

| Business Template  Real Estate Agency db MODEL |
| --- |
|  |

**Contents**

[1 Business Description 3](#_heading=h.1fob9te)

[1.1 Business background 3](#_heading=h.3znysh7)

[1.2 Problems. Current Situation 3](#_heading=h.2et92p0)

[1.3 the Benefits of implementing a database. Project Vision 3](#_heading=h.tyjcwt)

[2 Model description 3](#_heading=h.3dy6vkm)

[2.1 Definitions & Acronyms 3](#_heading=h.1t3h5sf)

[2.2 Logical Scheme 3](#_heading=h.4d34og8)

[2.3 Objects 4](#_heading=h.2s8eyo1)

# 

# Business Description

## Business background

The real estate agency facilitates buying, selling, and renting properties. It connects property owners, buyers, landlords, and tenants while managing the entire transaction process. Additionally, the agency tracks financial performance, market trends, and client data to ensure smooth operations and profitability.

## Problems. Current Situation

The agency faces challenges in managing property listings, tracking transactions, monitoring financial performance, and analyzing market trends. Without a centralized database, data is scattered, leading to inefficiencies, missed opportunities, and difficulty in accessing critical information.

## the Benefits of implementing a database. Project Vision

Implementing a centralized database will streamline operations, improve client and property management, enhance financial tracking, and provide market insights. The project’s goal is to create a system that organizes all real estate-related data, ensuring efficiency, profitability, and excellent customer service.

# Model description

## Definitions & Acronyms

**Property:** Real estate listed for sale or rent.

**Client:** A buyer, seller, or tenant interacting with the agency.

**Transaction:** A record of property sales, purchases, or rentals facilitated by the agency.

**Agent:** A staff member of the agency who manages clients and transactions.

## Logical Scheme

(See the attached image for the logical structure)

Constraints:

(PK) - Primary Key

(FK) - Foreign Key

## Objects

These tables are linked to represent relationships between climbers, mountains, climbs, and safety measures like weather conditions and medical information.

| Table Name | Field name | Field Description | Data Type |
| --- | --- | --- | --- |
| property | property\_id | PK | INT |
| address | The full address of the property | TEXT |
| type\_id | FK | INT |
| status\_id | FK | INT |
| price | Price of the property | DECIMAL |
| owner\_id | FK | INT |
| property\_type | type\_id | PK | INT |
| type\_description | description of the property type | VARCHAR(100) |
| property\_status | status\_id | PK | INT |
| status\_description | description of the property status | VARCHAR(100) |
| client | client\_id | PK | INT |
| name | Client name | VARCHAR(100) |
| contact\_person | Client contact person | VARCHAR(100) |
| mail | Email address of the client | VARCHAR(50) |
| client\_details | Details about this client | VARCHAR(100) |
| transaction | transaction\_id | PK | INT |
| client\_offered | Amount offered by the client | DECIMAL(10,2) |
| client\_requested | Amount requested by the client | DECIMAL(10,2) |
| transaction\_date | Date of the transaction | DATE |
| transaction\_amount | Total transaction amount | DECIMAL(10,2) |
| agent | agent\_id | PK | INT |
| licence | Licence number of the agent | VARCHAR(50) |
| firstname | First name of the agent | VARCHAR(50) |
| lastname | Last name of the agent | VARCHAR(50) |
| phone\_number | Contact number of the agent | VARCHAR(15) |
|  | commission\_rate | Agent's commission | DECIMAL(5,2) |
| city | commission\_rate | PK | INT |
| city\_name | Name of the city | VARCHAR(100) |
| state | Name of the city | VARCHAR(100) |
| country | Name of the country | VARCHAR(100) |
| contract | contract\_id | PK | INT |
| buyer\_id | FK | INT |
| client\_id | FK | INT |
| agent\_id | FK | INT |
| contract\_details | Additional details about the contract | TEXT |
| fee\_amount | Fee charged for the contract | DECIMAL(10,2) |
| payment\_amount | Payment amount made in the contract | DECIMAL(10,2) |
| date\_signed | Date the contract was signed | DATE |
| start\_date | Start date of the contract | DATE |
| end\_date | End date of the contract | DATE |
| transaction\_id | FK | INT |
| financial\_record | record\_id | PK | INT |
| transaction\_id | FK | INT |
| agent\_id | FK | INT |
| commission\_received | Commission earned by the agent | DECIMAL(10,2) |
| expenses | Expenses incurred during the transaction | DECIMAL(10,2) |
| notes | Additional notes about the financial record | TEXT |
| contract\_agent | contract\_id | FK | INT |
|  | agent\_id | FK | INT |

Comments on table relationships