**Roles**

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

**Profiles**

Tenant

Favorite

View Favorite All (property, specialist, agent, provider)

Edit Favorite Property ( delete property, specialist, agent, provider)

Showing

View Schedule

Schedule a showing

Edit Schedule

Maintenance

Manage Provider ( if nothing exist, then choose provider menu item)

Current request

Create new request

Archived request

Hire Specialist (if you have open project)

Application

Create Application

View Application

Submit Application

Project

Submit Project

View Project

Edit Project

Accept Offer

Submit Review

Contract

Generated Contract

Uploaded Contract

Payment

Pay Rent

Pay Maintenance

Submit Payment (application fee, deposit)

Payment Status

Payment History

Owner/Agent

Property

Add Property

Edit Property

Remove Property

View Property

Maintenance

View Application

Hire Specialist

Showing

Accept/deny Showing

Showing Schedule

Edit Schedule

Application

View Application

Accept Application

Deny Application

Project

Submit Project

View Project

Edit Project

Accept Offer

Submit Review

Contract

Generated Contract

Uploaded Contract

Advertise

Manage Ad

Create Ad

View Ad

Analytics

Payment

Payment Status

Payment History

Provider

Maintenance

Current Request

Request in Progress

Archived request

Jobs

New Job Offer

Accepted Job Offer

Rejected Job Offer

Property

View Property

Project

Submit Project

View Project

Edit Project

Bid for Project

Submit Review

Accept Offer

Project Invitation

Contract

Generated Contract

Uploaded Contract

Advertise

Manage Ad

Create Ad

View Ad

Analytics

Payment

Payment Status

Payment History

Specialist

Maintenance

Current Request

Request in Progress

Archived request

Jobs

New Job Offer

Accepted Job Offer

Rejected Job Offer

Property

View Property

Project

Submit Project

View Project

Edit Project

Bid for Project

Project Invitation

Contract

Generated Contract

Uploaded Contract

Advertise

Manage Ad

Create Ad

View Ad

Analytics

Payment

Payment Status

Payment History

**View of Profile**

Tenant:

Profile, Photo,Map, Location

Owner/Agent:

Profile, Photo,Map, Location. Properties

Maintenance Crew:

Specialist:

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

**General Functions**

Rent

Select unit, schedule showing

Specialist:

Select specialist, invite to maintenance

Agent:

Select Agent, acquire listing

**Role Function**

Tenant

-1-Schedule showing

-2-Submit Application

-3-Hire maintenance

-4-Sign Contract

-5-Get the keys

-6-Post Project

-7-Accept/Deny Offer

-8-Submit review

Functions:

-1-Create maintenance request

-2-Pay rent

-3-Pay Maintenance

Owner/Agent

-1-Confirm showing

-2-Accpet/deny application

-3-Verify Maintenance agreement

-4-Sign the contract

-5-Give the keys

-6-Post Project

-7-Accept/Deny Offer

-8-Submit review

Functions:

-1-Post / edit/ delete properties

-2-View maintenance

-3-collect rent

Maintenance

-1-Accept/deny offer of maintenance

-2-Send confirmation for renter and owner/agent regarding the maintenance agreement

-3-respond to maintenance

-4-Make recommendation for the owner

-5-Collect Maintenance fee

-6-Post Project

-7-Accept/Deny Offer

-8-Submit review

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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

**Standards**

Profile would be the name like Tenant

View of the profile would be plural like Tenants

**Menu**

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

**WIP**

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/