**EMA FUNCTION BRIEF**

* Estate Management Application
* The app seeks to make managing of estates/villages easier
* The app has 3 modules; A) Admin (web) B) Estate Agent (web) C) User/resident (Android and IOS) mobile application
* The app allows users to pay monthly utility bills (rent, water, garbage, security, others) via mobile money (MPESA).
* These bills in (4) above are set by the Estate Agent (B)
* The app generates coded monthly invoices (PDF) on email and sms alert to User (C). Each invoice generated corresponds to unique mpesa account number while the whole estate has one business number (Refer to LIPA NA MPESA)
* Once the user (c) has paid the invoice, the system generates a receipt (PDF) and an sms acknowledgement of payment.
* The system gives monthly reports for all the bills as per users to Estate Agent (B).
* The system sends sms and email reminders for defaulters and gives provision for fines set by Estate Agent (B) for late payments.
* System Admin (A) approves Estate Agents (B)
* Estate Agents approves users (A).
* Users create profile with biodata (Name of the principle, profile pic) names of all residents (upto 10), genders, primary and secondary contacts (mobile phone and emails), House Number, Street, Court, ).
* The system allows Estate Agent (B) to push alerts via app to users (A). alerts maximum 140 characters.
* Systems allows user {C) to send a distress message to Estate Agent (B) (Robbery, etc). Distress message Max 140 characters.
* Estate agent (B) can escalate the distress message from user (c} to all users in the estate
* The app creates a Google map of the estate where distress message in 15 above can be pin pointed on map as per house number.
* Estate Agent (B) can have a heat map of payments, etc.
* Admin (A) has reports of all estates (payments, security alerts, etc) and can charge commission on all payments as set with estate agent (B).
* Estate agent (B) can send an alert to specific user (C} eg visitor x at the gate. (Max 140 characters). User (c) can reply.
* Estate agent (B) can log all in-coming and out-going cars and visitors in specific time and date to/from specific house (user c)
* The app should allow future additional modules as deemed fit.