SPECIFICATION & PLANS

* Account Administration

The management and maintenance of user accounts within MLS System. This involves tasks related to creating, modifying, and deleting user accounts, as well as configuring various settings associated with those accounts. Account administration is typically performed by system administrators or users with administrative privileges.

These privileges are granted to the Administrator:

* User Account Creation
* User Permissions
* Account Modification
* Account Deactivation or Deletion
* Account Auditing and Monitoring
* Users, Subscriptions, Transactions, Property Listing Posting, Privileges
* System Settings

The administrator possesses the authority to modify all system settings, encompassing a wide range of controls and configurations within the system:

* Default Account Privileges
* Enabling/Disabling KYC Verification
* Enabling/Disabling Premium
* Sets the email address to be used for email notifications
* Account Premiums Administration

Premium offer additional features, services, or benefits beyond those available with standard accounts. The administration of premium accounts involves tasks such as:

* **Creation, Modifying and Deleting Premium**
* **Subscription Management** - Handling the registration, renewal, and cancellation of premium subscriptions
* **Feature Configuration** - Managing the activation or deactivation of premium features for individual accounts
* **Billing and Payments** - Handling payment processing, invoicing, and managing billing information for premium accounts
  + **PayPal Integration -** PayPal integration offers businesses a convenient and secure way to accept payments online, helping to streamline checkout processes and improve the overall customer experience.
* KYC Management

Collecting and verifying information about customers to establish their identity. This includes personal details such as name, address, date of birth, and government-issued identification documents.

* + Verify/Deny submitted Identification documents
* Chat Messaging

Exchange of text-based messages between two or more users in real-time or near real-time. This form of communication enables individuals to engage in conversations, share information, and communicate ideas asynchronously.

* + Users may receive notifications when new messages are received.
  + Can sends a text, image and link based message
* Property Listings Management

The MLS System provides the process of organizing, maintaining, and updating information about available properties. This includes residential, commercial, and industrial properties that are listed for sale, rent, or lease.

* Listing Creation
* Data Entry and Maintenance
* Categorization and Tagging
* Analytics and Reporting
* Strategically determine advertising placement (MLS or Public Website)
* Scoring a property based on the fields
* Multiple Listing Service Platform

MLS (Multiple Listing Service) is a centralized private database that can be utilized by registered account, to efficiently share detailed information about properties for sale or rent. It serves as a collaborative platform, enabling industry members to list properties, access comprehensive data on market inventory, and facilitate transactions.

* Comparative Analysis Table

The MLS System provides comparative analysis table, which offer a structured presentation of data, aiding Real Estate Brokers in assessing and comparing different properties they are considering offering to their clients. By presenting key information side by side, such as listing prices, square footage, number of bedrooms and bathrooms, neighborhood amenities, and other important factors, Real Estate Brokers can make informed decisions about which properties best meet their clients' needs and preferences. These tables enable the comparison of multiple properties or real estate listings across various attributes or factors, with columns representing different properties and rows representing criteria such as price, location, size, features, amenities, and other relevant details.

* + Comparative analysis table can be shared with durations
  + And can be download as excel format
* Handshake

A handshake is a process of requesting and accepting to share specific real estate property information between Real Estate Brokers, representing a mutual agreement between parties to exchange property details. It embodies a commitment to transparency and collaboration, enabling real estate brokers to access and share information about the specific property with ease.

* + Accepting, Denying and Canceling Handshake Request
  + The Commission Share and Authority to Sell type can be displayed once the handshake is accepted
* Website Content Management

The management and maintenance of a website involve ensuring that the site is kept up-to-date. This includes tasks such as adding, editing, and updating website content, such as articles and other media.

* + Page Ads Management (Create, update and delete)
  + Articles Management (Create, Update and delete)
  + Update About Content
  + Update contents of Data Privacy Policy and Terms of Service
* Leads Generation

Leads generated via the website are securely stored within the MLS System, where they undergo systematic handling and organization throughout their lifecycle, from initial contact to conversion and beyond. This entails capturing inquiries and leads generated from property listings and facilitating communication between potential buyers or tenants and property owners or agents. The principal aim is to proficiently nurture leads through the sales funnel, ultimately converting them into paying customers.

* Message Encryption

The MLS system provides end-to-end encryption to ensure the privacy and confidentiality of conversations. This means that administrators do not have access to or the ability to read chats and leads messages within the MLS system, further enhancing the security of communications.

End-to-end encryption (E2EE) is a method of secure communication that ensures only the sender and intended recipient of a message can read its contents. Messages within the MLS System are inaccessible for reading elsewhere.

* Traffic Reporting

Monitoring the number of visits or pageviews that each property listing receives over a specific period of time. This helps gauge the overall popularity and visibility of listings on the website and MLS.

* Account Premium Subscription

By subscribing to a premium, registered users can unlock these additional benefits, thereby enhancing their overall experience and satisfaction with MLS System.

* Transactions Reporting

This encompasses the vigilant oversight of your transactions and the meticulous administration of your invoices and attention to detail.

* MLS System API

The MLS System provides an API, a RESTful systems that use standard HTTP methods to perform operations on resources.

* + The API solely provides data and does not accept any input for storage
  + Masking table columns for security reasons
  + API Documentation
* Page Ads Management

Page ads management involves creating, monitoring, optimizing, and removing advertisements on web pages to maximize revenue or achieve marketing goals.

Page ads impression algorithm

Each ad placement is allocated a time slot per hour and designated for viewing during specific times of the day by website visitors.

time\_duration\_per\_hour = 60 / total\_ads\_in\_placement

hours\_in\_minutes = 24 \* 60

time\_slots = hours\_in\_minutes / time\_duration\_per\_hour

Where **time\_duration\_per\_hour** represents the duration of each impression in minutes per hour, **hours\_in\_minutes** denotes the total minutes in a 24-hour period, and **time\_slots** indicates the total impressions per day.

Sample Default User Account Privileges

These user account privileges are provided as samples only and can be enhanced and utilized.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Max Property Listing** | **Max Users** | **MLS Access** | **Chat Access** | **Comparative Analysis Table** | **API Access** |
| 15 | 2 | Yes | No | No | No |

Sample Premium

This premium offering is provided as a sample only and can be enhanced and utilized.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Packages** | **Bronze** | **Silver** | **Gold** | **Platinum** |
| Max Property Listing | +15 | +50 | +80 | +120 |
| Max users | - | +2 | +3 | +5 |
| Featured Listings | +1 | +2 | +3 | +5 |
| MLS Access | Yes | Yes | Yes | Yes |
| Chat Access | No | Yes | Yes | Yes |
| Comparative Analysis Table | No | No | Yes | Yes |
| API Access | No | No | No | Yes |
| Duration | 30 days | 30 days | 30 days | 30 days |
| **Amount** | **Ᵽ 499** | **Ᵽ 1,499** | **Ᵽ 2,499** | **Ᵽ 3,499** |

Property Listing Score Computation

* Fields with points
  + Title, tags, Long Description, Category, Address, Price, Reservation, Payment Details, Lot Area, Thumbnail image, Youtube URL, Amenities, Other Details, Modification date
* Each field with points has a value of 1 divided by the total number of fields with points.
* No points will be awarded to a field without a value or empty.

|  |  |  |
| --- | --- | --- |
| **Fields** | **COMPUTATION** | **Formula** |
| Amenities | Total Amenities selected divided by 10 | Score += 10/10 |
| Address | If Municipality is not empty, points will be 1 divided by 6 | Score += 1/6 |
| If Barangay is not empty, points will be 1 divided by 6 | Score += 1/6 |
| If Street is not empty, points will be 1 divided by 6 | Score += 1/6 |
| If Village is not empty, points will be 1 divided by 6 | Score += 1/6 |
| Payment details | If Option Money Duration is not empty, points will be 1 divided by 3 | Score += 1/3 |
| If Payment Mode is not empty, points will be 1 divided by 3 | Score += 1/3 |
| If Tax Allocation is not empty, points will be 1 divided by 3 | Score += 1/3 |
| Other details | If Authority Type is not empty, points will be 1 divided by 3 | Score += 1/3 |
| If Authority to Sell Expiration is not empty, points will be 1 divided by 3 | Score += 1/3 |
| If Com Share is not empty, points will be 1 divided by 3 | Score += 1/3 |
| Title | 1 divided by the total of fields with points | Score += 1/14 |
| Tags | 1 divided by the total of fields with points | Score += 1/14 |
| Long description | 1 divided by the total of fields with points | Score += 1/14 |
| Category | 1 divided by the total of fields with points | Score += 1/14 |
| Price | 1 divided by the total of fields with points | Score += 1/14 |
| Reservation | 1 divided by the total of fields with points | Score += 1/14 |
| Lot area | 1 divided by the total of fields with points | Score += 1/14 |
| Thumbnail image | 1 divided by the total of fields with points | Score += 1/14 |
| Youtube URL | 1 divided by the total of fields with points | Score += 1/14 |
| Modification Date | If Modification date is within 7 days, points will be 1 divided by the total of fields with points | Score += 1/14 |

Other Specifications

* No simultaneous dual account logins permitted
* No cross-domain logins allowed
* Permission-based access allows users to access content only if granted by the account holder
* Expired subscriptions will revert to default privileges. Users and property listings will be deactivated
* When the premium subscription includes a Featured Ad and is activated, property listings can be set as featured
* Sold properties do not contribute to the MAX\_POST count
* When the MAX\_POST limit is reached, sold properties cannot be set as available
* Each account is assigned an API KEY
* If the premium subscription does not include API ACCESS, the API KEY cannot be used
* Only one subscription package is allowed per account
* Each account is provided with a PIN - the PIN can be used as login credentials for Customer Service Personnel to assist registered accounts in resolving issues
* Invoices will be sent to the email address registered to the account
* Local Board, Regional Board and National MLS listings
* Thread messages are downloadable
* Error messages are displayed for invalid inputs
* Email notifications are sent for account activities
* Password reset functionality is available
* Traffic recording is based on a 30-minute session duration

Created & Planned By: Accepted on behalf of PAREB

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Emmanuel P Olivas**   
*System Engineer* Position: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DEVELOPMENT PLAN

|  |  |  |
| --- | --- | --- |
| **Development** | **Duration** | **Cost** |
| Industry Research | 30 | 30,000 |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |