Tenant Owner, Maintenance Provider, Specialist, Agent , ( Maybe lawyer)

Tenant

Favorite

Showing

Maintenance

Manage Provider

Current request

Create new request

Archived request

Hire Specialist

Application

Create Application

View Application

Submit Application

Contract

View Contract

Payment

Pay Rent

Payment History

Owner/Agent

Property

Add Property

Edit Property

Remove Property

View Property

Maintenance

View Application

Hire Specialist

showing

Accept/deny Showing

Showing Schedule

Application

View Application

Contract

View Contract

Payment

Payment History

Specialist

Maintenance

Current Request

Archived request

Jobs

Request

Property

View Property

Contract

View Contract

Payment

Payment History

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View

Tenant:

Profile, Photo,Map, Location

Owner/Agent:

Profile, Photo,Map, Location. Properties

Maintenance Crew:

Specialist:

Profile, Photo,Map, Location, work, rating, comment

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Rent

Select unit, schedule showing

Specialist:

Select specialist , invite to maintenance

Agent:

Select Agent, acquire listing

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Tenant

-1-Schedule showing

-2-Submit Application

-3-Hire maintenance

-4-Sign Contract

-5-Get the keys

Functions:

-1-Create maintenance request

-2-Pay rent

Owner/Agent

-1-Confirm showing

-2-Accpet/deny application

-3-Verify Maintenance agreement

-4-Sign the contract

-5-Give the keys

Functions:

-1-Post / edit/ delete properties

-2-View maintenance

-3-collect rent

Maintenance

-1-Accept/deny offer of maintenance

-2-Send confirmaton for renter and owner/agent regarding the maintenance aggrement

-3-respond to maintenance

-4-Make recommendation for the owner

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Other functions

-1-Request is being submitted by tenant

-2-Work done by maintenance

-3-Tenant submit review , rating of the work

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Advertisement Add this option in their profile, to create ad , manage ad,

-1-Agent

-2-Maintenance

Only, free posting

Profile would be the name like Tenant

View of the profile would be plural like Tenants

General

Rent

View Listed Properties

Ability to schedule a showing if you are log int

Post

Post a property if you are log in

Professional

View Specialist

Ability to invite them to your property maintenance if you are log in

Legal? : Not so sure

The American Society of Home Inspectors advises homeowners to budget .75% of a home's value for annual maintenance for homes less than 10 years old. That jumps to 1.5% for homes in their second decade and 3.0% for homes in the third decade. For a $1 million home, that is $7,500 a year set aside for maintenance if it is new, $15,000 if it is greater than 10 years old, and $30,000 if it is over 20 years old. The HomeCare Maintenance Program will help the homeowner keep these significant maintenance costs under control and under budget.

http://www.hcms.net/faq.aspx#faq

Maintenance Provider Attributes

-Website

-Services that offer

-Number of Employees

-Certification

-Rate

-Review

Selection of the category like http://www.handyamerican.com/

Selection of types of professional in their team: from the list in the other document

Selection of what they cover like : http://www.handyamerican.com/home-improvements.asp#10

OVERALL, MAINTENACE WILL BE THE PROVIDER AND THE SPECIALIST WILL BE THE SPECIAL ONE LIKE ROOFER FOR SPECIFIC TASK/PROJECTS

http://www.handyamerican.com/categories-handyman-services.asp

http://www.handyamerican.com/home-improvements.asp#10

http://www.handyamerican.com/