Online house rental portal

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1. Project Overview?

“Online House Rental Portal” is a web application which is meant for users who are looking for house in rent and those who want to give their house for rent.

1. To what extend the system is proposed for?

The main objective of House Rental System is to enhance and upgrade the existing system by increasing its efficiency and effectiveness. The software improves the working methods by replacing the existing manual system with the computer-based system. Users can search houses according to their preferences.

1. Specify the Viewers/Public which is to be involved in the System?

Public users who need house for rental

1. List the Modules included in your System?

Registration, Search, Add House details, Booking, Payment

1. Identify the users in your project?

Admin, Registered users, House owners

1. Who owns the system?

The admin is the overall controller of the system. Admin can manage user details, house details and booking details and house owner details.

1. System is related to which firm/industry/organization?

For public users

1. Details of person that you have contacted for data collection?

I two persons who given their houses for rent. Know the rental agreement certificate and payment of the security and rent. I just searched different sites like house rental websites for data collection.

<https://www.quikr.com/homes>

<https://www.magicbricks.com/>

<https://www.homeaway.com>

1. Questionnaire to collect details about the project? (min 10 questions, include descriptive answers, attach additional docs (e.g. Bill receipts, certificate models), if any?)
2. **What is included in the rent?**

Some amenities in the flat may be covered in the monthly rent, while others may not be. charges for cable, gas and electric connections are covered.

1. Who pays for utilities?

Finding out what utilities are included is absolutely essential. About water, sewer, gas, garbage pickup, Internet, and cable TV.

1. What is the duration of the contract?

Usually there will be room to negotiate on this, depending on the landlord's and your preferences.

1. What payment methods will you accept for rent?

Landlords are allowed to designate which forms of payments they will accept, but the best landlords make it easy for a tenant to pay. Landlords who only accept cash should be avoided at all cost. [Online payments](https://www.landlordology.com/getting-started-online-rent-payments/) are the best way to pay rent because it allows for automation, security, and convenience for both tenant and landlord.

1. How long have you been managing residential rentals, and how many?

It can take decades for a property manager to encounter all the issues that can arise, anticipate regulatory issues and avoid costly mistakes. Look for experience managing many homes—not just “real estate” experience.

1. How do I know what is happening with my rental property?

Regular communication is a given. This is really about technology—the backbone of successful property management. Expect regular email updates and a 24/7 online owner portal to view rents, maintenance, and all other property activities from wherever you are.

#### How long, on average, does it take you to fill a vacancy?

#### While the owner’s decisions can significantly impact vacancies (insisting on too-high rent, avoiding needed maintenance and upkeep), the answer can still tell you a lot about how aggressively they work to avoid costly vacancy days.

### Is there a move-in and move-out checklist?

It may seem obvious that when moving out of a home it should be clean, but sometimes it doesn’t happen that way. Having an outlined inspection checklist will help ensure your home is left in the same condition it was in when the tenant moved in. It also sets a bar to help management determine held out of the returned deposit (if left dirty). If the refund amount is questioned by the tenant, the manager can refer back to the checklist.

1. What services do you provide?

The company can market, screen, and lease a property. Also look maintenance and accounting services.

1. What type of property do you manage?

Only work with companies that specialize in managing property types similar to yours. Eg, If the company manages commercial, and you own residential