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| --- | --- | --- |
| Type of User | Requirements | Priority |
| **Unregistered User** | 1. An unregistered user shall be able to search the website for **listings** via the **Search Bar** on the main landing page.    1. An unregistered user shall be able to search via cities. 2. An unregistered user shall be able to able to filter listings.    1. **Filter** shall be able to filter by keywords such as price, bedrooms, bathrooms, and real estate type. 3. An unregistered user shall be able to view multiple thumbnail images with the listings’ price if search results appear.    1. In the case the user enters a search query that gives no results, and then the user shall see top-priced listings instead. 4. [New] An unregistered user shall be able to acquire a **buyer account**, **seller account**, or **agent account** through a registration process.    1. All unregistered users shall enter their first and last name, email, password, and agree to a Terms of Service.    2. An unregistered user shall be able to specify if they are a buyer/seller or an agent. 5. An unregistered user shall be able to see **comparisons**. 6. An unregistered user shall need to verify they are a human via captcha during registration. | 1  1  1  1  3  3 |
| **Buyer Account** | 1. A buyer account shall be able to contact agents via a **message system**. 2. A buyer account shall be notified of new messages from their agent(s) via a **dashboard**. | 1  2 |
| **Seller Account** | 1. A seller account shall be able to contact agents via a **message system**. 2. A seller account shall be notified of recent updates and changes to the listing their agent has listed via a **dashboard**. | 1  2 |
| **Agent Account** | 1. An agent account shall be able to create and post new **listings** to the website. 2. An agent account shall be able to receive new messages from seller accounts and/or buyer accounts who have contacted them via the **dashboard**. 3. An agent account shall be able to send messages back to seller accounts and/or buyer accounts. 4. [New] An agent account shall be able to edit existing **listings** they have created. | 1  1  2  3 |

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| --- | --- | --- |
| Priority Rank | Requirements | User |
| Priority 1 | 1. An unregistered user shall be able to search the website for **listings** via the **Search Bar** on the main landing page.    1. An unregistered user shall be able to search via cities. 2. An unregistered user shall be able to able to filter listings.    1. **Filter** shall be able to filter by keywords such as price, bedrooms, bathrooms, and real estate type. 3. An unregistered user shall be able to view multiple thumbnail images with the listings’ price if search results appear.    1. In the case the user enters a search query that gives no results, and then the user shall see top-priced listings instead. 4. [New] An unregistered user shall be able to acquire a **buyer account**, **seller account**, or **agent account** through a registration process.    1. All unregistered users shall enter their first and last name, email, password, and agree to a Terms of Service.    2. An unregistered user shall be able to specify if they are a buyer/seller or an agent. 5. A buyer account shall be able to contact agents via a **message system**. 6. A seller account shall be able to contact agents via a **message system**. 7. An agent account shall be able to create and post new **listings** to the website. 8. An agent account shall be able to receive new messages from seller accounts and/or buyer accounts who have contacted them via the **dashboard**. | Unregistered User  Unregistered User  Unregistered User  Unregistered User  Buyer Account  Seller Account  Agent Account  Agent Account |
| Priority 2 | 1. A buyer account shall be notified of new messages from their agent(s) via a **dashboard**. 2. A seller account shall be notified of recent updates and changes to the listing their agent has listed via a **dashboard**. 3. An agent account shall be able to send messages back to seller accounts and/or buyer accounts. | Buyer Account  Seller Account  Agent Account |
| Priority 3 | 1. An unregistered user shall be able to see **comparisons**. 2. An unregistered user shall need to verify they are a human via captcha during registration. 3. [New] An agent account shall be able to edit existing **listings** they have created. | Unregistered User  Unregistered User  Agent Account |

Anything that has been strikeout was added to the table.

### Prospective Buyer

1. ~~A prospective buyer shall be able to browse the website for properties via the Search Bar.~~
2. ~~A prospective buyer shall be able to filter properties.~~
3. ~~A prospective buyer shall be able to check if they are able to purchase a property via the Afford Button.~~

### Registered Buyer

1. ~~A registered buyer shall be able to contact agents via a messaging system.~~
2. ~~When a registered buyer has logged, they shall be notified of new messages from their agent(s).~~

### Seller

1. ~~A seller shall be able to browse the properties agents has posted.~~
2. To verify that the seller is the owner of the property they wish to sell, they shall be log in or register for an account. \*Not included since trivial\*
3. ~~To contact an agent, the seller shall log in or register for an account.~~
4. ~~To check their dashboard for notifications from agents they a seller has contacted, they shall log into their account.~~
5. ~~When a seller has logged in, the seller shall be notified of recent updates and/or changes to their property (which was posted by their agent) via the dashboard.~~

### Agent

1. ~~To reply to the registered seller and/or registered buyer, the agent shall log in or register for an account.~~
2. ~~To post a property with the information a seller has provided them, the agent shall log in.~~
3. ~~When the agent has logged in, the agent shall be notified of new messages from their registered sellers and/or registered buyers via the dashboard.~~
4. The agent shall not be able to contact registered sellers or registered buyers unless the registered seller or buyer has made the first contact. \*trivial\*

### Admin

1. ~~Admin shall be able to delete an agent’s account if the Admin finds more than 10 inappropriate and/or invalid entries.~~

### Search Bar \*all of this is under the non-registered users\*

1. ~~Search bar shall be shown on the main landing page which shall include buy or sell real estates.~~
2. ~~Search filters shall filter through property title keywords such as price, location, covered area, and house type (e.g. house, condo, and apartment).~~
3. ~~Specific real estate property search shall result in one thumbnail image with the property title.~~

### Filter

1. Filters shall work inside the search bar and on the explore page. Can be set to limit search results by price range, rooms, property type, and location or neighborhood. \*combined with #17 under Search Bar\*

### Afford Button \*Dropped entirely due to time limitations for the amount the work for this niche addition.\*

1. Afford Button shall pick up the property price from the currently opened property listing page. \*This is difficult to pick up we’ll have listings shown and then jump to another page if a user clicks on a listing\*
2. ~~Afford Button shall use an embedded algorithm to calculate the mortgage payments with a specific interest rate over a number of years.~~
3. ~~Afford Button shall give back monthly installment as a result.~~
4. ~~Afford Button shall take input in the form of interest rate and the number of years of the mortgage.~~