

Solution Requirements (Functional & Non-functional)

Date	24 JUNE 2025
Team ID	LTVIP2025TMID30830
Project Name	Lease Management
Maximum Marks	

Functional Requirements:

FR NO.	Functional Requirement	Sub Requirement (Story / Sub-task)
FR-1	Property & Lease Management	<ul style="list-style-type: none">• Create/edit Property records (address, type, status)• Create/edit Lease records (start/end dates, rent, escalation, renewal flags)• Attach documents & track versions
FR-2	Tenant & Application Handling	<ul style="list-style-type: none">• Capture Tenant profiles (contact, screening info)• Allow online application submission• Track application status through stages (submitted → screened → approved/rejected)
FR-3	E-Signature Integration	<ul style="list-style-type: none">• Generate DocuSign envelope from Lease• Send to tenant and monitor status• Automatically update lease status once signed
FR-4	Tenant Screening Automation	<ul style="list-style-type: none">• Call screening API with applicant data• Receive results and update application status• Notify property manager of rejected/approved results
FR-5	Payments & Deposits Processing	<ul style="list-style-type: none">• Initiate payment requests for deposit/rent• Record payment confirmations• Handle payment failures and retries
FR-6	ERP Financial Sync	<ul style="list-style-type: none">• Sync deposit, rent payments, and refund statuses daily with ERP• Update Salesforce payment records accordingly
FR-7	Automation & Notifications	<ul style="list-style-type: none">• Send configurable reminders (90/60/30 days before renewals, rent due, lease expiry)• Support manager, tenant, and admin notifications

FR-8	Maintenance Ticketing	<ul style="list-style-type: none"> • Allow tenant to open maintenance tickets • Route tickets to property manager • Update ticket status and resolutions in system
FR-9	Reporting & Dashboards	<ul style="list-style-type: none"> • Build dashboards for occupancy, rent revenue, lease expirations • Enable report filtering (by property, tenant, period, status)
FR-10	Lease Accounting Compliance	<ul style="list-style-type: none"> • Calculate lease liabilities and right-of-use assets per ASC 842/IFRS 16
		<ul style="list-style-type: none"> • Generate amortization schedules
FR-11	Security & Access control	<ul style="list-style-type: none"> • Define role-based profiles for Tenants, Managers, Admins • Set object/field-level permissions • Encrypt sensitive data and maintain audit logs
FR-12	Tenant Portal & Mobile UI	<ul style="list-style-type: none"> • Tenants submit applications, view documents, pay rent, open tickets, and request renewals via mobile portal • Interface must be mobile-responsive
FR-13	Admin Configurable Automation	<ul style="list-style-type: none"> • Allow changes to templates, notification thresholds, lease terms, and workflow rules via configuration (Flow Builder) without code

Non-functional Requirements:

NFR NO.	Category	Definition
NFR-1	Usability	Measure of how effectively, efficiently, and satisfactorily users achieve goals
NFR-2	Security	Protection of data from breaches, unauthorized access, with encryption and access control
NFR-3	Reliability	Likelihood of correct operation over time, maintaining integrity and handling faults
NFR-4	Performance	System responsiveness, throughput, and latency under load
NFR-5	Availability	Probability system is operational when required (e.g., 99.9% uptime)

NFR-6	Scalability	Ability to maintain performance while scaling for increased data/user load
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