancy agreements were governed through verbal commitments or basic written contracts. Over time, as urban centers developed and housing demands increased, more structured rental practices emerged. Traditionally, property rental transactions were facilitated through word of mouth, classified newspaper advertisements, and physical visits to properties methods that were slow, inconsistent, and highly dependent on local networks. These methods often resulted in inefficiencies, limited property visibility, and a lack of transparency in agreements and pricing. With the rise of technology and the internet, the real estate industry began moving towards digital platforms. However, in many regions, landlords and tenants still rely on manual systems such as paper-based records or spreadsheets to manage rentals, leading to issues such as lost data, inconsistent evaluations of tenant eligibility, and untracked rent payments. According to real estate professionals, this disorganization often leads to tenant dissatisfaction and increased vacancy periods. [1]

Finding and managing rental properties can be a real challenge these days, especially in busy cities where demand is high. The old-fashioned ways like using newspaper ads, word of mouth, or manual paperwork take a lot of time and effort. They often lead to confusion, delays, or even missed opportunities for both landlords and tenants.

Traditional methods don’t always give people the tools they need to find the right home or manage their properties efficiently. That’s where our new website comes in. It’s designed to be a simple and convenient solution, helping users search, list, and manage rentals easily by digitally in their homes. Whether you're a landlord or someone looking for a place to live, this website will make the rental process smoother, faster, and more reliable for everyone.

## 2.2. Literature Review

The evolution of house rental systems reflects a broader shift in how property management and tenant interactions are handled in the digital age. In the early stages, house rental processes were primarily manual, involving in-person meetings, printed advertisements, and verbal agreements. These traditional methods often led to inefficiencies, limited market reach, and a lack of transparency between landlords and tenants. Over time, the growing demand for rental properties and increased urbanization necessitated the development of more organized and accessible solutions. [2]

In the early 2000s, with the rise of internet technologies, web-based listing platforms like Craigslist and later, more specialized services like Zillow and Trulia in the U.S., emerged to facilitate property searches. These platforms primarily functioned as digital classifieds, offering basic property details, contact information, and photos. However, their focus remained limited to listing functionalities without deeper integration of rental management tools such as application tracking, lease management, or payment systems.[3]

By the 2010s, significant improvements were made in the integration of features within house rental platforms. A Studies demonstrated that incorporating functionalities like location-based search filters, calendar-based availability, and tenant review systems greatly improved user satisfaction. Simultaneously, mobile app development brought accessibility to users on the go, revolutionizing the way renters and landlords interacted. Applications like Housing.com (India) and Zumper (USA) introduced mobile-responsive interfaces and added features such as in-app messaging and digital document upload to streamline communication and reduce paperwork.

# CHAPTER 3: SYSTEM ANALYSIS AND DESIGN

## 3.1 System Analysis

A well-structured digital rental platform would also support administrative oversight through an integrated admin panel, helping ensure data integrity and proper platform usage. Ultimately, transitioning from manual to automated systems in the housing rental sector is key to increasing efficiency, promoting fairness, and improving the overall rental experience.

### 3.1.1 Requirement Analysis:

Requirements determination means figuring out what a system should do. The system’s needs are split into two types: functional (tasks it must do, like adding items) and non functional (how well it does them, like speed). It's like planning for a system that works and meets all the necessary criteria.

i. **Functional Requirements**

Functional requirement provides the overview of the system.

### Admin module

* Admin can be able to login and logout.
* Admin can accept/reject new user request.
* Admin can add houses.
* Admin can view houses.
* Admin can see and accept/reject booking.

### Tenant module

* Tenant can sign up, login and logout.
* Tenant can view houses.
* Tenant can book houses.
* Tenant add or undo booking.

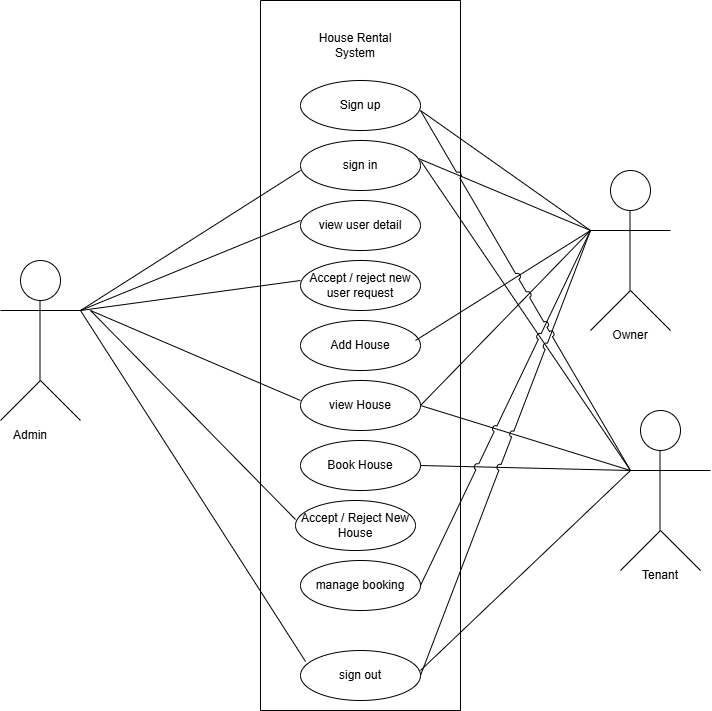


Figure 3.1: Use case House Rental System

### ii) Non-functional Requirements

**Usability:**

A user-friendly interface, ensuring that the system was easy to navigate and understand. Made necessary improvements to enhance the overall user experience.

**Security:**

This system be secure, and the user information won’t be available for others for user’s privacy. When enter the incorrect email and password then can’t login to the system, so it is more secure.

**Performance**:

The system ensures quick loading times, efficient property searches, and smooth interactions even with multiple concurrent users.

**Reliability**:

This system is designed with high reliability to ensure uninterrupted service for users.

### 3.1.2. Feasibility Analysis

A Feasibility Study is an assessment of the practicality of a proposed plan or project.

Following feasibilities were studied before building the system.

**a. Technical Feasibility:**

This system is technically feasible as the technical resources available to implement ideas or develop system to real software are easily accessible. For this system development, the hardware and software are the current technology as this project is designed with the open source and free tool and the hardware required for coding and deployment is also present and have not issue with hardware infrastructure. **b. Operation Feasibility:**

Operational feasibility refers to the measure of solving problems with the help of a new develop system. It helps in taking advantage of the opportunities and fulfils the requirements as identified during the development of the project. There is simple GUI, understandable by any non-technical user. Users do not have to be confused about where they are going on the site. The operation is quite feasible. This saves up users’ time. It generally refers to the feasibility of deploying and operating any project and this system is operationally feasible too.

1. **Economic Feasibility:**

The system is economically feasible for the users.. It is economically feasible to carry out this project. The overall cost to develop this system is also very low. Generally, it states whether a system is within the financial constraints or not and this system is proven to be economically feasible.

1. **Schedule Feasibility:**

Schedule feasibility is assessed through Gantt Chart, which provides a visual representation of the project timeline. The chart shows the various phases of the project and their expected completion dates. For this project, the Gantt Chart indicates the tasks are planned in a manner that aligns with the project’s deadlines, making it likely that the project will be completed within the scheduled time limits. This scheduling confidence further supports the project’s overall feasibility, ensuring that time constraints are met without compromising quality.

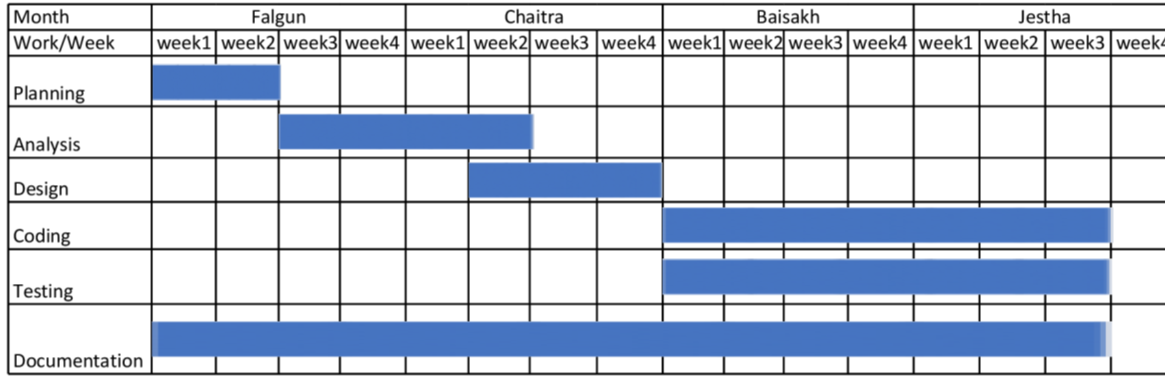


Figure 3.2: Gantt Chart for House Rental

### 3.1.3 Object Modeling

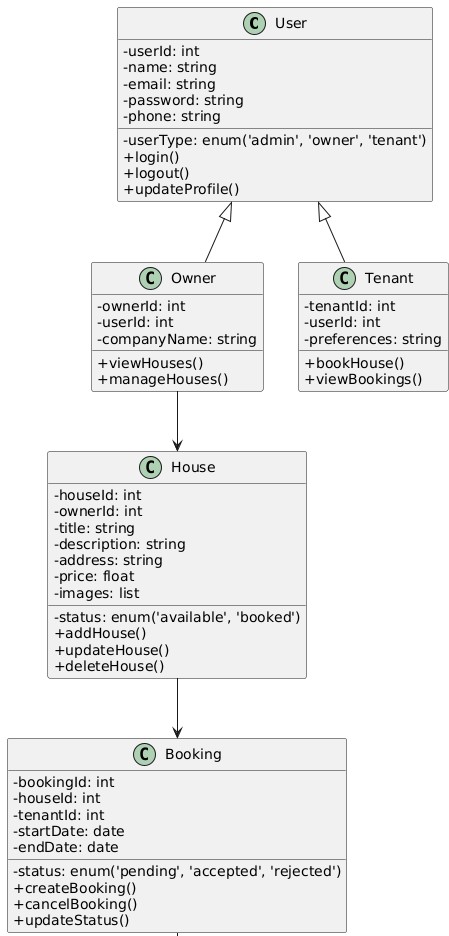
a. Class Diagram:

The class diagram for a House Rental System with 3 roles like: admin , owner, tenant

the structure of the system by showing each role as a class with its own attributes and

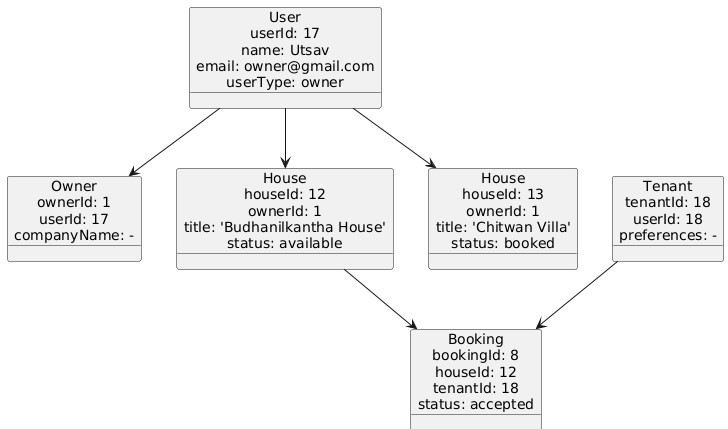
method. These classes are connected through relationship that reflect real-world

interaction. The Diagram clearly defines how to each role operates within the system, their responsibilities, and how they collaborate to manage hospital operations efficiently



#### Figure 3.3:Class Diagram House Rental System

b. Object Diagram:

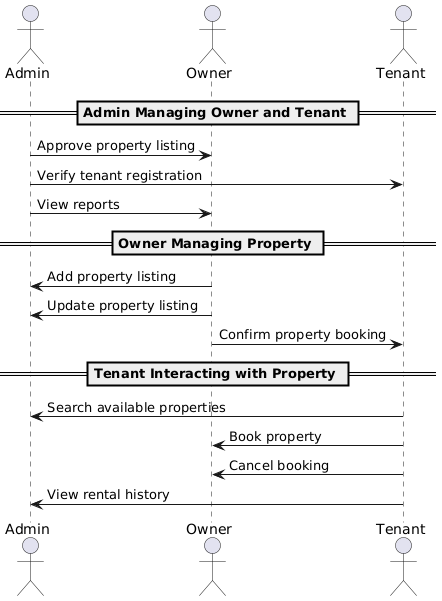


#### Figure 3.4: Object Diagram House Rental System

This Object Diagram provides a detailed internal structure of the House Rental System by illustrating the objects involved, their attributes, and their methods. Each object represents a real-world entity that interacts with the system.

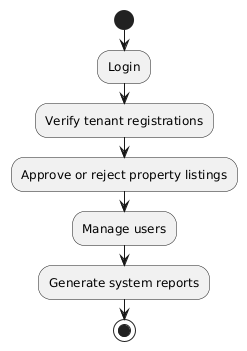
### 3.1.4. Dynamic Modelling:

### a. Sequence Diagram:



#### Figure 3.5: Sequence Diagram House Rental System

### 3.1.5 Process Modelling:

Activity Diagram**:**

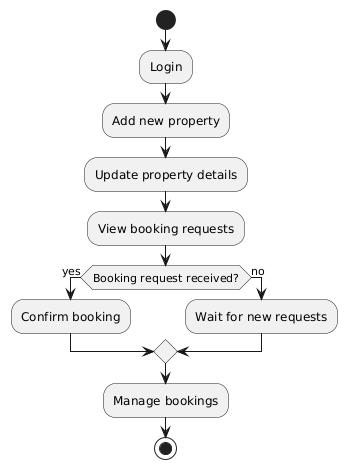


Fig: Admin-Activity Diagram Fig: Owner-Activity Diagram

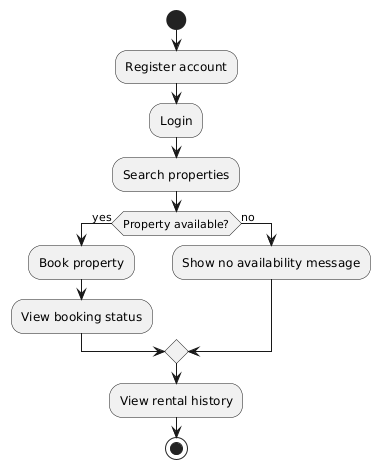


Fig: Tenant-Activity Diagram

## 3.2 System Design:

The system design of the project ‘House Rental System’ consists of

Refinement of class and object, component Diagram and Deployment Diagram. Each of the figures are discussed below.

### 3.2.1 Refinment Of Class and Object:

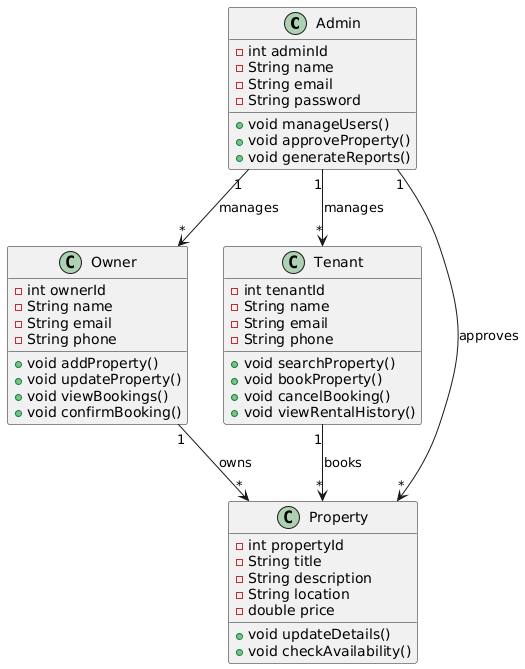
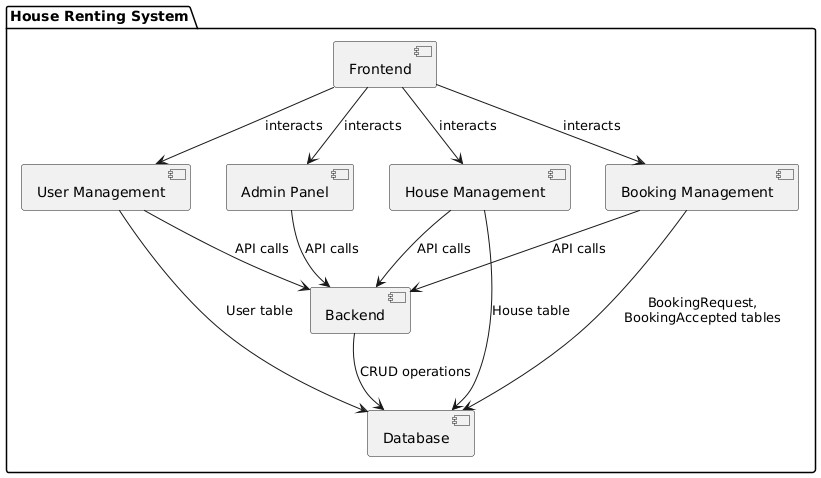


Figure 3.7: Refinement of Class Diagram House Rental

### 3.2.2 Component Diagram:



#### Figure 4:Componemt Diagram

### 3.3.3 Deployment Diagram

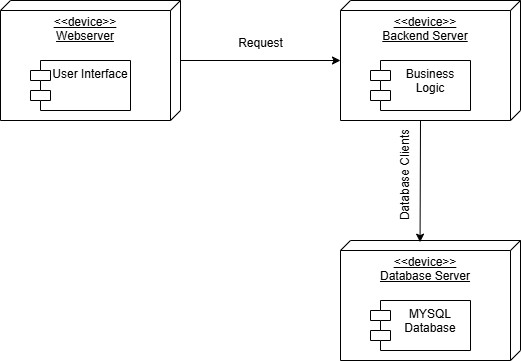


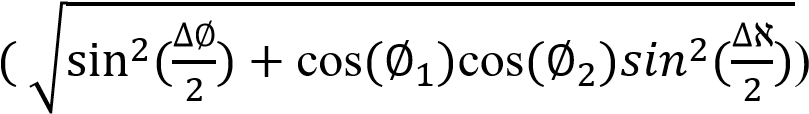
Figure 3.9: Deployment Diagram House Rental System

## 3.3 Algorithm Details

The algorithm used here to manage leave requests is a Haversine Algorithm which is used to calculate the great circle distance between two points on the earth’s surface, specified by their latitude and longitude. In the context of a House Rental System, the Haversine algorithm can be used to help users find nearby rental properties by calculating the distance between the user’s location and available properties.

**Mathematical Formula:**

The Haversine Formula is defined as:

D= 2r arcsin 

1. d = Distance between the two points (in kilometers).
2. r = Radius of the earth iii. ∅1, ∅2 = Latitudes of the two points in radians iv. ∆∅ = Differences between the latitude of the two points.

v. ∆ℵ= Differences between the longitudes of the two points.

**Steps in the Haversine Algorithm:**

1. **Convert coordinates to Radians:** 
   1. Convert the latitude and longitude of both the user’s location and the property location from degrees and radians.
2. **Calculate Diffeerences:** 
   1. Calculate the differences in latitude (∆∅) and longitude (∆ℵ).
3. **Apply Haversine Formula:** 
   1. Use the Haversine formula to calculate the great-circle distance between the user’s location and property location.
4. **Filter Nearby Properties:** 
   1. Compare the calculated distance with the user-specified distance threshold (E.g., 50km)
   2. If the distance is within the threshold, include the property in the list of nearby rentals.

# CHAPTER 4: IMPLEMENTATION AND TESTING

## 4.1 Implementation

The phase during which the system is actually created is known as implementation. To begin, we reviewed and evaluated all of the data we obtained before putting a system in place for consumers. One of the most crucial stages of any project is the planning phase. Coding, testing, installation, documentation, training, and support are all part of the implementation process. The system was developed using a variety of tools and technologies, which were discussed in the preceding chapter. It is the process of transforming a system design specification into usable software.

### 4.1.1 Tools Used (Programming Languages CASE Tools)

#### **Draw.io**

It is used for creating diagram such as Flowchart, Dataflow diagram and Use case diagram.

“Draw.io” is used to make all the systems designs required for this project. It is a proprietary software for making diagram and charts. The software lets us choose from an automatic layout function or create a custom layout. The drag and drop feature make it simple to create a better-looking diagram.

#### **HTML**

HTML is a markup language which is used for creating web pages and defines the structure of web pages. It is one of the most basic building blocks of every website and have used HTML for frontend.

#### **CSS**

CSS is the language for describing the presentation of webpages, including colours, layouts and fonts. It is a simple design language intended to simplify the process of making web pages presentable.

**Web Application Development Tool**

Various tools are used to design the web page for this project.

##### Bootstrap

Bootstrap is the CSS language framework used for better styling of the web pages including hover effect, carousel and so on. It is a framework which makes the CSS styling easier and more enhanced.

#### **PHP**

We have used PHP for web backend development since it is server-side scripting Language. It is used for Database Connection with My SQL.

JavaScript

Java script is used for form handling and for the overall behaviour of webpages.

#### **XAMPP**

XAMPP is a free and open-source cross-platform web server solution stack package developed by Apache Friends. It is used for hosting locally and it provide environment for PHP development.

##### Database MYSQL

MYSQL is used as a database management system. It is used to store the information of employee, evaluator, and admin which is easy to understand.

### 4.1.2 Implementation Details of Modules

**Register Module:** This module is responsible for registering new users to the system by entering their details.

**Login Module:** This module is used to login to the system. The login module contains email and password field. Both the admin and tenant should enter the correct credentials to login to the system.

**Logout Module:** This module is used by both tenant and admin to logout of the employee performance evaluation and appraisal system.

**Admin Module**: In this Module Admin enables to accept new user request and newly added house also see their details. It also has options to delete the user and house in case of need.

O**wner Module**: In this module Owner can add house and update and delete the added house by them. They can accept or reject the tenant request for house.

**Tenant module:** In this module Tenant can request to book the house, view all the house details also view the house near their location.

## 4.2 Testing

The testing is performed to verify and validate the House Rental System. The presented system is tested to see if it is working properly with no error and if it fulfills the necessary requirement.

### 4.2.1 Test Case for Unit Testing

A unit testing is the way of testing the smallest piece of code that can be logically isolated in a system which is performed to determine if they are any issues.

### Table 1 : Test Case for Tenant

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **S.N.** | **Test Case ID** | **Test**  **Description** | **Steps Executed** | **Expected**  **Result** | **Actual**  **Result** | **Pass /**  **Fail** |
| 1 | UT-1 | Navigate to registration page | Enter the URL of the House Rental System | Registration page of  House Rental System should be displayed | Registration page of  House Rental System was displayed | Pass |
| 2 | UT-2 | Clicking on navigation bar | Click on options of navigation bar of pages | User should navigate through different pages | User were navigated  through different pages | Pass |

**Table 2 : Test Case for Admin Panel**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **S.N.** | **Test**  **Case ID** | **Test**  **Description** | **Steps Executed** | **Expected**  **Result** | **Actual**  **Result** | **Pass /**  **Fail** |
| 1 | UT-1 | Opening  House Rental  System | URL of  House Rental System is entered in search bar | Homepage of  House Rental  System should be displayed. | Login Screen was displayed | Pass |
| 2 | UT-2 | Entering  Username:  Admin  Password:  \*\* \*\*\*\*\* | correct email and passwords  should be entered | Message saying valid email and  password should  be displayed | Message saying valid  Email and  Password! was displayed | Pass |
| 3 | UT-3 | Entering  Username:  Admin  Password:  \*\*  \*\*\*\*\*\*\* | Incorrect  Email or password Should be entered | Message saying invalid  username or  password should  be displayed | Message saying incorrect username or password was displayed | Fail |
| 4 | UT-4 | Clicking On  House | Click on  House option | House  Details should be displayed | House Details was displayed. | Pass |
| 5 | UT-5 | Clicking On  User | Click on User option in  homepage | User  Details should be displayed. | User Details was displayed | Pass |

### Table 3 : Test Case for Owner Panel

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **S.N**  **.** | **Test**  **Case**  **ID** | **Test**  **Description** | **Steps Executed** | **Expected**  **Result** | **Actual Result** | **Pass**  **/**  **Fail** |
| 1 | UT  1 | Entering incorrect e mail or password | Entering  Username:Owner  Password:\*\*\*\*\*\*\*  \*\* | Message saying invalid user or password  should be  displayed | Message saying Invalid login details was displayed | pass |
| 2 | UT  2 | Entering correct email- or password | Entering Username:  Ownerrr  Password:\*\*\*\*\*\*\*\*\* | Homepage of  Owner should be displayed. | Homepage of  Owner was displayed | fail |
| 3 | UT  3 | Clicking on  Booking  Request | Click on Booking  Request | List of Booking Request should be displayed. | Booking  Request was displayed | pass |
| 4 | UT  4 | Clicking on  Your Tenant | Click on  Your Tenant | The tenant of the owner should be displayed | The tenant of the owner was displayed | pass |
| 4 | UT  5 | Clicking on  Logout | Click on Log out button | Owner should be logged out | Owner was  logged out | Pass |

### Table 4 : Test Case for System

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **SN** | **Test Case**  **id** | **Test**    **Case Descript ion** | **Steps Executed** | **Expected**  **Result** | **Actual Result** | **Pass/ Fail** |
| 01. | TC  1 | Checking  Security to access system | Login with your registered username and password | Successful  Login  Directed to User dashboard. | Successful  Login  Directed to  User dashboard. | Pass |
| 02. | TC  2 | Checking  Security to access system | Try Login with unauthorized username and password | An error message  “Invalid  User or  Password..” must be displayed. | An error message  “Invalid User or Password...” displayed. | Pass |

# CHAPTER 5: CONCLUSION AND RECOMMENDATIONS

## 5.1 Epilogue

The House Rental system is a user friendly and easy access system offering the tenant to find the house on rent. It allows to the tenant to find the house according to their location based on their nearest location. Tenant can also search house based on their suitable price and location. They will be able to view the details of owner like name, phone number, email, address.

Similarly, Owner can upload their house for rent. They can accept or reject the request of tenant for their house which helps them to find the suitable and trustable tenant on their own choice. They will be able to view the details of tenant like name, phone number, email, address.

# REFERENCES

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